



**140 Enterprise Drive, Suite D
New Oxford, PA 17350**

Municipality:	Berwick Township
County:	Adams County
Tax Parcel #:	04K11-0225---000
Zoning:	Employment Center
Total Building Square Footage:	13,600 Square Feet
Available Square Footage:	3,400 Square Feet
Delivery Condition:	Negotiable
Roof Type:	EPDM Rubber (Black)
HVAC:	Gas/Electric RTU
Land Size:	Approximately 2.9 Acres
Parking Spaces:	2.20 Spaces per 1,000sf
Utilities:	Gas, Electric and Sewer Paid by Tenant
Sewer:	Public – Berwick Township
Water:	Private – Onsite Well
Gas:	Columbia Gas
Electric:	Met-Ed
Possible Uses:	Warehousing, Light Industrial/Manufacturing, Office
Availability:	November 1 st , 2026
Landlord:	DAK Properties, LP (Subsidiary of Conewago Contractors, Inc.)
Lease Term:	Any
Rental Rate:	\$7.95/SF Triple Net
Contact:	Justin Smith, Vice President justin@conewagocontractors.com
