

\$14,900,000 - 221 Forney Dr, Ephrata

MLS® #PALA2077160

\$14,900,000

0 Bedroom, 0.00 Bathroom, 131,247 sqft
Commercial Sale on 5.94 Acres

N/A, Ephrata, PA

Outstanding opportunity to acquire a 109,000 +/- SF industrial facility with a 22,000 SF mezzanine in Brownstown. Ideally located just off US Route 222, the property offers direct access to Lancaster, Reading, and the greater Central PA market. Built in 2005 with a 2008 addition and meticulously maintained, this property offers both exceptional functionality and lasting value. The building offers clear heights up to 40'™, making it well-suited for racking, warehousing, and high-volume production, and is fully sprinklered for safety and compliance. A demising wall provides flexibility for multi-tenant configurations or future expansion. Loading capabilities are superior, with seven exterior docks equipped with edge-of-dock levelers, one 14'™x14'™ drive-in door, and a rare covered interior loading bay featuring four docks with levelers, accessible by four 12'™x14'™ drive-in doors—ideal for all-weather operations. With modern construction, efficient systems, and a strategic location, 221 Forney Drive offers the infrastructure and adaptability today's industrial buyers are looking for, whether for distribution, logistics, or advanced manufacturing. Currently tenant occupied with leases ending within the next year.

Built in 2005

Essential Information



MLS® #	PALA2077160
Price	\$14,900,000
Bathrooms	0.00
Square Footage	131,247
Acres	5.94
Year Built	2005
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

Community Information

Address	221 Forney Dr
Area	West Earl Twp (10521)
Subdivision	N/A
City	Ephrata
County	LANCASTER-PA
State	PA
Municipality	WEST EARL TWP
Zip Code	17522

Interior

Heating	Forced Air, Ceiling
Cooling	Central A/C

Exterior

Exterior	Metal, Steel Siding
Roof	Metal
Foundation	Concrete Perimeter

School Information

District	CONESTOGA VALLEY
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Additional Information

Date Listed	September 30th, 2025
Days on Market	33
Zoning	INDUSTRIAL

Listing Details

Listing Office	Kingsway Realty - Ephrata
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Listing information last updated on November 1st, 2025 at 11:00pm EDT