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Printing firm shifts sights to find its new site

Yurchak Printing takes over former home of Lawn Equipment Parts Co. in Landisville.

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Lancaster New Era

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LANCASTER COUNTY, PA - Yurchak Printing, needing to jump quickly to a new location, has landed on its feet in Landisville.

The company has bought and renovated the former Lawn Equipment Parts Co. building at 920 Links Ave. in a \$2.9 million project.

"All things considered, with what we had to go through, it's worked out well for us," said John Yurchak Jr. on Monday.

Earlier this year, Yurchak Printing had decided to build a new facility on Running Pump Road, while agreeing to sell its building at 2959 Old Tree Drive to Apex Advertising.

The short-run digital printer of books for the legal and professional markets wanted to have room to grow and to eliminate the need to rent off-site storage space.

But the planning for the new facility got snagged by delays, as the settlement date for the Old Tree Drive property got closer and closer.

Faced with having to move to a temporary site while the Running Pump Road construction had yet to begin, this summer Yurchak Printing switched to an alternate plan — buying an existing, empty building.

"We didn't want to move twice," Yurchak explained. "Fortunately, this building came up for sale and it suited our needs."

With Lawn Equipment Parts recently moving to Marietta, its Landisville building of 49,200 square feet was available immediately.

Yurchak Printing signed a short-term lease over the summer, renovated the building in August and moved in September.

It settled on the purchase Friday, the same day it settled on the sale of the Old Tree Drive building. The sales prices were not disclosed.

The company is seeking an \$840,000 loan from the Pennsylvania Industrial Development Authority to help finance the project. PIDA's staff has recommended approval.

Yurchak, the company's chief executive officer, thanked PIDA's local administrators, the Economic Development Co., as well as Lawn Equipment Parts for assisting his firm.

The nine-year-old, 50-employee firm is using 27,000 square feet of its new site. It's leasing the balance to TC Studios, a commercial photography firm.

Yurchak Printing's former building on Old Tree Drive, measuring 24,000 square

feet, will be occupied by Apex Advertising around the first of the year, said chief operating officer Matt Carlson.

Like Yurchak Printing, it too was looking for room to grow and to end the need to rent off-site storage. So it will use 15,000 square feet initially and lease the rest to a tenant that Carlson declined to identify.

That space will be triple the room that Apex Advertising now has at 119 Reese Ave., its home for 14 years.

It needs it, said Carlson. Apex Advertising, which distributes advertising specialties, premiums and business gifts from 50 suppliers, has "grown tremendously" over the past three years, he said.

Carlson credited the efforts of Apex Advertising's 30 employees, including 22 in Lancaster, in processing customer orders quickly and accurately.

Handling the sale of the Lawn Equipment Parts property were Ruth Devenney of High Associates Ltd. and Thomas McDermott of NAI Commercial Partners. Handling the sale of the Yurchak Printing property were McDermott and Scott Bradbury of U.S. Commercial Real Estate.

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