FOR SALE/LEASE

39,000 SF INDUSTRIAL WAREHOUSE
Multi Units With Docks and Drive-in Door

32-38 Industrial Circle, Lancaster PA











For More Information, or a personal tour, Call:

Christine Sable, CCIM
Direct: 717-208-3207

SABLE
Commercial Realty

See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster. PA 17601
717-399-9361

MULTI UNIT BUILDING, IDEAL FOR TENANT, OWNER/USER OR INVESTOR

Welcome to 32-38 Industrial Circle, a 39,000 Sq. Ft. warehouse and manufacturing building, currently divided into two primary spaces that are also able to be utilized as three spaces. Each space has loading docks and a drive-in door. The building features (7) 9′ x 9′ dock doors and (3) 12′ x 14′ overhead doors for seamless loading access. The interior drive-through doors also allow spaces to be combined. The two primary tenant spaces both have mezzanines and include offices, kitchens and handicap accessible restrooms. The building can be leased as one 39,000 SF space or in one of three smaller sections. (See agent for lease rates on smaller units.) This unique opportunity won't last long! Call Christine at Sable Commercial Realty today to schedule your showing! **717-399-9361 or Direct at 717-208-3207**.





FEATURES:

- *Currently leased as 2 units; 27,000 SF & 12,000 SF; can also be set up as 3 units.*
- *(7) 9 x 9′ Dock Doors*
- *(3) 12 x14′ Overhead Door*
- *24′ Ceilings; clear height approx. 21′– 22′*
- *Gas/Forced Air heat in Warehouse*
- *New Heat and AC in office areas*
- *3 Phase Power*
- *Two separate mezzanine areas*
- *Well water; public sewer*
- *Two office areas, approx. 1500 & 1975 SF*
- *Property built in 1996*
- *2.2 Acres*

FOR LEASE@ $8.95/SF NNN*
FOR SALE @ $4,875,000

**Lease rate applies only if taking entire space. Higher rate applies for less than full building.*

Information herein deemed reliable but not guaranteed. Property offered As-Is. Neither Owner or Broker shall be liable for errors or omissions. Some facts and data are from third party sources. Buyer is responsible for verifying all property facts and conditions prior to purchase.

FOR SALE/LEASE **32-38 Industrial Circle Lancaster, PA 17601**

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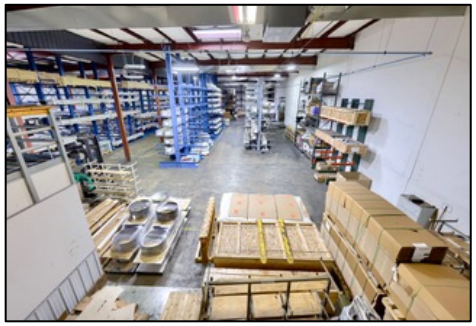
PROPERTY SUMMARY

PROPERTY SUMMARY	32-38 Industrial Circle, Lancaster, PA 17601
MUNICIPALITY:	Upper Leacock Township, PA
TAX PARCEL ID#:	360-80755-0-0000
DEED REFERENCE #:	5806201
CONSTRUCTION:	Steel; metal siding
YEAR BUILT:	1996
SQUARE FOOTAGE TOTAL:	39,000 (Set up as 2 units, 3 potential units w/drive through doors between)
ACREAGE:	2.2 acres
ZONING:	Industrial
REAL ESTATE TAXES 2026:	$29,349.55 in 2026 (face value).New assessment & tax mills being finalized for 2027.
PARKING:	26 +/- spaces
UTILITIES:	Electric (3 Phase), Natural Gas, Well Water; Public Sewer.
HVAC:	Gas heat; Office areas heating and AC systems recently replaced.
ELECTRIC:	3-phase
ROOF:	Metal seamed roof
UNIT SECTION SIZES:	23,000, 7,000 SF and 9,000. Currently leased as 27,000 SF and 12,000 SF
CEILING HEIGHTS:	24’ high; clear height is approximately 21 – 22 ft.
MOST RECENT USE:	Warehouse; light manufacturing & production
DOCKS/DOORS:	(7) 9’ Dock Doors with Levelers (3) 14’ High Overhead Doors
SPRINKLERED:	No
OCCUPANCY:	12,000 SF available December 2026. 27,000 SF currently leased through 3/31/2027
DEEDED OWNER:	Robert J. Mellinger
SALE PRICE:	$4,875,000
LEASE RATE:	$8.95/SF NNN for entire 39,000 SF. If less than full building is leased, rate increases to $9.50/SF for space of 15,000 SF – 27,000 SF, and $10.00/SF if below 15,000 SF.















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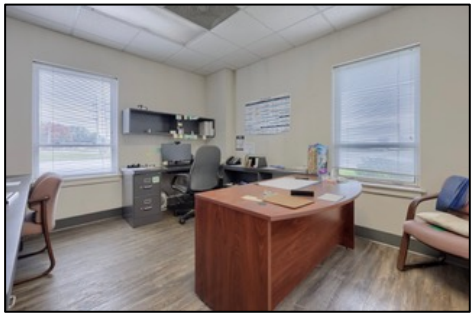
Additional Photos











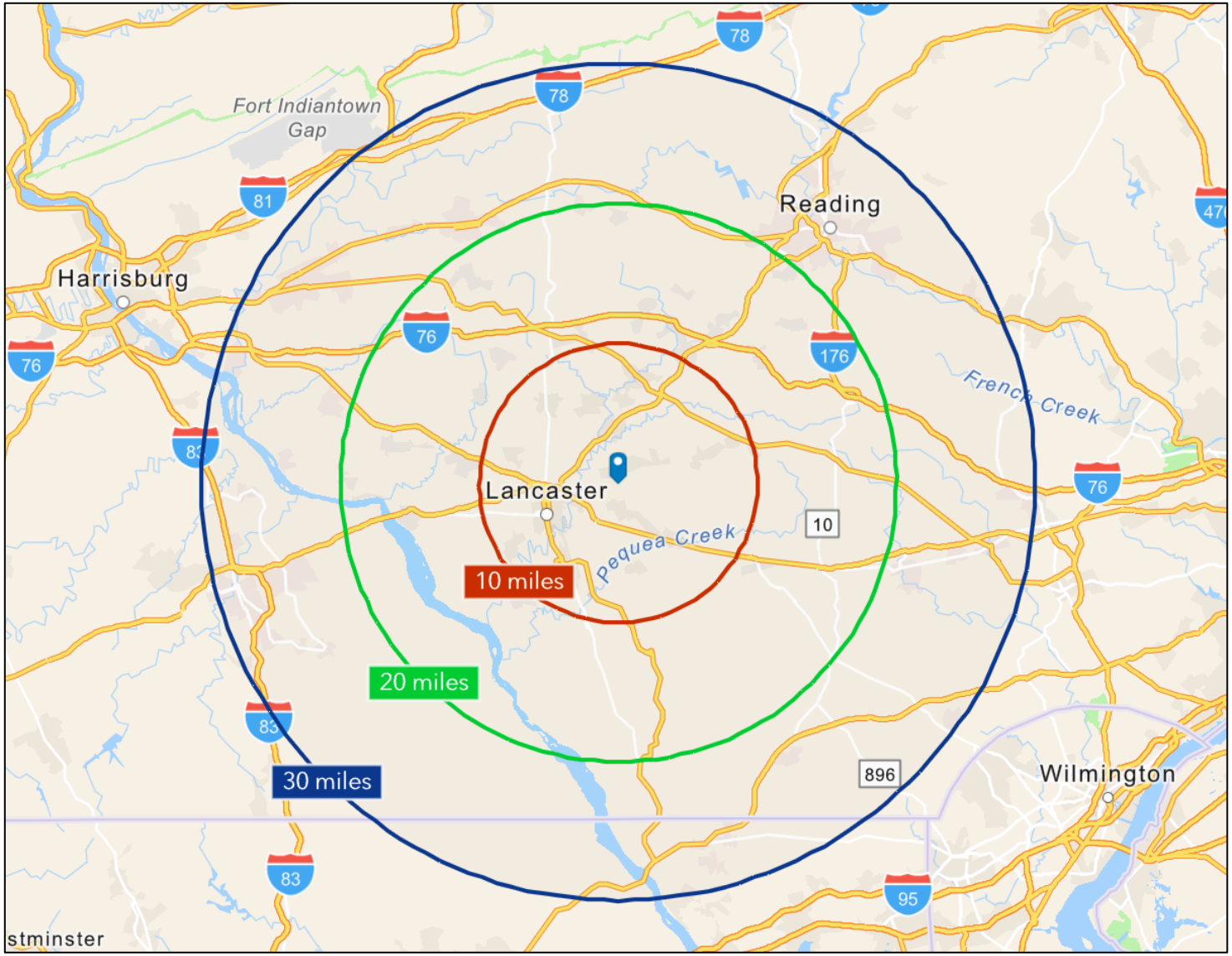






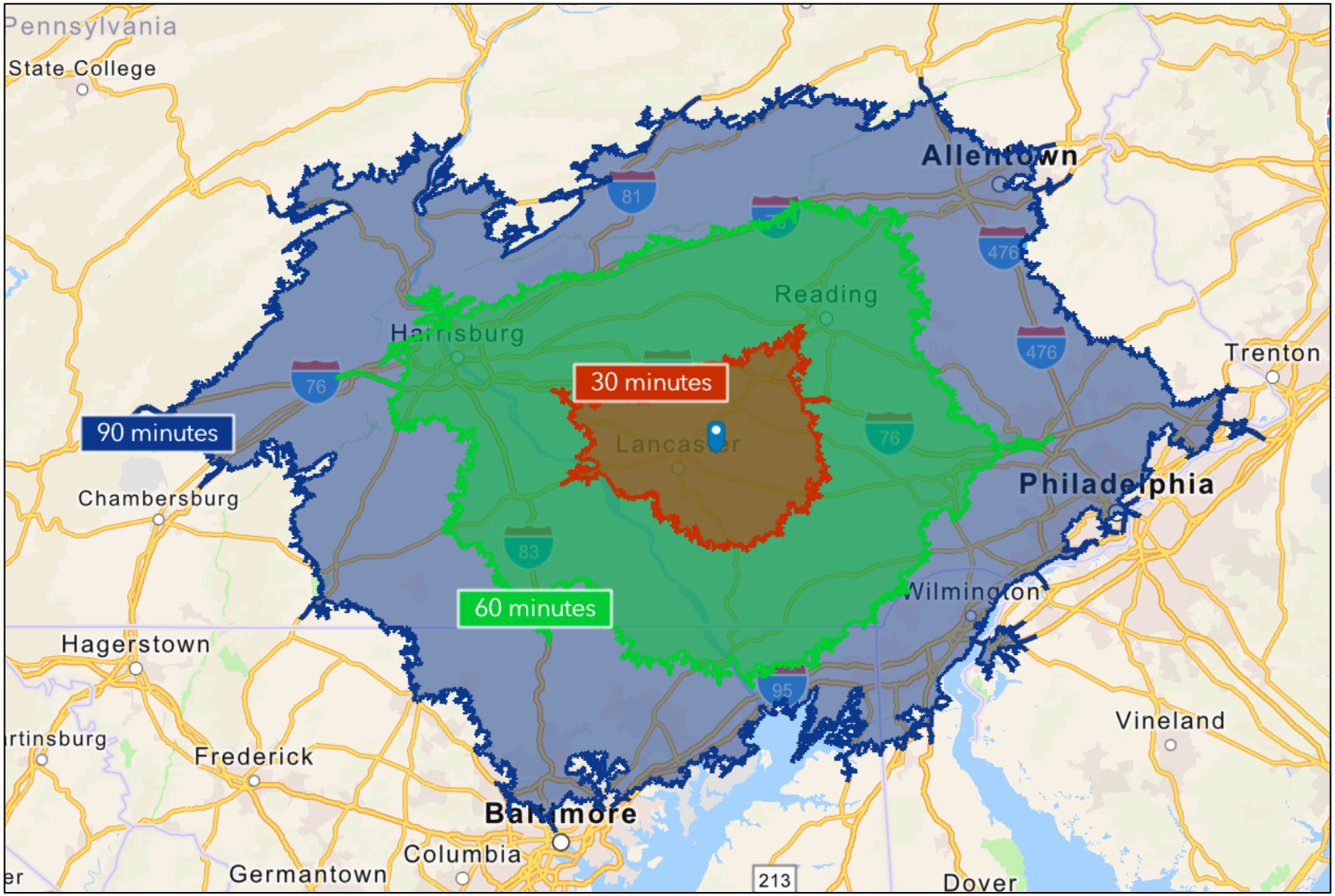
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MARKET RADIUS MAP
10, 20, and 30 MILES



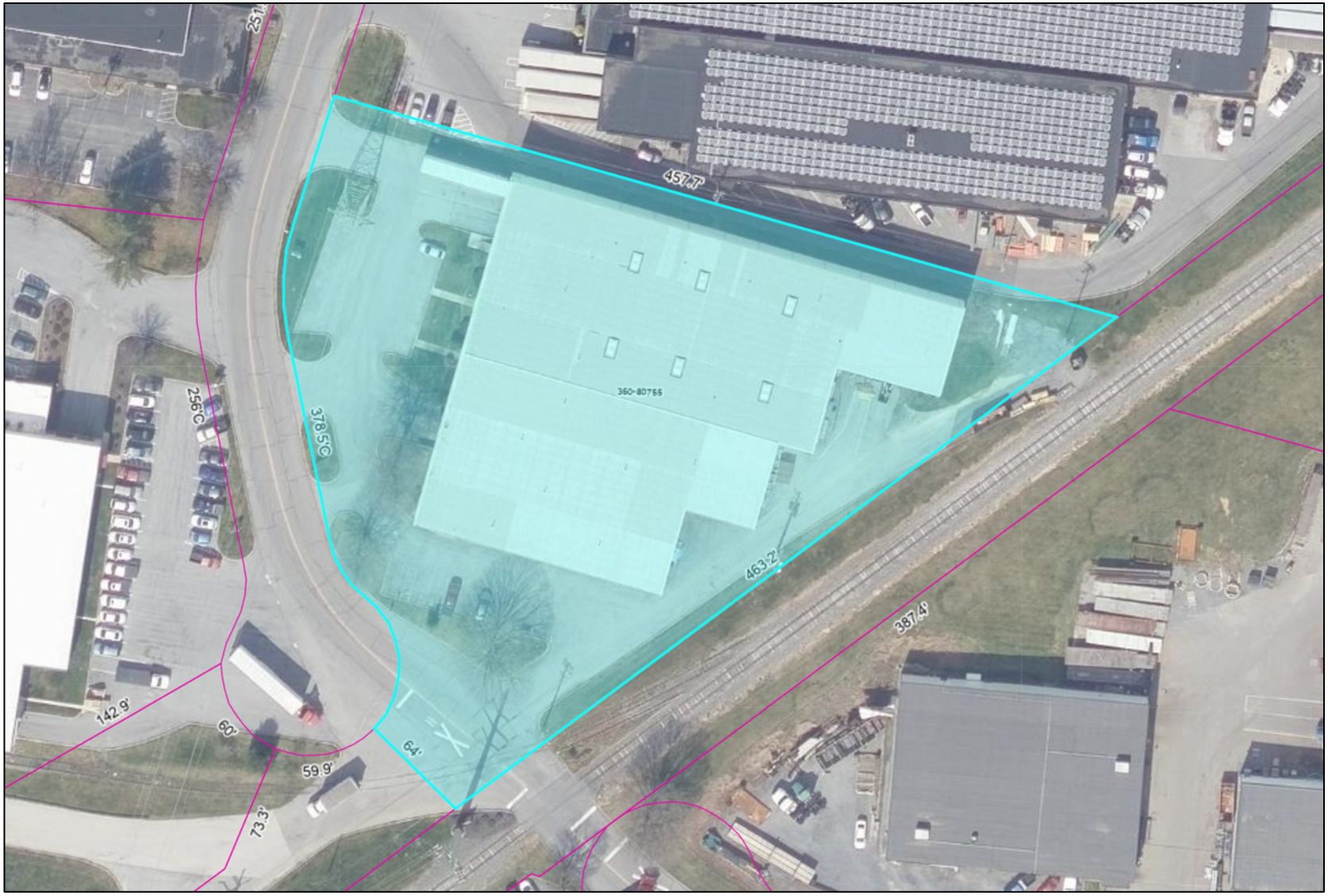
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30, 60, AND 90 MINUTE DRIVE TIME RADIUS MAP



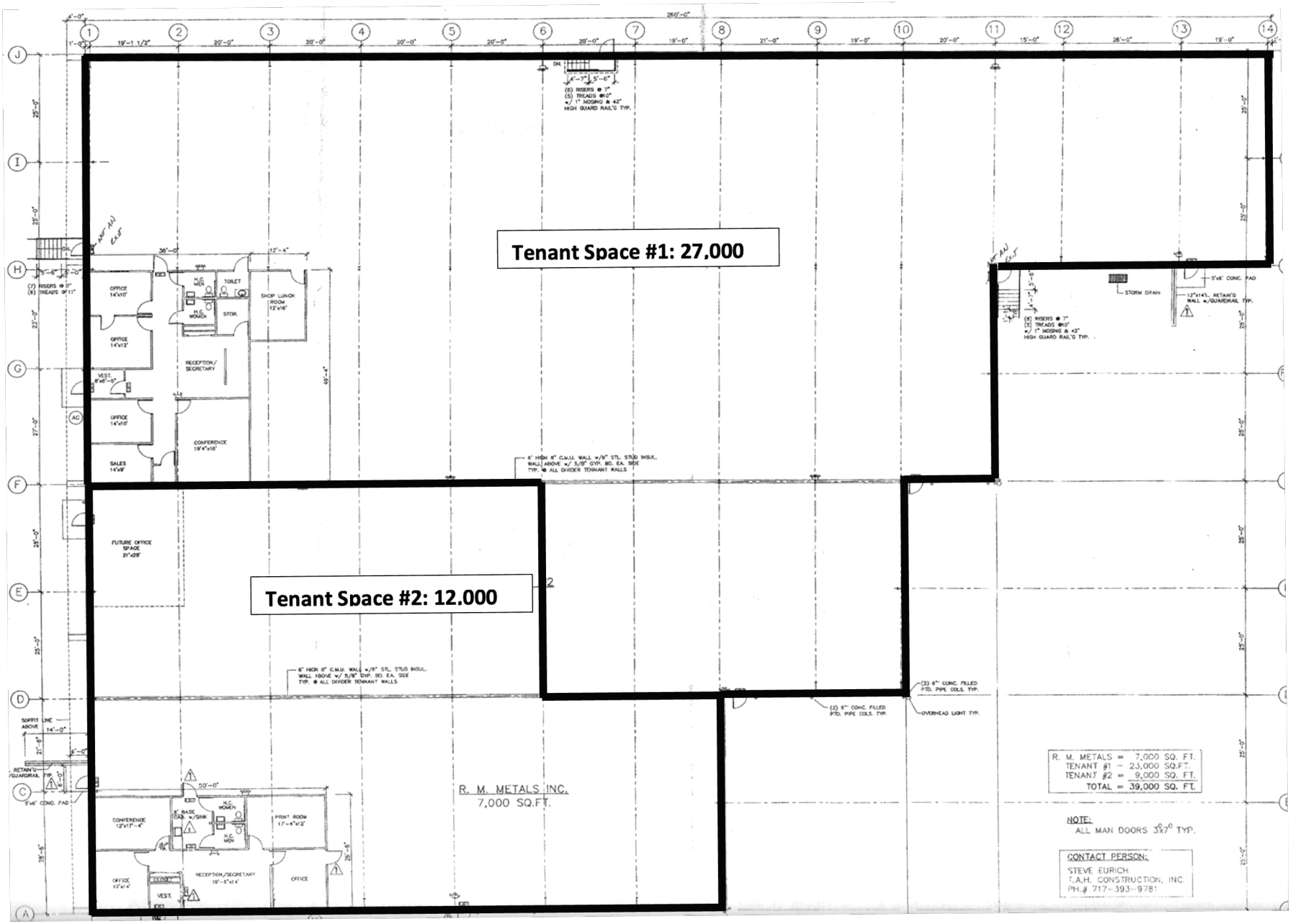
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TAX PARCEL MAP
360-80755-00000



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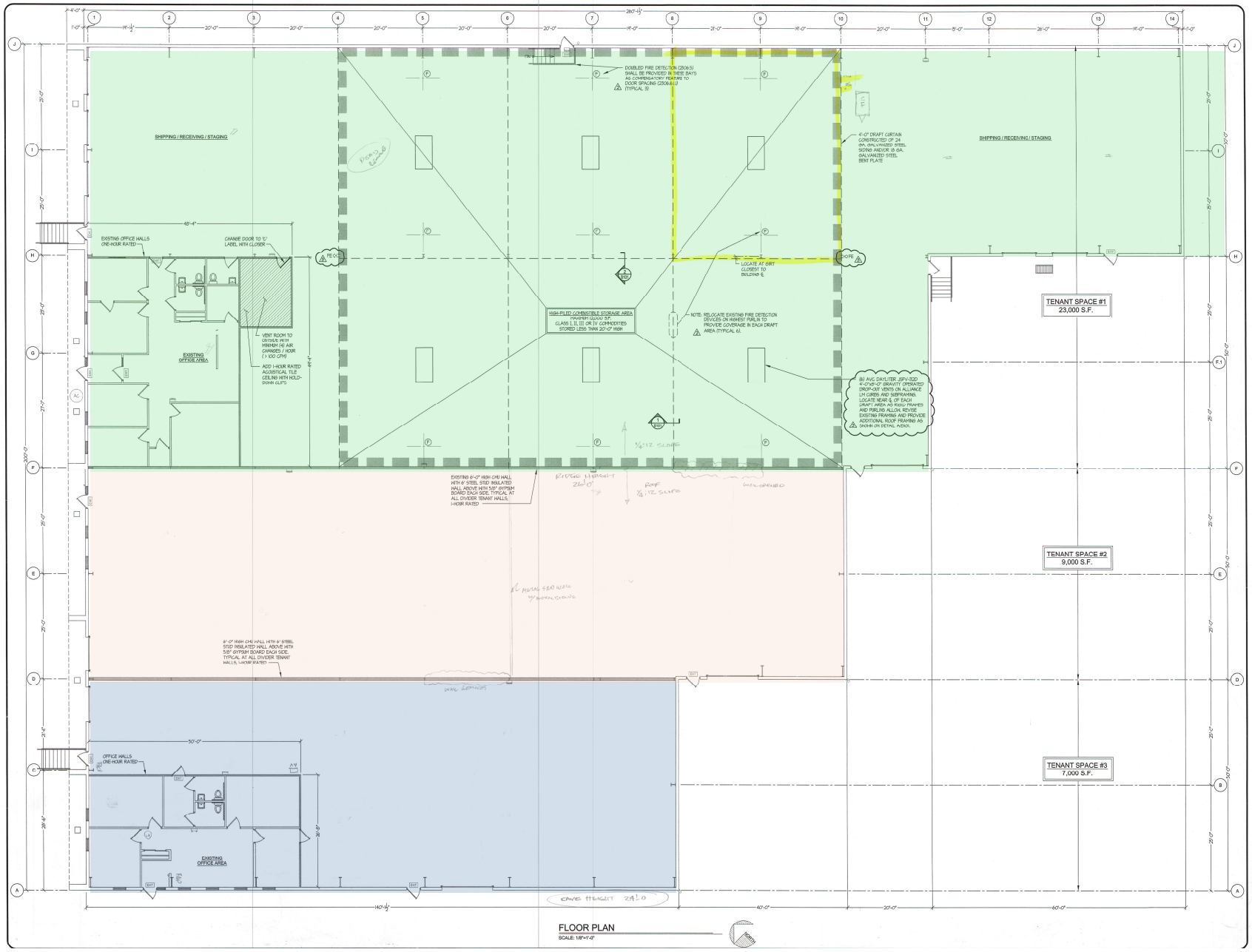
FLOOR PLAN – As currently demised for 2 Tenants



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FLOOR PLAN – As Originally Demised for 3 Tenants
Each space has an individual entrance, at least one or more docks, and a drive-in door.



FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	DATE	BY
REVISED TENANT MARKUP	02/27/09	DJF
REVISED TENANT MARKUP	03/04/09	DJF
REVISED EGRESS DOOR & PERIMETER	03/24/09	DJF
REVISED FIRE DETECTION	03/25/09	DJF
REVISED FIRE DETECTION	03/31/09	DJF
CANTILEVER DOOR SIGNS		

PROVIDENCE ENGINEERING CORP.
117 North Third Avenue Lancaster, PA 17603
Phone: (717) 435-8366 Fax: (717) 435-8211

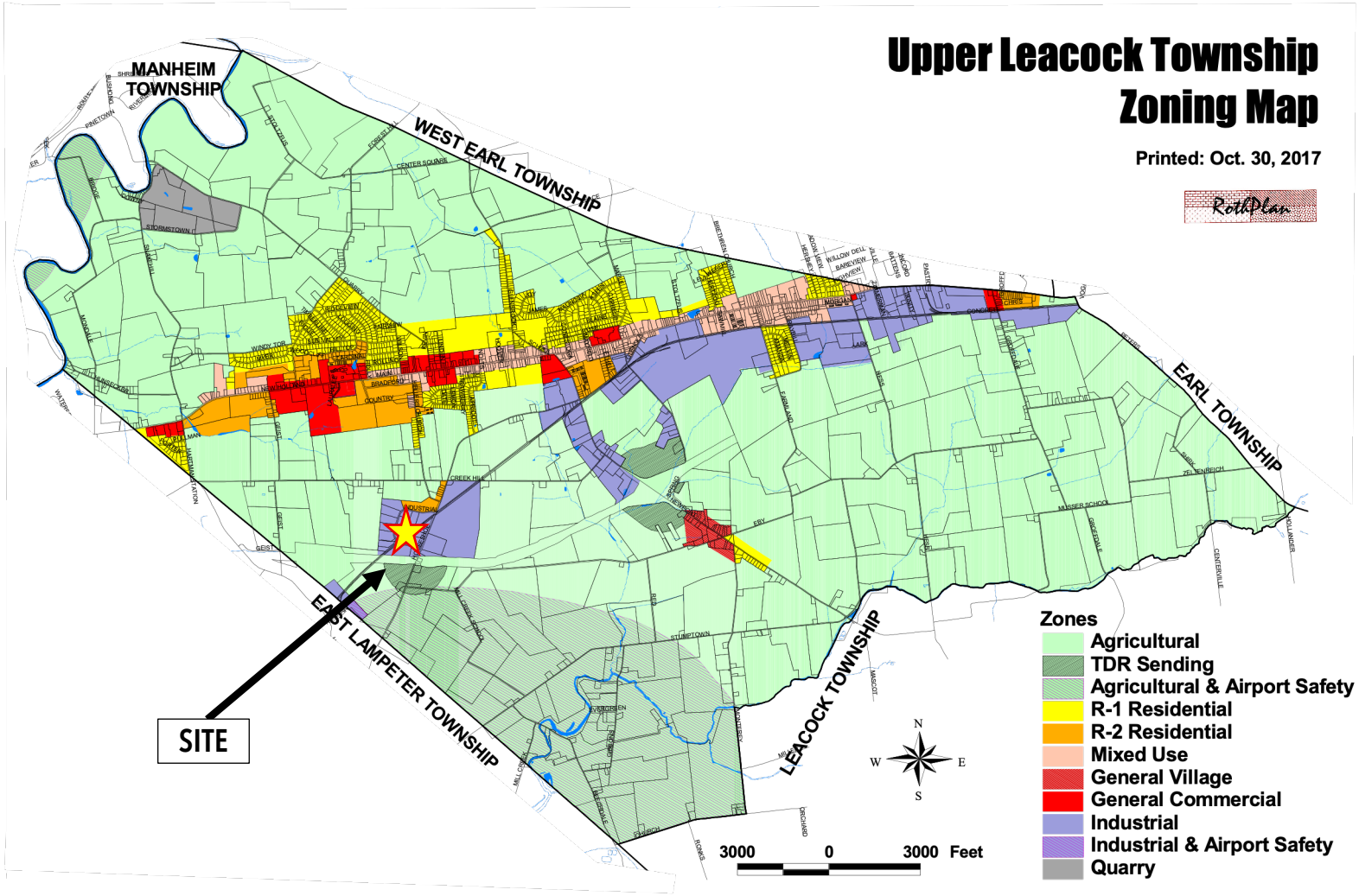
DANIEL J. RICHTNER
CHARLES PESSINO

TENANT REVISIONS
R.M. METALS, INC.
32 INDUSTRIAL CIRCLE
LANCASTER, PA 17601

DRAWN BY:	KDL
CHECKED BY:	DJF
DATE:	01/21/09
SCALE:	AS NOTED
JOB NO.:	9018
SHEET:	B102
REVISION 3	

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ZONING INFORMATION
Property is Zoned Industrial in East Earl Township, PA



The information herein is provided as a convenience to Buyer, however, neither Seller nor listing agent make any representation as to allowed uses. Please contact the Upper Leacock Township Zoning Office to verify your intended use and for all zoning related questions.

Zoning Officer Contact & Office Information

- **Name:** Lisa Boyd
- **Phone:** (717) 656-9755 Ext. 520
- **Email:** zoning@ultwp.com
- **Address:** 161 Newport Road, Leola, PA 17540

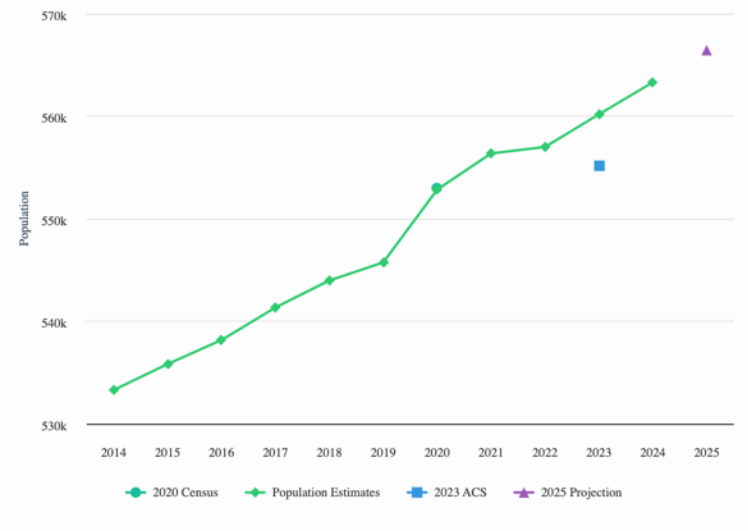
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LANCASTER COUNTY DEMOGRAPHIC INFORMATION

Lancaster County Demographic Statistics

2025 Population	2024 Population	Median Age	Median Income
566,429	563,293	39.1 years	$83,703

Lancaster County Population Trends



Sources:

- United States Census Bureau. P2 Hispanic or Latino, and Not Hispanic or Latino by Race. 2020 Census State Redistricting Data (Public Law 94-171) Summary File. August 2021.
- United States Census Bureau. Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2024. Population Division. May 2025.
- United States Census Bureau. 2023 American Community Survey 5-Year Estimates. December 2024.
- Cubit Planning. 2025 Population Projections. December 2024.

Check out our FAQs for more details.

2025 Projected Population

The 2025 projected population for Lancaster County is 566,429. This projection assumes an annual rate of change of 0.6%, consistent with the population change from 2023 to 2024 according to the US Census Bureau's 2024 Population Estimates Program.

2024 Population

With 563,293 people, Lancaster County is the 6th most populated county in the state of Pennsylvania out of 67 counties according to the most current US Census data. But watch out, Lancaster County, because Chester County with 560,745 people and York County with 471,240 people are right behind you.

Race & Ethnicity

The largest Lancaster County racial/ethnic groups are White (79.8%) followed by Hispanic (11.3%) and Black (3.4%).

Median Income

In 2023, the median household income of Lancaster County households was $83,703. Lancaster County households made slightly more than Monroe County households ($82,374) and York County households ($82,238) . However, 5.6% of Lancaster County families live in poverty.

Median Age

The median age for Lancaster County residents is 39.1 years young.

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LOCAL DEMOGRAPHIC SNAPSHOT
5 MILE RING

DEMOGRAPHIC SUMMARY

32 Industrial Cir, Lancaster, Pennsylvania, 17601

Ring of 5 miles

KEY FACTS

74,995
Population

39.8
Median Age

27,735
Households

$76,460
Median Disposable Income

EDUCATION

11.1%
No High School Diploma

28.5%
High School Graduate

20.1%
Some College/ Associate's Degree

40.4%
Bachelor's/Grad/ Prof Degree

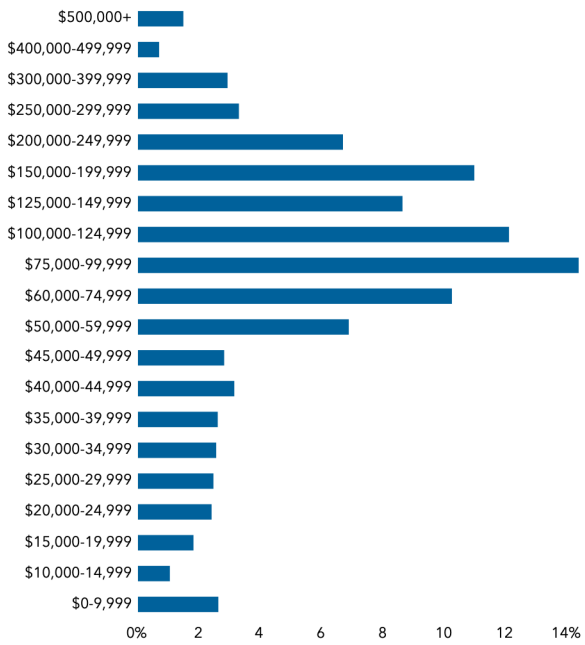
INCOME

$93,307
Median Household Income

$45,673
Per Capita Income

$335,975
Median Net Worth

HOUSEHOLD INCOME





EMPLOYMENT

67.3%
White Collar

21.0%
Blue Collar

14.6%
Services

4.3%
Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

TO POTENTIAL BUYERS, TENANTS AND AGENTS:

This Property is Sold or Leased AS-IS and not based upon any representation or information provided by Owner or Agent.

The information in this brochure has been provided to the best of Owner's and Agent's knowledge; however, this information cannot be guaranteed. Some information is from 3rd party or external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective buyer or tenant verify information and details that are important to them in any intended acquisition of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Owner nor Owner's Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer/Tenant should never rely on marketing materials alone to verify property facts or conditions. Owner cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and errors can occur. Certain images, documents and drawings may not be fully up to date. Neither Owner nor Agent shall be liable for any errors or omissions in the aforesaid information. Buyer/Tenant should rely on its own advisors, inspections and investigations to determine if the property is suitable for their purpose.

Listing Agent is solely the representative of the Owner in any contemplated transaction. Listing Agent may still submit offers on a Buyer or Tenant's behalf, but doing so does not imply representation of same. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with other Agents. Please contact our office directly prior to showings if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Buyer and Tenant Agents to set up and attend the initial showing and all subsequent visits or meetings with their client, and conduct all client follow-up in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective buyer or tenant, an after-the-fact request by an Agent for compensation may be forfeited or reduced to one-half the above fee if we have already taken your prospect through the property and provided the property marketing material.

BUYERS/TENANTS: If you intend to be represented by an Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer/Tenant's Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.