

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
FEBRUARY 26TH, 2025**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for February 26th, 2025, was called to order at 4:00 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Ashley Spangler Jr., Kim Hogeman, James Turnure, and Dave Wolverton. Anthony Sarago was absent with prior notice. Also, in attendance was Stephen Parthree, Township Supervisor; Cindy Snyder, Borough Council Member; John McLucas, Township Planning Director; and Brooke Searce, Township Secretary. There was 1 member of the public present.

APPROVAL OF MEETING MINUTES FOR JANUARY 22ND, 2025

Motion by J. Turnure and seconded by K. Hogeman to approve the January 22nd, 2025, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

PUBLIC COMMENT

Emily Miller stated that she is the new CTE Director and has taken over Chuck Benton's position.

D. Wolverton stated that she will be attending the meetings each month moving forward.

BUSINESS ASSOCIATION UPDATE

B. Caden stated that the Board met on Monday, February 10th and discussed having a social mixer event on April 10th. The event will be held at Ascom Electric from 5-7 PM. The next DABA meeting will on March 13th at Dover Valley Restaurant and Representative Seth Grove will be speaking at the breakfast.

Comprehensive Plan Action Items

There are no updates at this time.

Kevin Hodge, CCIM- Rock Commercial Estate Discussion on Trends

K. Hodge provided the committee with a couple different types of informational packets which are attached to the end of the minutes.

The committee members asked questions throughout the presentation which are as follows;

J. Turnure questioned what kind of trends they are seeing as far as traditional warehouses versus crossdocking operations.

K. Hodge stated that they do not see as many crossdocking operations anymore just because of the logistics of the world changing. They are seeing less and less crossdocking.

S. Parthree questioned what the ordinance requirement is for the height distance in a warehouse.

J. McLucas stated that it varies by each district. In the Industrial Zone it is 45 feet, however every 3 feet you are from the property line is an additional foot.

S. Parthree questioned if Mr. Hodge has seen the Starbucks distribution center on Espresso Way.

K. Hodge stated that he has only ever been in their main building. He has not been in the other two buildings.

S. Parthree stated that the whole building is automated from incoming to outgoing.

K. Hodge stated there are automated machines at ES3 that rotate the stock in that facility.

J. McLucas questioned how much they study residential growth as an effect on commercial development.

K. Hodge stated they don't study too much; however, they do sell land for residential development.

E. Miller questioned if Mr. Hodge was consulting for Dover Township, what would he need to see happen to make this community a more attractive place for some of the kinds of places that the community is asking for.

K. Hodge recommended being receptive when someone has an idea or vision to do something and not to get hung up on something that would make the idea problematic.

A. Spangler expressed concerns about how the warehousing project will get people to work for them. As a business owner in the Township, he has a challenging time hiring people.

K. Hodge stated that some of the everyday routines of warehousing will most likely be robotics, but they will still need actual people to work within the facility. They will have to pay higher wages.

Work Force Development Update

B. Caden stated that dates they previously discussed were April 9th, April 30th, and May 14th.

J. McLucas stated that the school is available any of those dates. The committee just needs to select a date so that the paperwork can be filled out and submitted to the school.

B. Caden stated that since the committee is still figuring out some things, April 9th would be too soon.

Development Update

J. McLucas stated that Northern York County Police Department is going to subdivide their property which would consist of separating the police station from the range building. Other than that, there is no other updates.

With no further business, the meeting was adjourned at 5:22 PM by Chairman B. Caden.

Respectfully submitted by: Brooke M. Searce

Brooke M. Searce, Township Secretary



- ✓ 28 years of experience in commercial real estate
- ✓ Specializes in industrial and land sales
- ✓ Involved in the development of more than 5.7 MSF of new industrial buildings in York County that have led to the creation of thousands of jobs

What Is the Status of Industrial/Warehouse in York County?

ROCK INDUSTRIAL TRANSACTIONS (last 10 years)

SALES

150 transactions

\$169 Million

7 Million Square Feet

LEASES

1,270 transactions

\$274 Million

23 Million Square Feet

Warehouse Transitions

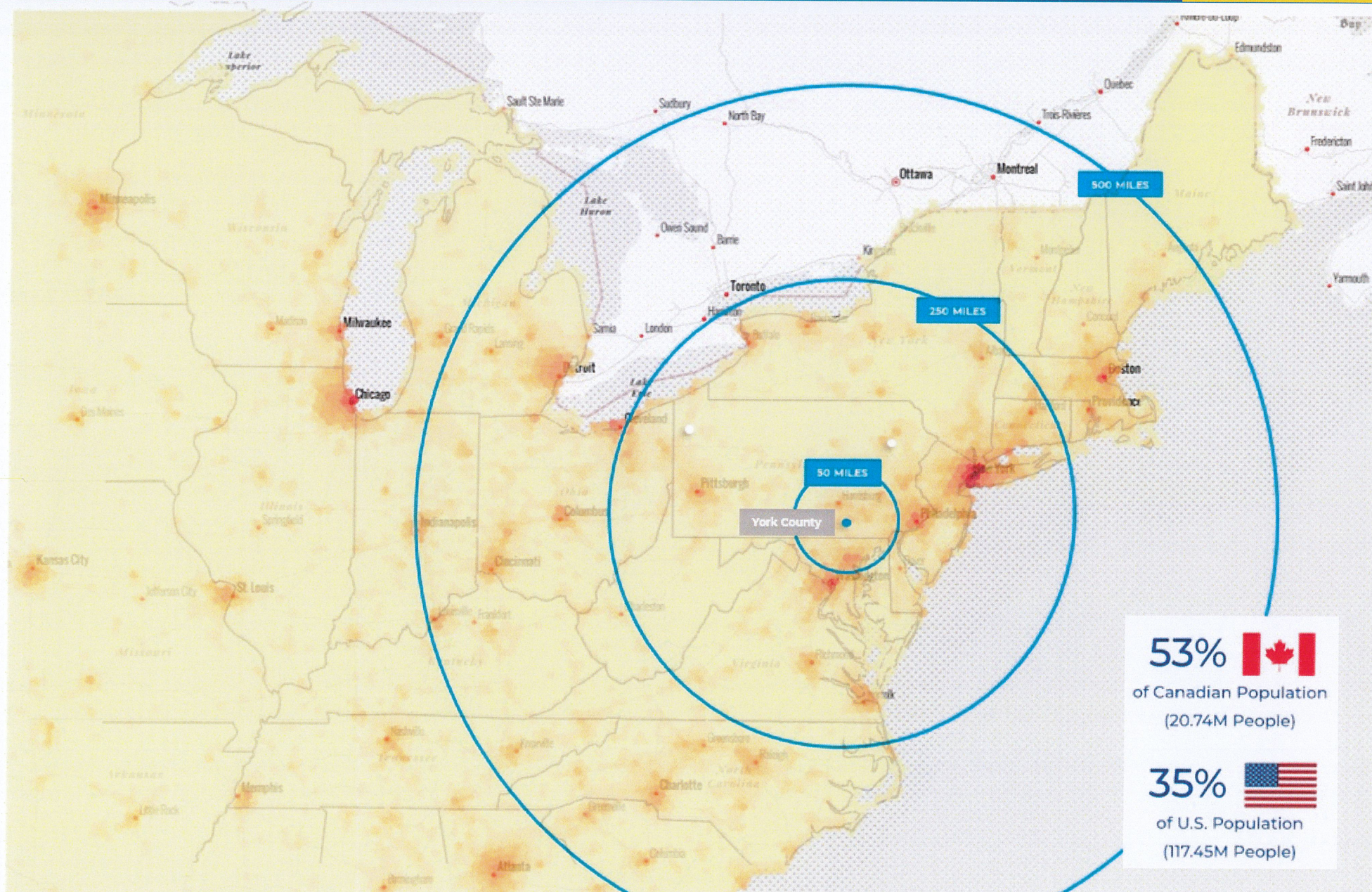


Standard
Fulfillment
Last Mile
Shadow

Example: Wal-Mart
6 Distribution
4 Fulfillment
159 Retail (last mile)

Market Reach | YORK COUNTY

ROCK
COMMERCIAL REAL ESTATE



Changes/Challenges

- ❖ Higher and Bigger
- ❖ More Parking and Trailers
- ❖ Proximity to Workforce
- ❖ Outdated Land Development & Building Regulations
- ❖ Last One in Off-Site Burden



Courtesy of the NYPL



AVAILABILITY REPORT

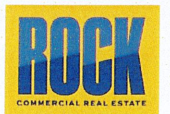
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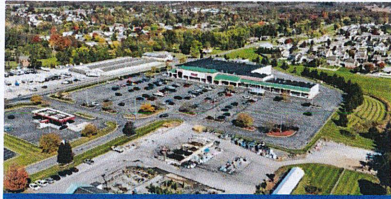


Kevin Hodge

khodge@rockrealestate.net

(717) 854-5357





2130 Palomino Road
Dover, PA 17315

Retail	R-Shopping Center	York County
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Size: 2,400	Monthly Rent: 4,200	Municipality: Dover Township
Rent/SF: \$21.00	Signage:	Zoning: Commercial
CAM/SF:		Acres: 10

Listing Broker: **Bennett Williams Realty, Inc - York Office** Listing Status: **Active**

End-cap retail suite in Dover Marketplace - retail shopping center ideally located directly off Carlisle Road (±13,000 VPD) in Dover, Pennsylvania. Carlisle Road is a main thoroughfare to Route 15 (±30,000 VPD). The site benefits from having great visibility along Carlisle Road, as well as being located along



3966 Carlisle Road
Dover, PA 17315

Retail	R-Retail Pad	York County
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Size: 10,000	Monthly Rent:	Municipality: Dover Township
Rent/SF:	Signage:	Zoning: Commercial
CAM/SF:		Acres: 4

Listing Broker: **Bennett Williams Realty, Inc - York Office** Listing Status: **Active**

Lease rate negotiable. The project at 3966 Carlisle Road features a commercially zoned lot available for sale, ground lease, or build to suit next to Mavis Discount Tire. Current concept plan shows up to 10,000 SF and offers signalized access along Carlisle Road.



4100 Carlisle Road
Dover, PA 17315

Land	L-Commercial Land	York County
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Size:	Drive-In Doors:	Car Parking:	Municipality: Dover Township
Rent/SF:	Dock Doors:	Truck Parking:	Zoning: C - Commercial District
CAM/SF:	Max Clear Ht:		Acres: 11.10

Listing Broker: **Bennett Williams Realty, Inc - York Office** Listing Status: **Active**

\$25K/AC/Yr (NNN). Owner will accept land lease or build to suit. Great for medical office, retail or mechanic shop.

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3970 Carlisle Road
Dover, PA 17315

Retail		R-Automotive Service		York County	
Size:	6,730	Signage:		Municipality:	Dover Township
Price:	\$3,223,900			Zoning:	C - Commercial
Price/SF:	479.03			Acres:	3
Listing Broker:	Bennett Williams Realty, Inc - York Office		Listing Status:	Active	
OM Privileged access only. Listing cites 5.75% Cap Rate					
Single tenant net-leased Mavis Tire investment property in Dover, Pennsylvania. The tenant, Mavis Tire Supply LLC will operate under a new NNN lease					



2941-2955 Carlisle Road
Dover, PA 17315

Retail		R-C-Store with Gas		York County	
Size:	6,049	Signage:	Municipality:	Dover Township	
Price:	\$6,400,000		Zoning:	Commercial	
Price/SF:	1,058.03		Acres:	4	
Listing Broker:		ERA One Source Realty	Listing Status:		Active
Prime Location with High Traffic: Positioned along Carlisle Rd with over 18,000 vehicles passing daily and only three miles from U.S. Route 30, which handles 36,000 vehicles daily. This Wawa enjoys great visibility and easy access, attracting both local residents and regional commuters.					



3966 Carlisle Road
Dover, PA 17315

Retail		R-Retail Pad		York County	
Size:	10,000	Signage:		Municipality:	Dover Township
Price:				Zoning:	Commercial
Price/SF:				Acres:	4
Listing Broker:	Bennett Williams Realty, Inc - York Office		Listing Status:	Active	
Proposed 10,000 sf medical/office building behind Wellspan Health clinic					



3076 Carlisle Road
Dover, PA 17315

Retail		R-Automotive Sales		York County	
Size:	7,129	Signage:		Municipality:	Dover Township
Price:	\$1,500,000			Zoning:	Commercial
Price/SF:	210.41			Acres:	1
Listing Broker:	SVN Latus Commercial Realty Group		Listing Status:	Active	
Former car dealership with billboard on 1.34 acres zoned commercial. Positioned for redevelopment on heavily trafficked road. Owner told KAH he would sell for \$1.2m.					

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3096 Carlisle Road
Dover, PA 17315

Retail

R-Restaurant

York County

Size: 1,134
Price: \$590,000
Price/SF: 520.28

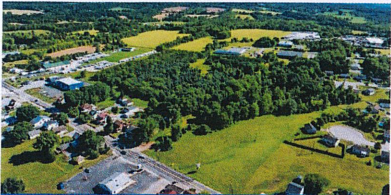
Signage:

Municipality: Dover Township
Zoning: Commercial
Acres: 1

Listing Broker: SVN Latus Commercial Realty Group

Listing Status: Active

Retail restaurant building. Potential pad site/retail redevelopment opportunity. Highly visible development site along Carlisle Rd (Route 74).



Carlisle Road
Dover, PA 17315

Land

L-Commercial Land

York County

Size:
Price: \$950,000
Price/SF:

Drive-In Doors:
Dock Doors:
Max Clear Ht:

Car Parking:
Truck Parking:

Municipality: Dover Township
Zoning: Commercial
Acres: 22

Listing Broker: ROCK Commercial Real Estate, LLC

Listing Status: Active

21.67-acre parcel along Route 74, zoned Commercial, with public utilities. Owner requires subdivision to maintain five acres to combine with Harbold's RV Sales & Service. Public water and public sewer are in street. Permitted uses by zoning include, but are not limited to: Contractor Shop, House of



Carlisle Road
Dover, PA 17315

Land

L-Commercial Land

York County

Size:
Price: \$450,000
Price/SF:

Drive-In Doors:
Dock Doors:
Max Clear Ht:

Car Parking:
Truck Parking:

Municipality: Dover Township
Zoning: Commercial
Acres: 9

Listing Broker: Bennett Williams Realty, Inc - York Office

Listing Status: Active

9.36 acres of commercially zoned land located approximately .75 miles north of the Dover Square. The land is relatively flat with two areas of road frontage on Carlisle Road. The site shares access with Dollar General. The drive access is already constructed. There is one billboard on-site.



3880-3896 Carlisle Road
Dover, PA 17315

Land

L-Commercial Land

York County

Size:
Price: \$1,200,000
Price/SF:

Drive-In Doors:
Dock Doors:
Max Clear Ht:

Car Parking: 8
Truck Parking:

Municipality: Dover Township
Zoning:
Acres: 8

Listing Broker: SVN Latus Commercial Realty Group

Listing Status: Active

5.54 acres of commercial land. Neighbors include Giant, WellSpan, Stauffers of Kissel Hill, Giant, Subway, Turkey hill and Thorton Auto Dealership. Minutes from Rt. 30 and Carlisle Rd.

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FOR SALE

Commercial Land

Carlisle Rd | Dover, PA 17315

Available AC: 16.67

Zoning: Commercial

Dover Township

York County

\$950,000
\$56,989/AC

ROCK
COMMERCIAL REAL ESTATE





PROPERTY INFORMATION

Acreage	16.67
Road Frontage	Carlisle Road
Environmental	None Known

GENERAL INFORMATION

Price/AC	\$56,989
Deed Ref.	2517/3257
Parcel ID	67-24-000-KF-0112-00-00000
Sewer	Public at Street-Dover Twp.
Water	Public at Street-Dover Twp.
Gas	Available
Electric	Available – Met Ed

NOTES

21.67-acre parcel along Route 74, zoned Commercial, with public utilities. Owner requires subdivision to maintain five acres to combine with Harbold's RV Sales & Service. Public water and public sewer are in street. Permitted uses by zoning include, but are not limited to: Contractor Shop, House of Worship, Retail, Self-Storage, Vehicle Sales, and Service & Body Shop. Commercial Recreation and Kennel are permitted by Special Exception.

© ROCK Commercial Real Estate, LLC. This property is considered vacant land and unless otherwise noted, has no direct or indirect connection to any of the utilities identified above. Connecting and/or utilizing any utility may require the buyer to incur additional costs and be subject to capacity limitations, additional fees, easements, and other challenges which may inhibit the ability of a utility to serve the property and/or Buyer's needs. Buyer shall be solely responsible for the proper investigation of connecting to any utility. This information has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of this property. You and your advisors should conduct a careful, independent investigation of the property to determine the suitability of the property for your needs. All trademarks, images, text and other information displayed on this document are the property of their respective owners. Licensed in PA & MD.

