

MARKET REPORT

INDUSTRIAL | LANCASTER COUNTY, PA | Q2 2024



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
83.46M ↑	1.57% ↑	\$22.16M ↓	610,407 ↓	176,458 ↓	+\$0.90 ↑ 12-month rolling avg

Supply and Demand Remain in Equilibrium

HIGHLIGHTS

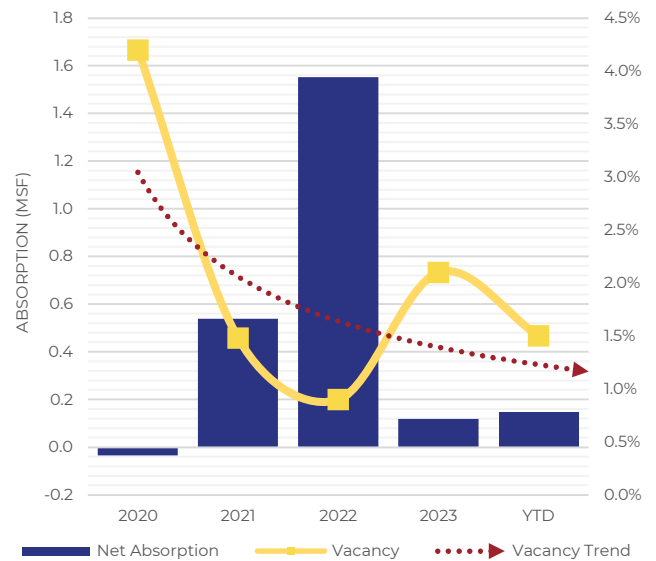
- Reliable demand provides a steady burn of vacant spaces and absorption stays positive
- Competition over limited supply continues to promote lease rate growth
- 33,000 SF warehouse for Habitat for Humanity ReStore in Manheim Township is complete

OVERVIEW

Despite cooling trends, equilibrium between supply and demand holds vacancy at 1.57%. Construction activity remains low, and limited inventory maintains a competitive market as lease rates continue their five year growth streak.

Historically, most sale and leasing activity is seen among Class B and C properties. There has been a progressive decline in total sales of Class A properties since 2020. Inversely, Class C property sales have consistently exceeded A and B classes in sales.

NET ABSORPTION & VACANCY

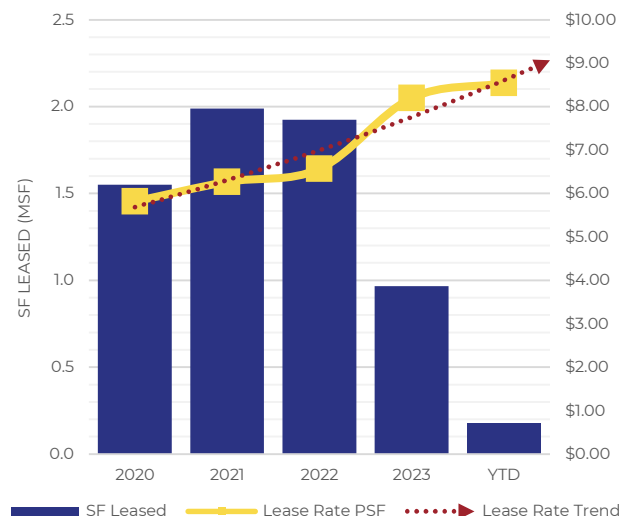


Sales Over Time by Class



1650 Steel Way Dr in Mount Joy Township sold in April for \$13M to IES Holdings, Inc. as part of IES' acquisition of Greiner Industries to expand their footprint. The 441,646 SF Class C manufacturing facility will continue to operate under the Greiner Industries name.

SF LEASED & AVG LEASE RATE



Key Sale Transactions

1650 Steel Way Dr, Mount Joy

SIZE	441,646 SF
SELLER	Franklin Greiner Jr.
BUYER	IES PA RE LLC
PRICE	\$13,000,000

99 Elmwood Ave, Landisville

SIZE	50,000 SF
SELLER	Elmwood Properties LP
BUYER	Salunga Properties LLC
PRICE	\$3,700,000

18 Industrial Way, Denver

SIZE	38,833 SF
SELLER	CMB Holdings LLC
BUYER	18 Industrial Denver LLC
PRICE	\$2,267,000

203 Greenfield Rd, Lancaster

SIZE	63,408 SF
SELLER	Barrdon Properties 2 LLC
BUYER	Walker Property LLC
PRICE	\$1,765,000

21 Abraso St, Lancaster

SIZE	6,890 SF
SELLER	Genuine Parts Company
BUYER	Site Construction Properties LP
PRICE	\$800,000

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Key Lease Transactions

425 Ben Franklin Blvd, Lancaster

SIZE	152,320 SF
TENANT	Name Withheld
TRANSACTION	New

194 Greenfield Rd, Lancaster

SIZE	12,508 SF
TENANT	Name Withheld
TRANSACTION	New

619-621 S Prince St, Lancaster

SIZE	7,841 SF
TENANT	Name Withheld
TRANSACTION	New

1915-1917 Olde Homestead Ln, Lancaster

SIZE	5,000 SF
TENANT	Name Withheld
TRANSACTION	New

341 E Liberty St, Lancaster

SIZE	3,789 SF
TENANT	Unnamed Auto Shop Tenant
TRANSACTION	New

