

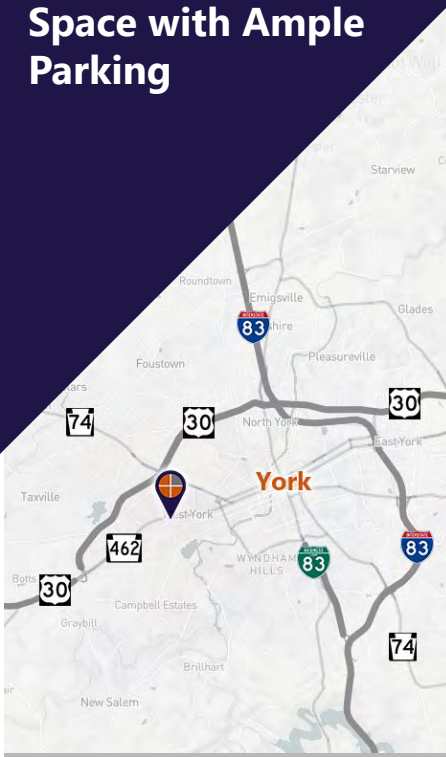


FLEXIBLE OFFICE SPACE FOR LEASE

West Manchester Township | York County

3151 W Market St, York, PA 17404

FOR LEASE
7,488 Office/Flex
Space with Ample
Parking



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AERIAL DRONE PHOTO



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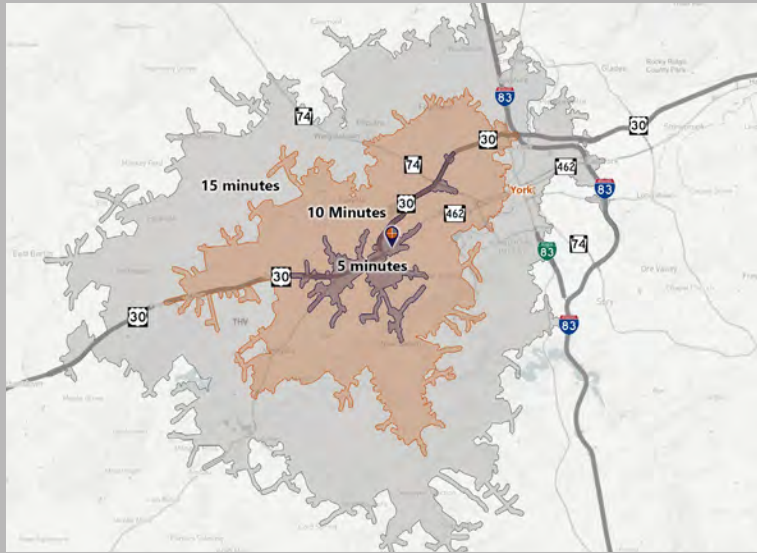
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INDUSTRIAL WAREHOUSE BUILDING

DEMOGRAPHICS

Variable	3151 West Market St. York		
Travel Distance from Site	5 min	10 min	15 min
Total Population	1,561	55,566	135,117
Population Density (Pop per Sq. Mile)	408.4	1,321.4	1,117.0
Total Daytime Population	2,914	61,048	137,605
Total Households	660	22,510	53,266
Per Capita Income	\$43,984	\$36,411	\$38,154
Average Household Income	\$104,759	\$90,303	\$95,800
Average Disposable Income	\$82,026	\$70,197	\$73,959
Aggregate Disposable Income	\$54,055,243	\$1,580,203,167	\$3,939,499,968
Total Businesses (NAICS)	179	1,835	4,359
Total Civilian Employees Pop 16+	818	27,643	66,822
Annual Budget Expenditures	\$59,416,865	\$1,757,334,875	\$4,392,487,806
Retail Goods	\$19,695,994	\$560,293,432	\$1,393,165,220

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Flexible office space with plentiful natural light and ample on-site parking available for lease near Rt. 30 in West Manchester Township. The free-standing building consists of 1st floor and partially exposed lower-level office/flex spaces with ADA access to both levels and a passenger elevator, with multiple restrooms on each level. The space is fully-conditioned with ample power supply (3-phase / 400 amp), and has a great mix of open spaces, large meeting rooms, private offices, a reception area, and ample storage.

Zoning permits offices, manufacturing, storage, and/or wholesaling of household/office appointments, scientific equipment, textiles, electronic equipment, other consumer goods and similar items, sign makers, bookbinding/printing/publishing, alternative therapy offices, and many more uses.

PROPERTY DETAILS

- Buildings Size:..... 152,455± SF
- Type:.....Manufacturing/Warehouse
- Lease Rate:..... \$10.95/SF/Mod Gross
- Lease Terms:.....Negotiable
- Available Space:..... 7,488 SF
- Land/Lot Size:..... 9.9± acres
- Zoning:.....Commercial
- Date Available:.....Immediately
- Year Built:..... 1949
- Topography:.....Level
- Roof Type:..... Rubber
- Construction:.....Masonry
- Heating:.....Gas
- Electric:..... Met-Ed (3 phase/400 Amp)
- A/C:.....Fully Conditioned CAC
- Water:..... Public
- Sewer:..... Public
- Elevator:..... 1 Passenger

TRAFFIC COUNTS

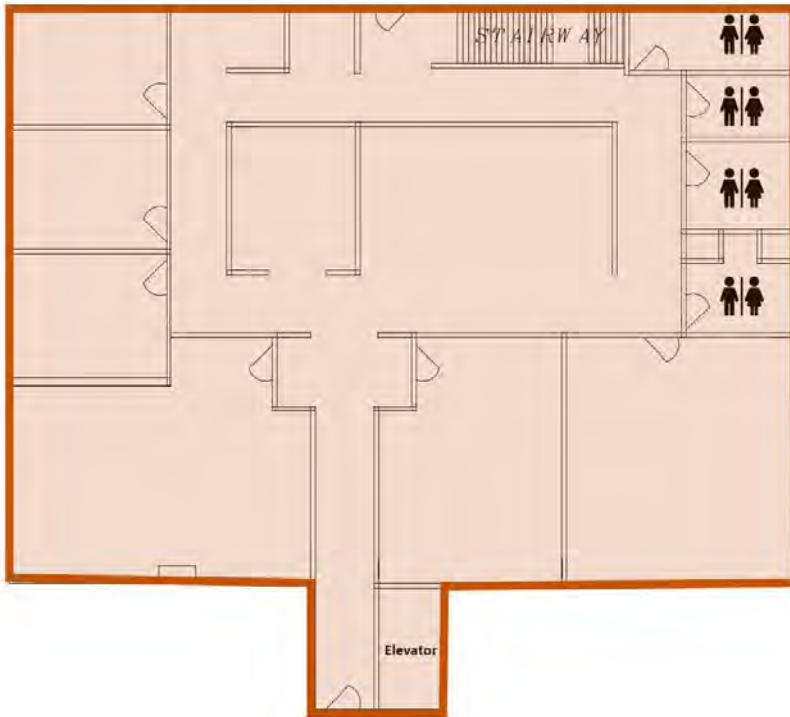
- W. Market St./Route 462:..... 8,548 VPD
- RT 30/Lincoln Hw East:..... 15,080 VPD

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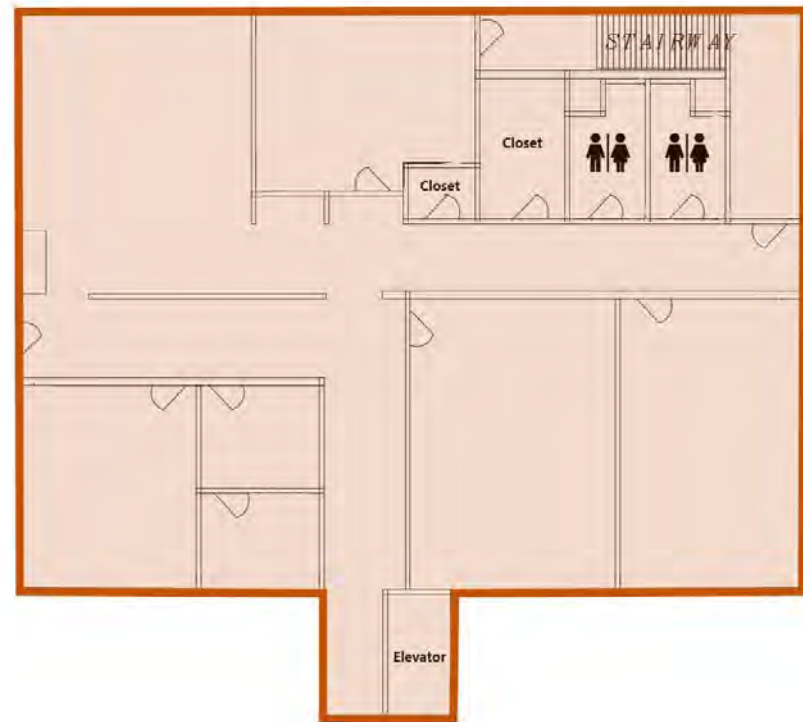


3151 W MARKET | FLOOR PLAN

First Floor



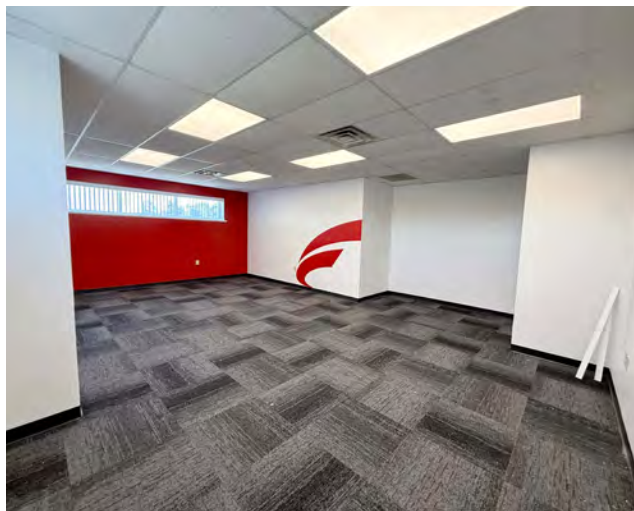
Basement



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3151 W MARKET | INTERIOR PHOTOS



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ESTABLISHED REGIONAL AREA MAP



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BUILDING PHOTOS



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