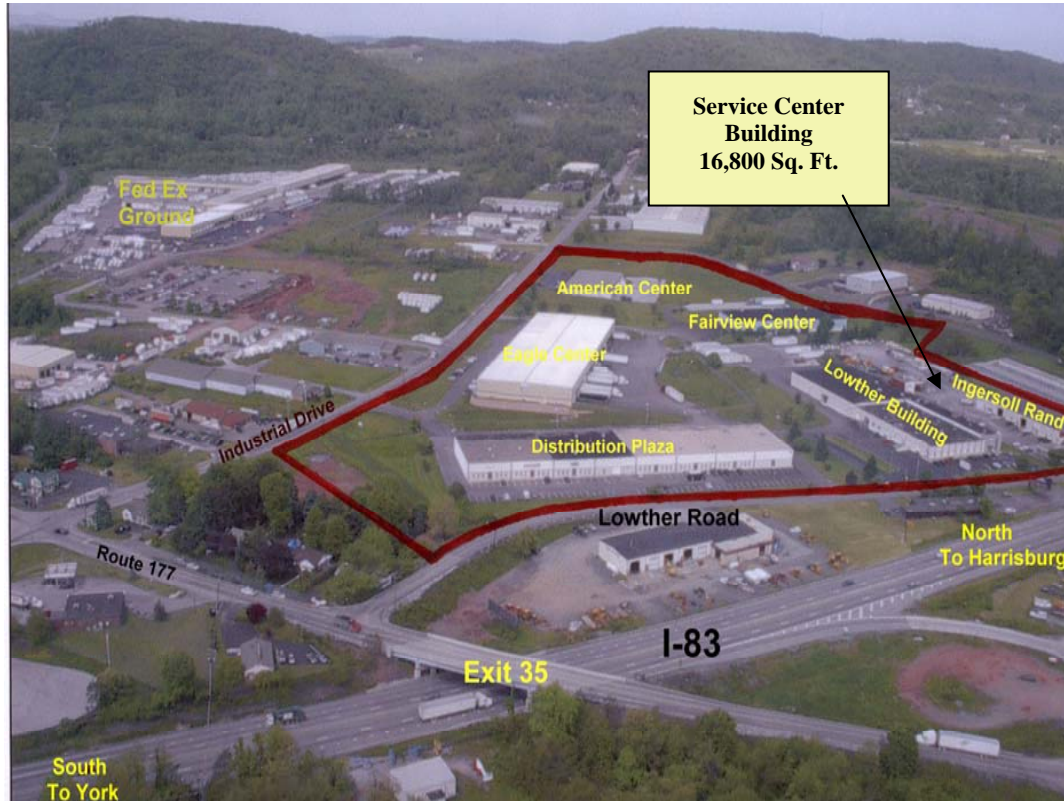


# SERVICE CENTER

Conveniently located at Exit 35 (Rt. 177, Wyndamere Road) of Interstate 83, Lewisberry, Pa



Commercial & Industrial Property Management Services



The **FAIRVIEW INDUSTRIAL PARK** is conveniently located at Exit 35 of Interstate 83. The park is strategically located approximately 15 minutes north of York, PA and only 3 miles south of the Pennsylvania Turnpike (I-76) Exit 242. The Fairview Industrial Park has excellent access to the South Central Pennsylvania markets, as well as throughout the entire Mid-Atlantic Region. It is comprised of six (6) buildings totaling approximately 272,000 square feet. Limited industrial zoning makes it ideal for shipping and distribution, warehousing and manufacturing.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Brett A. Crans, President & Property Manager**

**PH: (717) 975-2767**

**FX: (717) 975-0923**

**Cell: (717) 554-9550**

**EMAIL: [bcrans@commonwealthcommercial.com](mailto:bcrans@commonwealthcommercial.com)**

**WEBSITE: [www.commonwealthcommercialpa.com](http://www.commonwealthcommercialpa.com)**

**75 Utley Drive, Suite 109**

**Camp Hill, PA 17011**

**DISTANCE TO REGIONAL CENTERS**

Regional Center	Miles	Time
Harrisburg, PA	8	8 Minutes
York, PA	15	15 Minutes
Baltimore, MD	63	1.15 Hours
Philadelphia, PA	80	1.45 Hours
Washington, DC	89	1.62 Hours
New York City	157	2.85 Hours
Pittsburgh, PA	168	3.05 Hours
Boston, MA	389	7.38 Hours
Chicago, IL	656	11.66 Hours

*This marketing data has been obtained from sources deemed reliable, but is subject to errors and omissions.*

# AVAILABLE SPACE

# COMMONWEALTH COMMERCIAL

Commercial & Industrial Property Management Services

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<b>Square Feet</b>	<b>16,800</b>
<b>Office Area</b>	+/- 4,200 Sq. Ft.
<b>Ceiling Height</b>	9'6" Office; 16' & 18' Service Shop & Warehouse
<b>Column Spacing</b>	25' x 40'
<b>Loading Docks</b>	One (1) - 14' x 16' w/ E.O.D. [Expandable] & Three (3) external tailgate loading platform in <b>1.5 Acre fully fenced &amp; secured yard area.</b>
<b>Drive-In</b>	Five (5) - 14' x 16'
<b>Electric</b>	2 - 400 Amp / 120-240 Volt / 3 Phase
<b>HVAC System</b>	2 Split System HVAC units (Office) 5 Gas Radiant Heaters (Shop/Warehouse)
<b>Lighting</b>	Mercury Vapor & Fluorescent
<b>Wash Bay</b>	800 Sq. Ft. freestanding wash bay w/collection system
<b>Municipality &amp; Zoning</b>	Fairview Township; Limited Industrial
<b>Traffic Counts</b>	+/- 48,500 ADT (Interstate 83)
<b>Availability</b>	3rd Qtr. 2009
<b>Directions</b>	Heading south on I-83, take exit to right & take right onto Rt. 177 (Wyndamere Road). Take the first left onto Lowther Road to the 3rd building along the road on the left.

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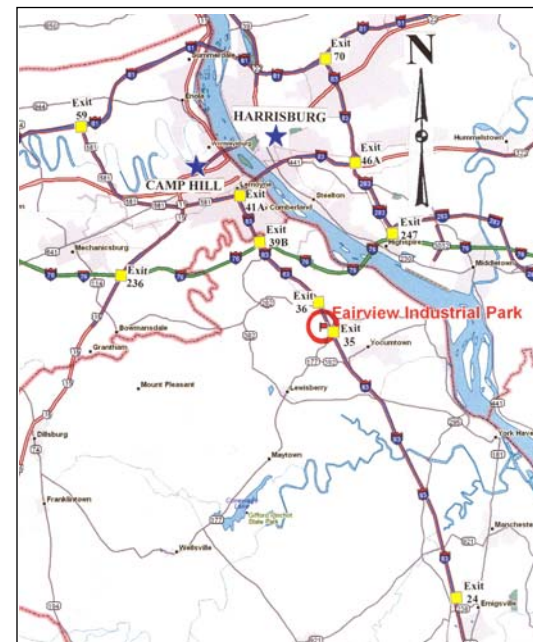
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## FAIRVIEW INDUSTRIAL PARK

### Service Center Building

621 Lowther Road  
Lewisberry, PA 17339

Strategically positioned off Exit 35 (Rt. 177, Lewisberry, PA) of Interstate 83 in the Fairview Industrial Park, this clean **SERVICE GARAGE & FLEX WAREHOUSE** space is located just 3 miles South of the Pennsylvania Turnpike (I-76) Exit 242 and approximately 15 minutes north of York, PA. The property has excellent access to the South Central Pennsylvania markets.

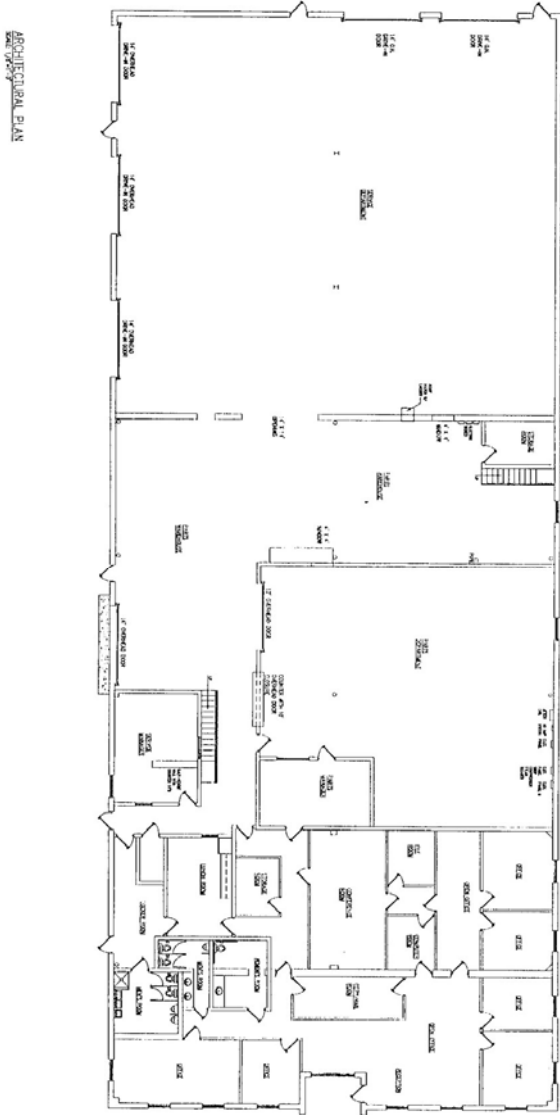


**FOR LEASE**

**AVAILABLE SPACE**



Commercial & Industrial Property Management Services



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## **FAIRVIEW INDUSTRIAL PARK**

**Service Center Building**

621 Lowther Road

Lewisberry, PA 17339

← **FLOOR PLAN**  
**16,800 Square Feet**

**FOR LEASE**

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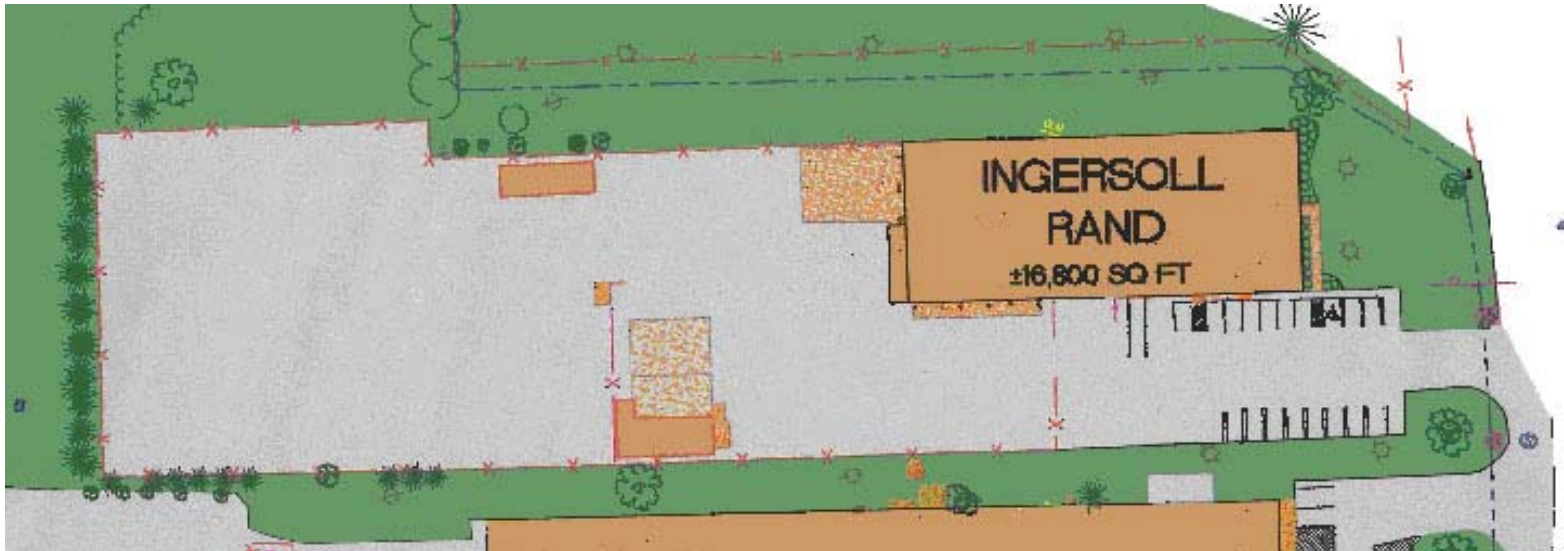
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**FAIRVIEW INDUSTRIAL PARK**

**Service Center**

621 Lowther Road, Suite A  
Lewisberry, PA 17339

**SITE PLAN**



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