



Flex / Office Space

AVAILABLE IN YORK!

701 HAY STREET, YORK, PA 17403

425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

701 HAY STREET, YORK PA 17403

FLEX / OFFICE SPACE

FOR LEASE



OFFERING SUMMARY

Available for Lease	1,016 SF - 108,000 SF
Lease Rate	\$5.00 - \$6.50 per SF/yr
Lease Type	NNN
Building Size	108,000 SF
Lot Size	1.04 AC
Zoning	EC - Employment Center
Municipality	York City
County	York County

PROPERTY OVERVIEW

701 Hay Street offers a unique chance to lease versatile industrial, office, or storage space within a substantial facility, conveniently located just minutes from Downtown York. The property can accommodate a wide range of users—from small businesses needing office or storage solutions to larger enterprises requiring expansive floor plans for manufacturing or creative projects.

With open layouts, functional infrastructure, and adaptable zoning, the building is ideal for businesses that prioritize flexibility. Whether you are a service provider, light manufacturer, e-commerce operation, or creative team, this property provides the space and versatility to meet your needs.

PROPERTY HIGHLIGHTS

- Variety of suite sizes available ranging from 1,016 - 10,549 SF
- Close proximity to downtown York
- Private parking lot located on back side of the property
- In-common Freight elevator and loading docks on-site
- Close proximity to route 30 & I-83
- Zoning allows for a variety of uses including industrial, office, and commercial uses

LANDMARK COMMERCIAL REALTY

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CAMP HILL, PA 17011

P : 717.731.1990

TREY BRAKEFIELD
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TCN
WORLDWIDE
REAL ESTATE SERVICES

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PROPERTY DETAILS

Building Size	108,000 SF
Lot Size	1.04 AC
Building Class	C
Tenancy	Multi
Number of Floors	4
Ceiling Heights*	11' - 16'
Restrooms	Per Floor / In-common
Parking	± 60 spaces

* FLOORS 1-3 = 11' CEILING HEIGHT
FLOOR 4 = 16' CEILING HEIGHT

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat, Rubber
Power	600 AMP / 3-Phase
HVAC	Gas Heat
Security	Per Unit
Signage	N/A

MARKET DETAILS

Cross Streets	N Sherman / E Market
Traffic Count at Intersection	4,881 ADT
Municipality	York City
County	York County
Zoning	EC - Employment Center

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FLEX SPACE INTERIORS



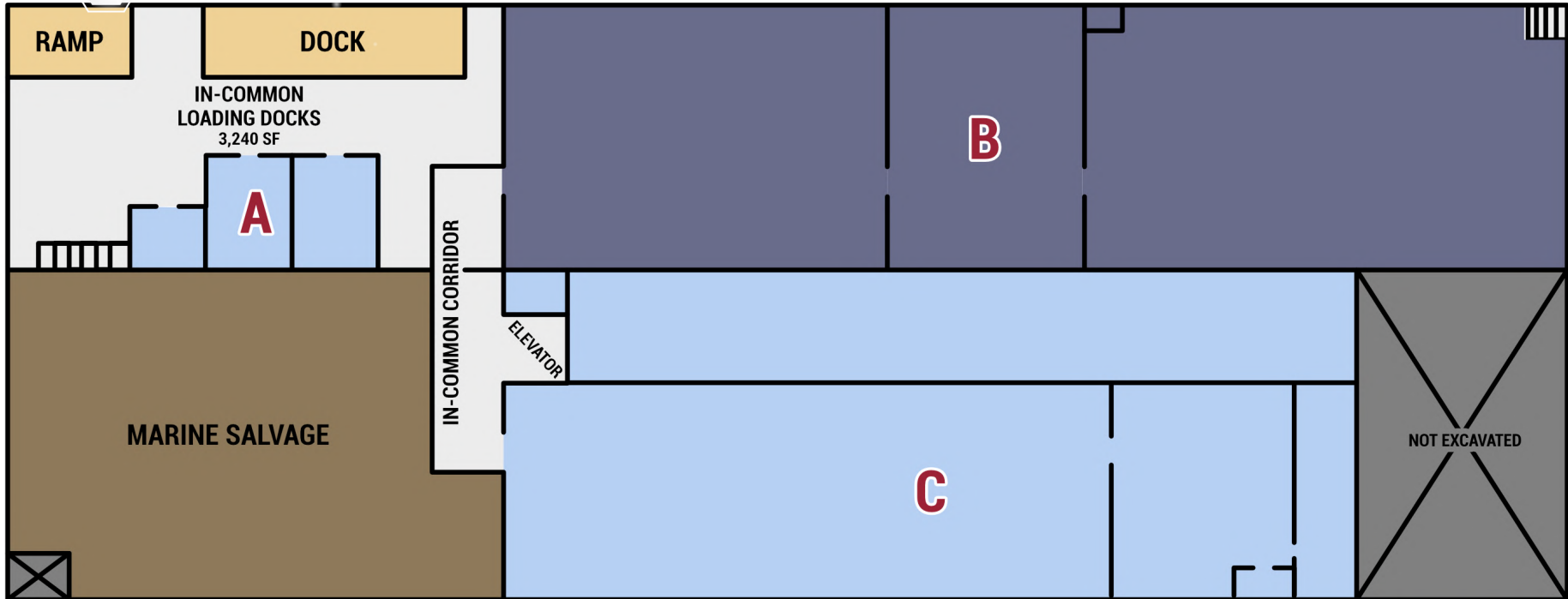
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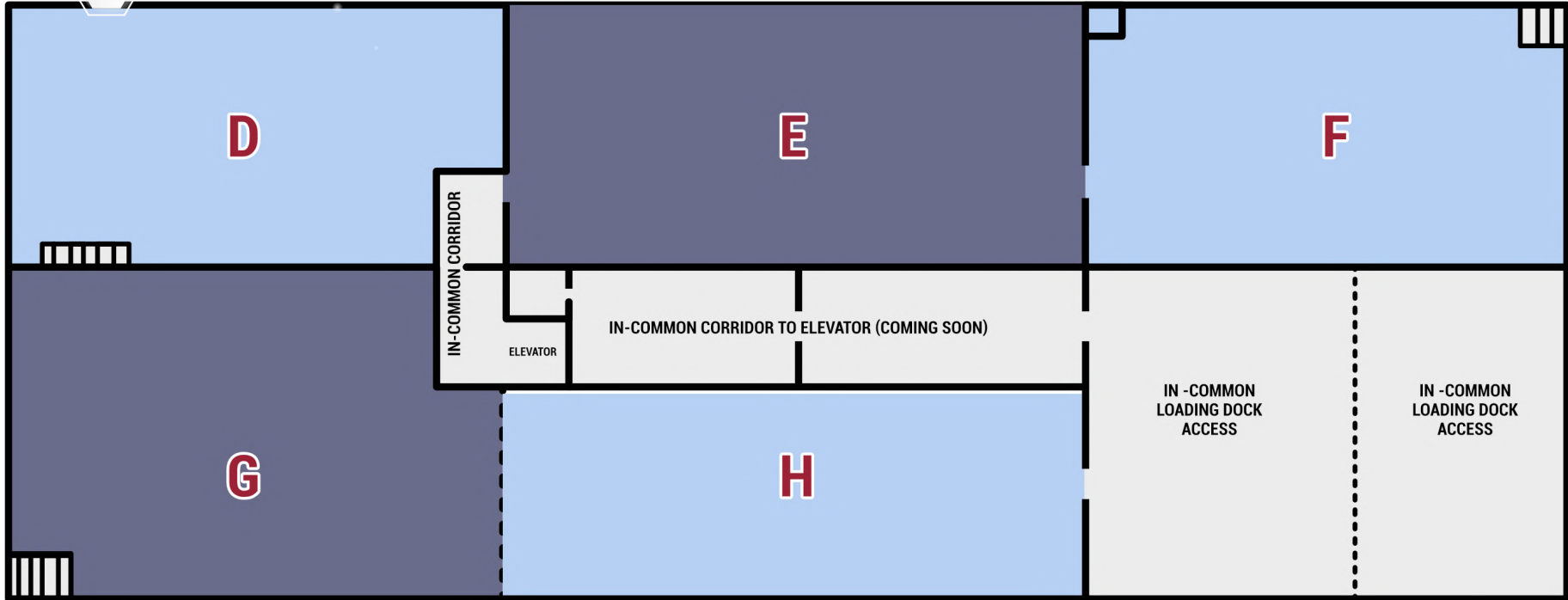


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SUITE	SIZE	LEASE RATE	LEASE TYPE
A	1,017 SF	\$5.00 per SF/yr	NNN
B	9,980 SF	\$5.00 per SF/yr	NNN
C	10,550 SF	\$5.50 per SF/yr	NNN

FLOOR
1



SUITE	SIZE	LEASE RATE	LEASE TYPE	FLOOR
D	4,267 SF	\$5.50 per SF/yr	NNN	2
E	5,515 SF	\$5.50 per SF/yr	NNN	
F	4,465 SF	\$5.50 per SF/yr	NNN	
G	5,466 SF	\$6.00 per SF/yr	NNN	
H	4,430 SF	\$6.00 per SF/yr	NNN	

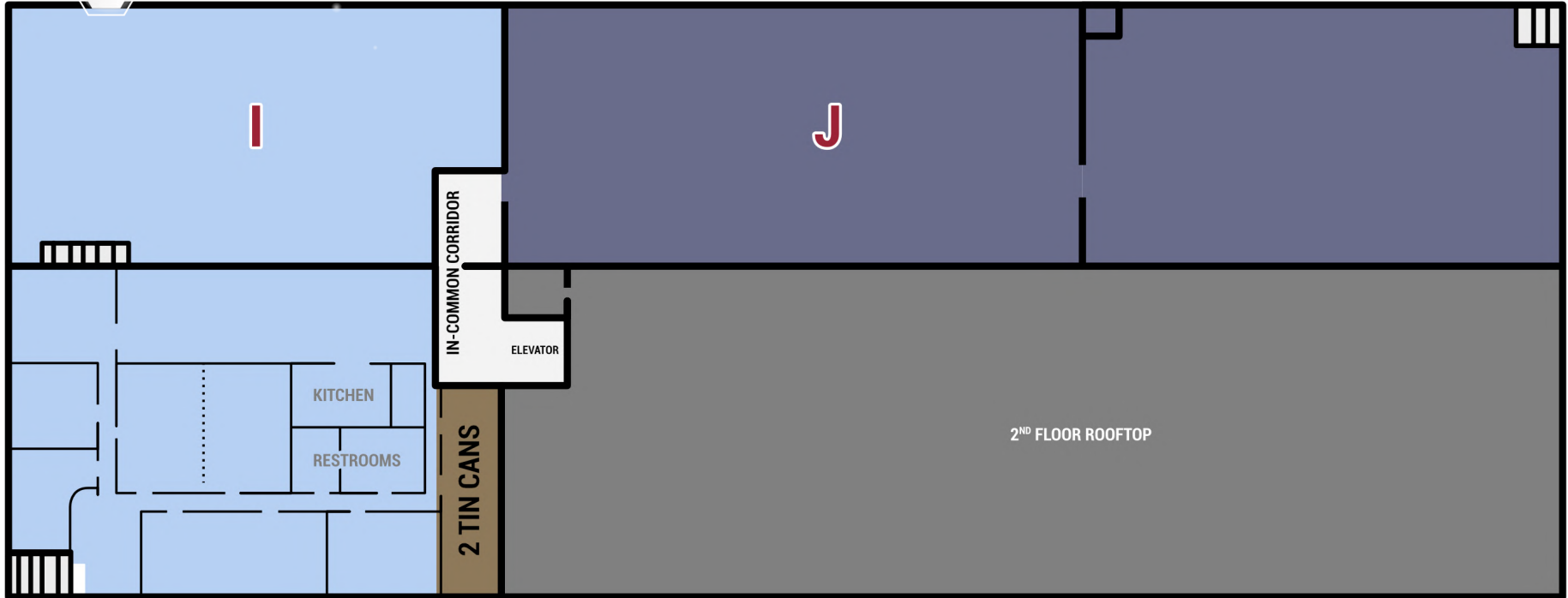


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LEASE AVAILABILITY



SUITE	SIZE	LEASE RATE	LEASE TYPE	FLOOR
I	10,088 SF	\$6.50 per SF/yr	NNN	3
J	10,84 SF	\$5.00 per SF/yr	NNN	

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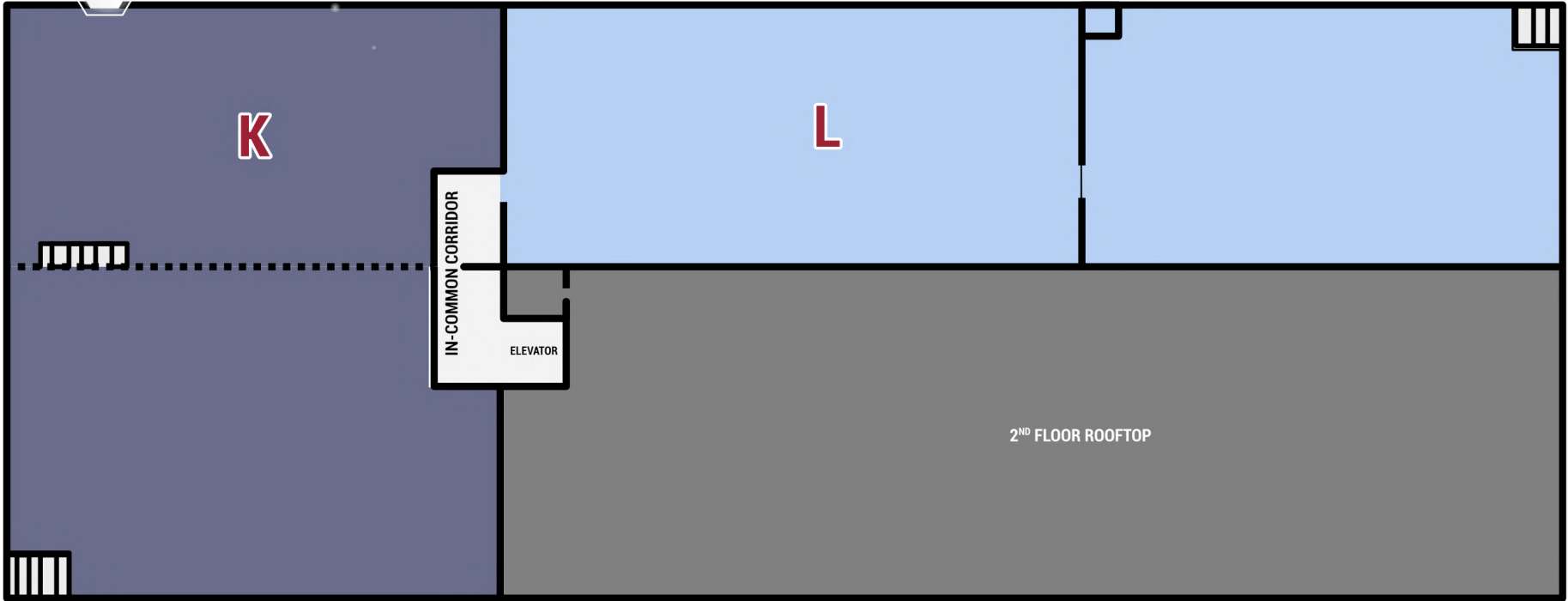


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LEASE AVAILABILITY



SUITE	SIZE	LEASE RATE	LEASE TYPE
K	10,176 SF	\$5.00 per SF/yr	NNN
L	10,084 SF	\$5.00 per SF/yr	NNN

FLOOR
4

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OFFICE SPACE INTERIORS



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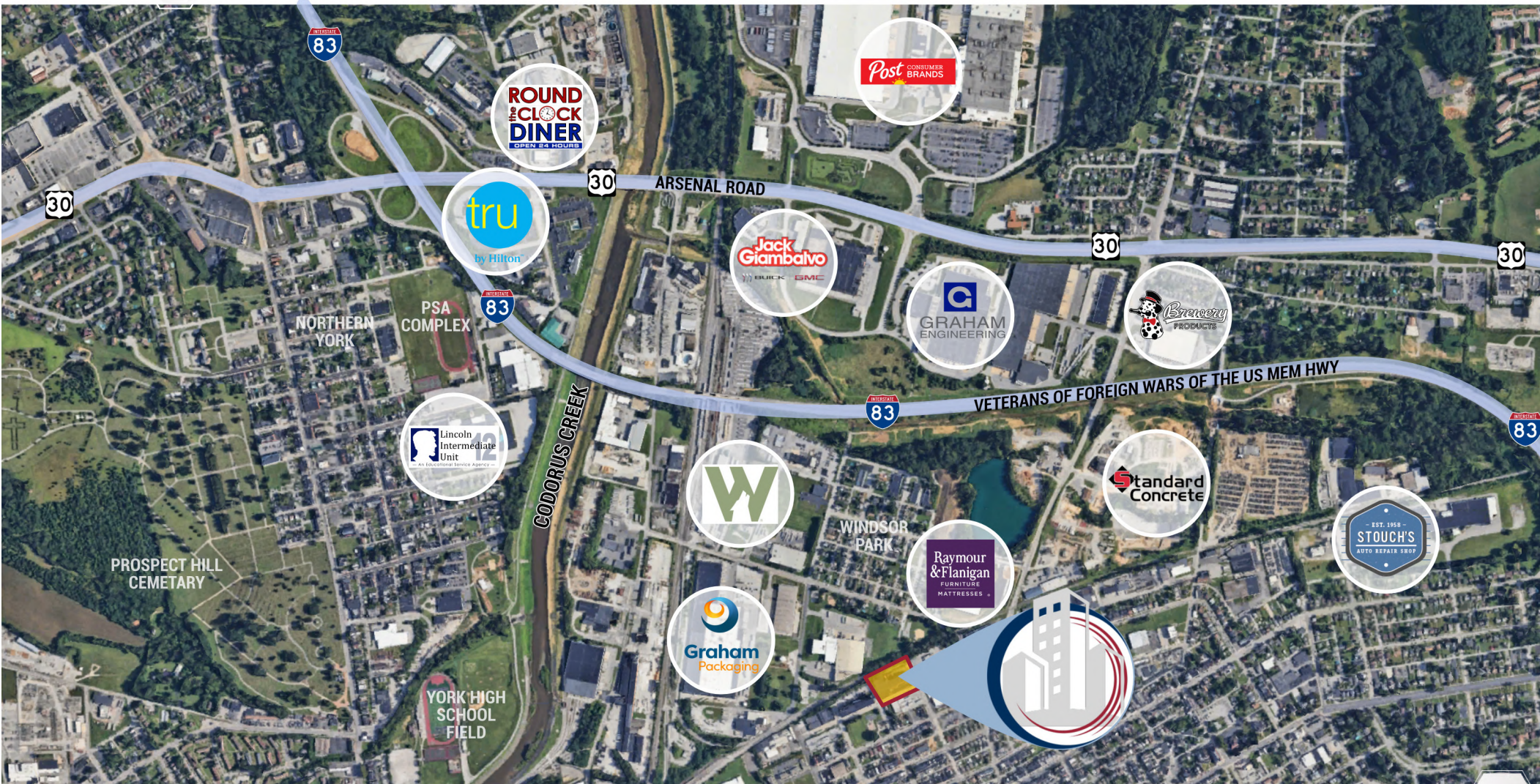
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LOCATION



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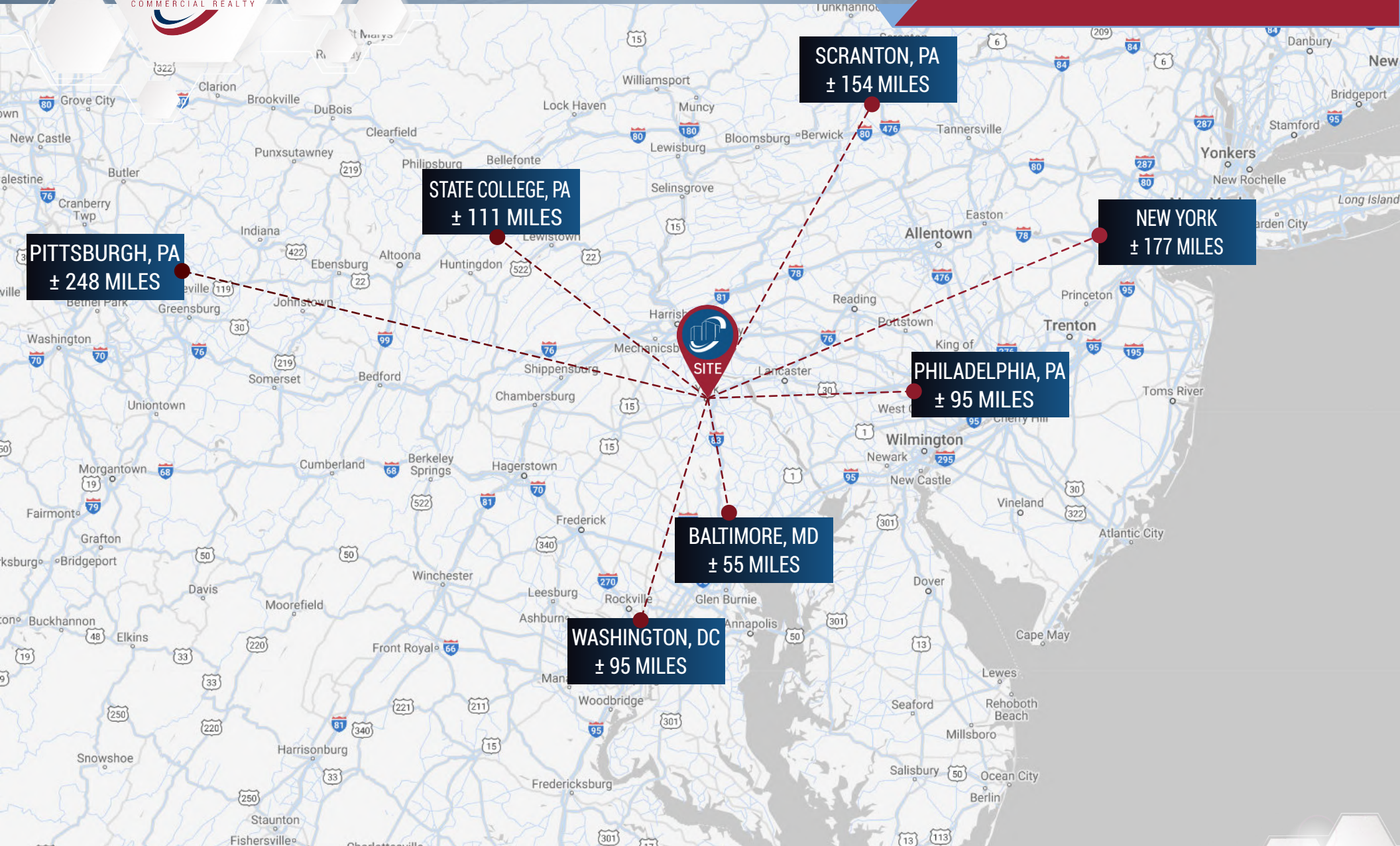


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DEMOGRAPHICS

Population	7,639	64,732	181,331
Households	2,088	27,346	76,009
Average Household Income	\$83,779	\$116,883	\$104,834
Businesses	374	3,467	7,856
Employees	5,685	44,837	116,800

Demographics and Trade Area

AREA OVERVIEW: York County is nestled in the scenic heart of south-central Pennsylvania. It is conveniently located just North of Baltimore off Interstate 83, an easy jump from I-95, I-495, and I-695, providing only a short drive to most east coast metropolitan areas, including Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

Because of it's central location, York has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. The diverse roster of major employers corporate headquarters, financial service firms, healthcare institutions, major manufacturers and distribution companies provides a stable foundation for consistent economic growth.

The County has great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities.



DEMOGRAPHICS

2022 ESTIMATED POPULATION **459,651**



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.