



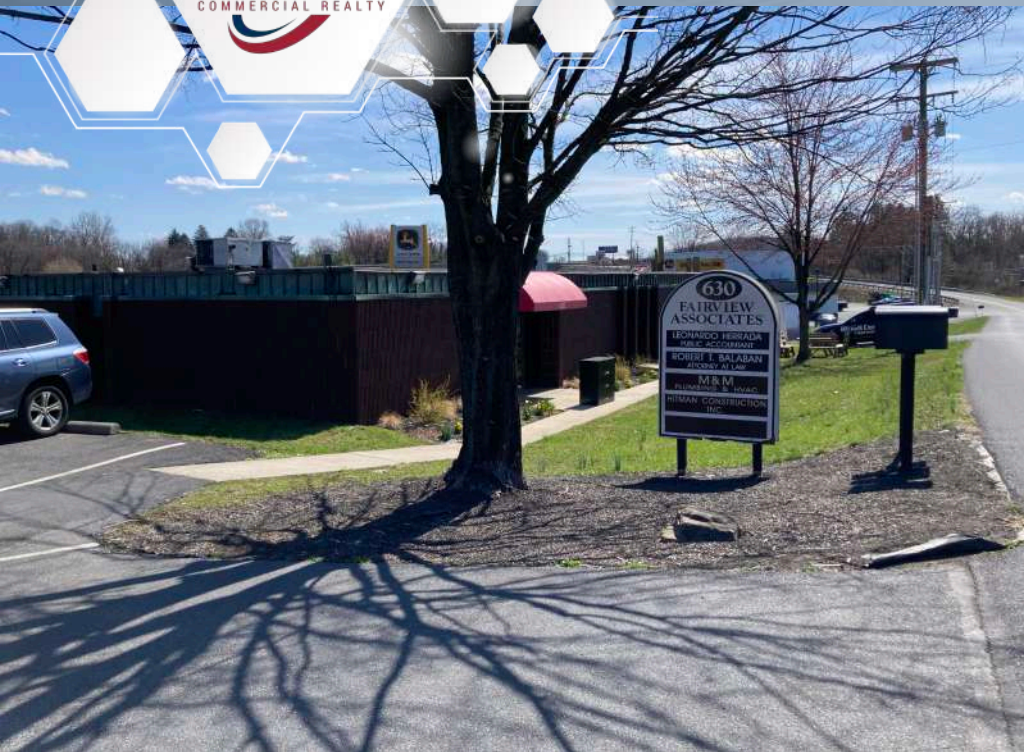
Small Office Suites

FOR LEASE IN LEWISBERRY

630 LOWTHER ROAD, LEWISBERRY

SMALL OFFICE SUITES

FOR LEASE



OFFERING SUMMARY

Available SF for Lease	405-979 SF
Lease Rate	\$15.00 per SF/yr
Lease Type	Modified Gross
CAM	None
Zoning	Limited Industrial
Municipality	Fairview Township
County	York County

PROPERTY HIGHLIGHTS

- Two (2) small move-in ready office suites (405 SF & 979 SF) in an outstanding location for various business uses with low overhead costs.
- Visible from I-83 with convenient access
- Situated among an established industrail corridor with neighbors including:



PROPERTY OVERVIEW

Highly visible and conveniently accessible small office property located in well known business park just off I-83. Property is situated with outstanding access to numerous high impact businesses including Amazon and Chewy warehouses, New Cumberland DLA Army Depot, and many more, making it an ideal location for any professional services user or sub-contractor. There are currently two (2) small move-in ready suites featuring ample parking and modified gross lease terms. Landlord pays for all utilities, taxes, insurance, building and roof repairs. Tenant pays for phone, internet and in-suite janitorial.



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PROPERTY DETAILS

Number of Buildings	1
Building Size	5,000 SF
Lot Size	0.97 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	In Common
Parking	On-site
Year Built Renovated	1970 2003

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	2-Phase 200 Amp
HVAC	Central
Sprinklers	No
Signage	Monument

MARKET DETAILS

Cross Streets	Wyndamere Rd & Industrial Rd.
Traffic Count at Intersection	8,637 ADT
Municipality	Fairview Township
County	York County
Zoning	Limited Industrial

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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LOCATION



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AREA



DILLSBURG

LISBURN

FROGTOWN

FedEx Ground

BAC

BATH FITTER

DIETER'S

CENTURION

GAZEBO ROOM

EASTERN SURFACES



Hyper

WALGREENS

Georgia-Pacific

amazon



READY ABLE

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DEMOGRAPHICS



POPULATION

1 MILE	2,582
3 MILE	15,627
5 MILE	57,492

HOUSEHOLDS

1 MILE	1,046
3 MILE	6,282
5 MILE	23,330

AVERAGE HOUSEHOLD INCOME

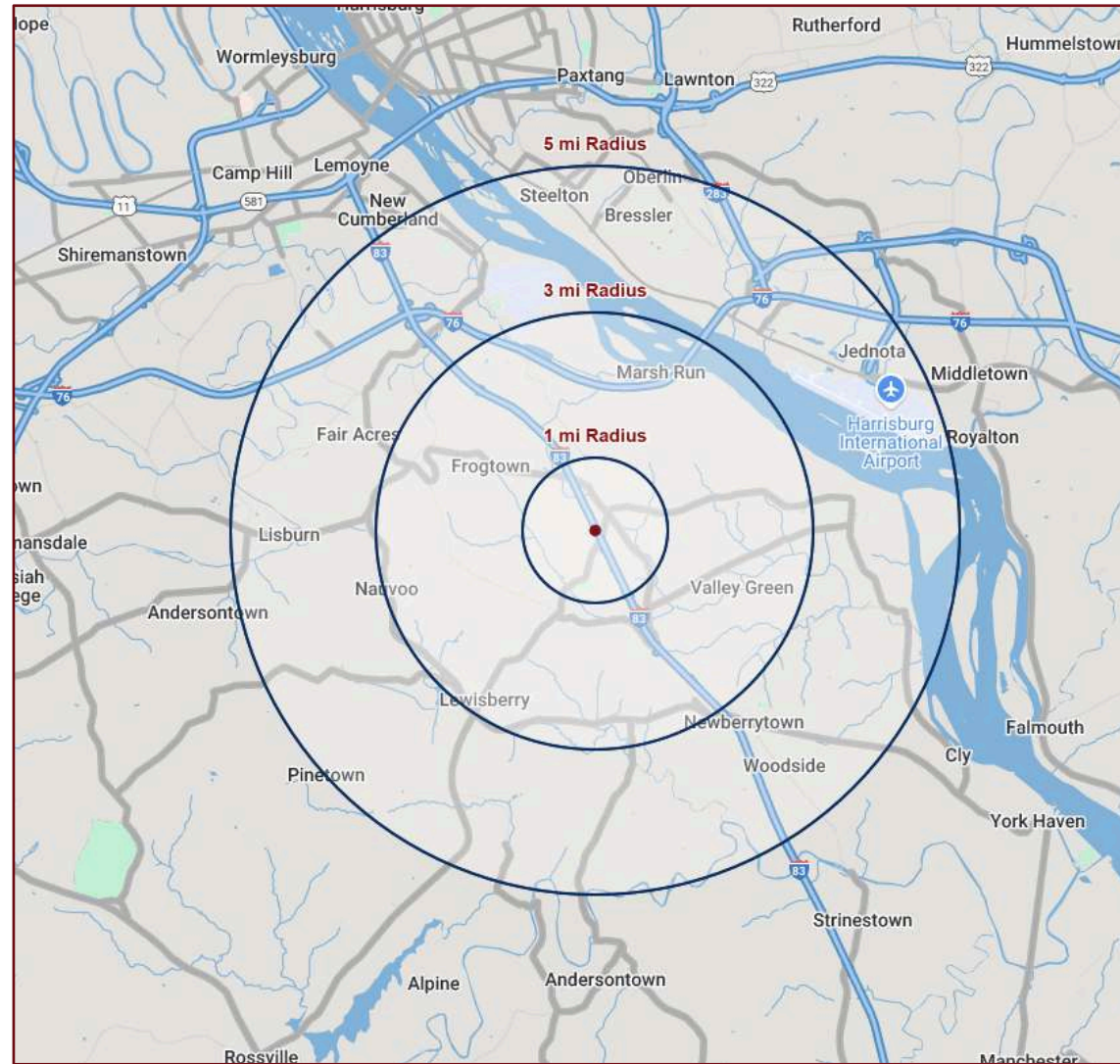
1 MILE	\$124,066
3 MILE	\$122,412
5 MILE	\$112,276

TOTAL BUSINESSES

1 MILE	150
3 MILE	434
5 MILE	1,567

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,283
3 MILE	5,798
5 MILE	17,770





AREA OVERVIEW

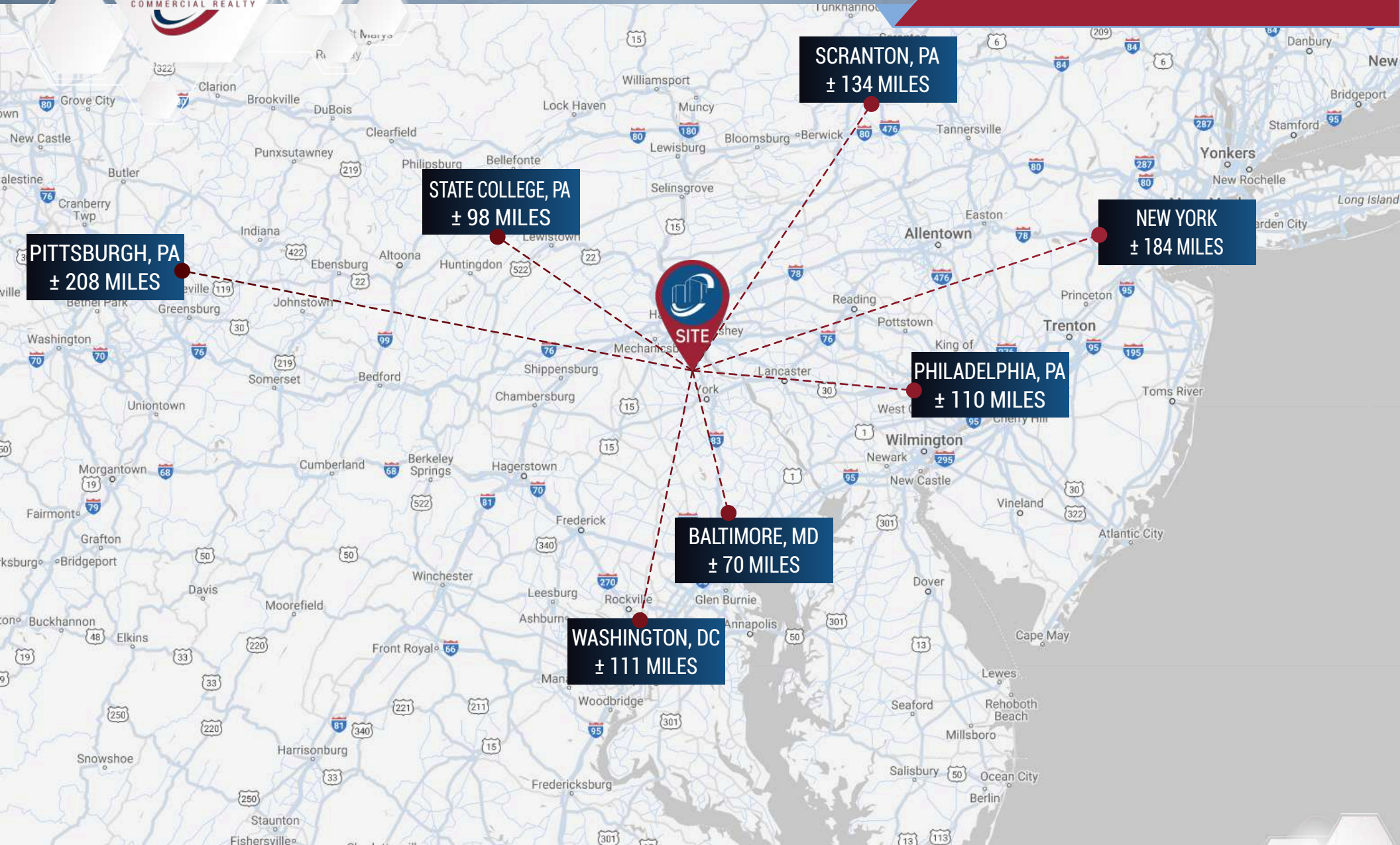
LEWISBERRY, located within Fairview Township in York County, PA, offers a strategic and economically advantageous setting for office space, largely due to its immediate access to Interstate 83. This prime location connects businesses to major markets such as Harrisburg, York, Baltimore, and the broader Mid-Atlantic region, making it ideal for client accessibility, employee commuting, and streamlined logistics. Fairview Township has identified the I-83 corridor as a key growth zone, with developments like the proposed 84-acre Fairview Crossroads—a mixed-use project including office, retail, hospitality, and medical facilities—poised to boost local commerce and attract new business. This commitment to infrastructure and economic development supports a business-friendly environment, enhanced by comprehensive land-use planning and zoning that encourages commercial growth. For businesses seeking a small office suite, Lewisberry offers a rare mix of rural charm and regional connectivity, making it a smart move for those looking to position themselves for long-term success in Central Pennsylvania.



YORK COUNTY, Pennsylvania, is an attractive destination for businesses due to its strategic location, pro-business environment, and diverse economic base. Situated in south-central Pennsylvania, York County offers direct access to major highways like I-83 and Route 30, enabling efficient connectivity to major cities such as Harrisburg, Baltimore, Philadelphia, and Washington, D.C. The region benefits from a robust manufacturing and logistics sector, while also seeing growth in healthcare, technology, and professional services. York County's workforce is skilled and reliable, supported by strong vocational programs, higher education institutions, and workforce development initiatives. The cost of doing business is relatively low compared to nearby metropolitan areas, and the county offers competitive tax rates and access to various state and local incentives. Additionally, organizations such as the York County Economic Alliance actively support business growth through networking, advocacy, and development resources. With its combination of infrastructure, affordability, and a supportive business climate, York County presents a compelling option for companies looking to expand or relocate in the Mid-Atlantic region.

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