



HESS
AUCTION GROUP

PUBLIC AUCTION

**38,000 SQ. FT. PROCESSING FACILITY
INCLUDING 9,200 SQ. FT. WAREHOUSE, 3 RESIDENCES & TRUCK SHOP
COMPLETE LIQUIDATION OF FLORIN FARMS HATCHERY INC.**



Tuesday, March 18, 2025 • Commercial Assets & Real Estate
9am Commercial Assets—Selling with Two Auctioneers • 11am Real Estate
625 KRAYBILL CHURCH RD. MOUNT JOY, PA 17552

This expansive 38,000 sq. ft. ag related processing facility is situated on 6.7 acres, spread across 3 parcels in Lancaster County. The property features a 9,200 sq. ft. warehouse, three residences, a truck shop, truck parking area, and dock space. Formerly the Florin Farms Hatchery, the facility has been exceptionally well-maintained and cared for over the years.

Warehouse:

- 38,062 sq. ft building with combination of office space, warehouse, and workspace.
- Includes 9,279 sq ft. recently constructed portion of warehouse with 20 ft ceilings
- Offers nine dock spaces
- Facility includes two separate cold rooms; one can drop to 45 degrees and the other to freezing temperature.

Shop:

- Large truck shop with three garage bays.

Additional amenities:

- Fenced in truck lot
- Facilities feature automatic doors with key cards
- 3 income producing residences on the property
- Three phase electric throughout facility
- A 210 amp generator and a 100 amp generator to be sold with property

Open Houses: By Appointment Only

Auction for: Florin Farms Hatchery Inc.
Attorney: Justin Bollinger

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

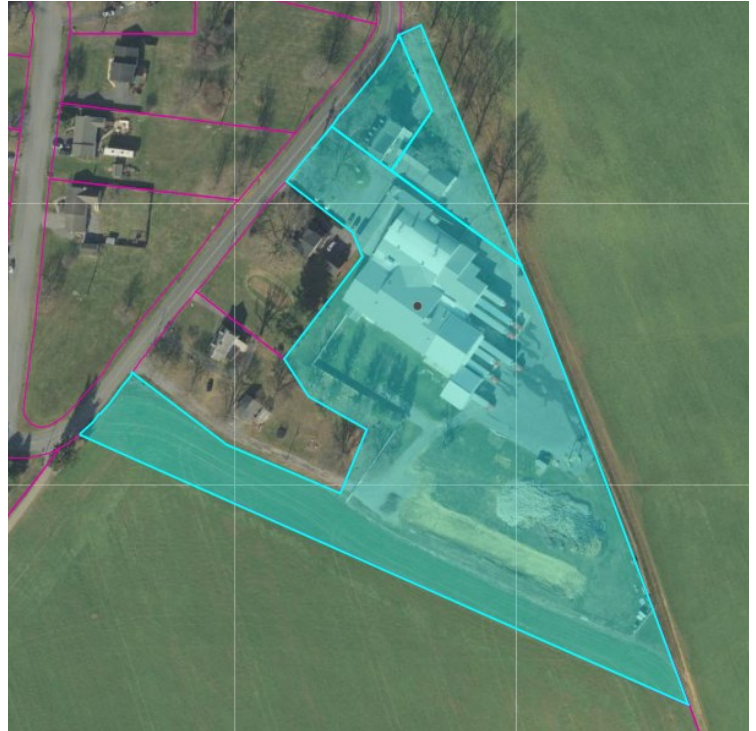
contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Exterior: Concrete Block & Metal on Steel Frame
Roof: Asphalt & Rubber on older part of building
 Most of asphalt was replaced 2018
 Metal roof on new warehouse
Square Footage: 38,062 sq. ft. facility
 9,279 sq. ft. warehouse
Lot Size: 3 Deeds/6.7 acres
Year Built: Oldest part was built in 1930s. Building was added

to in 1980, 2013, 2016, & new warehouse was added in 2022
Heating/Cooling: Hatchery: Natural Gas (Heating) & Electric (Cooling)
Water/Sewer: Well Water/ Septic Sewage
Zoning: Agricultural
Taxes: Approximately \$33,270.11
School District: Donegal SD
Township: East Donegal Twp.



For information about financing call 717-664-5238

Real Estate Terms & Conditions: \$150,000 down day of sale. Balance due at settlement on or before 60 days. Announcements made on day of sale take precedence over advertised information.

LENDERS

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