

## EAST LAMPETER TWP. COMMERCIAL ZONED TRUCK MAINTENANCE & STORAGE FACILITY

Thursday, April 30, 2026 • 4pm

40 PITNEY RD.  
LANCASTER, PA 17602

**T**his commercially zoned property is situated just off the intersection of Lincoln Highway East and Old Philadelphia Pike and currently operates as a truck maintenance and storage facility. **With excellent visibility and convenient access to Routes 23 and 30, it offers prime exposure for a variety of business uses. The property includes three buildings:** a 40'x45' maintenance building with two bays, 14'x14' overhead garage doors, office space, and a restroom; an office building divided into two units, each with a 12' overhead door; and a 30'x40' mechanics building, currently rented separately, with two overhead garage doors. **The site also features up to 30 individually leased truck parking spaces, providing consistent rental income. With its prime location and established income stream, this property is ideal for expanding existing operations or launching a new business.**



**Open Houses: Sat. April 18, 10am-12pm  
& Mon. April 20, 5pm-6:30pm  
Or Call For An Appointment**



### FEATURES



**PRIME LOCATION**



**RENTAL INCOME**



**HIGH VISIBILITY**

Auction for: Melvin Weaver & Dennis Simmons  
Attorney: Chris Straub

**LEAD AUCTIONEER: John M. Hess**



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Commercial Building/Shop

**Construction:** Masonry

**Exterior:** Concrete Block

**Roof:** Rubber

**Square Footage:** Maintenance Building: 1,944 sq. ft.  
Mechanics Building: 1,200 sq. ft.

**Lot Size:** 3.07 acres

**Year Built:** 1955

**Heating/Cooling:** Waste Oil Furnace & Oil Forced Air

**Water/Sewer:** Public

**Zoning:** Neighborhood Commercial

**Taxes:** \$9,158.48

**School District:** Conestoga Valley SD

**Township:** East Lampeter Twp.

### 40' x 45' Maintenance Building

Concrete floors, 2 bays with 14' x 14' overhead garage doors, electric

Office/Bathroom, 12' x 15'

Waste oil furnace and air compressor sold with building

New rubber roof summer 2025

### Office Building

Side 1: 38' x 30', concrete floors, hot air oil heat,  
12 ft overhead garage door

Side 2: 38' x 36', concrete floors, well, heated,  
12 ft overhead door, former bathroom, 14' x 10'

### 30' x 40' Mechanics Building

2 - 8' x 10' overhead garage doors, furnace, new roof  
installed in last 7 years, former body shop,  
currently rented \$700/month



*\*All Measurements Approximate*

**\*For information regarding our recommended financial lenders call 717-664-5238\***

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 60 days.  
Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.