

FOR LEASE

53k+ SF, 24' Clear Warehouse Space

350 South Street | McSherrystown, PA 17344

Available SF: 53,070

Zoning: Industrial

McSherrystown Borough

Adams County

\$3.89/SF NN



PROPERTY HIGHLIGHTS

- ✓ 53,070 SF of 24' clear warehouse
- ✓ Only 2 rows of columns, 26' spread
- ✓ 4 docks & 1 drive-in door
- ✓ Office space and restrooms built out with AC

PRICE REDUCED

CONTACT

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PROPERTY INFORMATION

Acreage	11.77
Number of Stories	1
Year Built	1940 (This building 1999)
Roof Construction	Rubber
Heat Type & Fuel	FHA, Air Rotation, Modine, Gas
Air Conditioning	CAC in Office Area
Floor Construction	Concrete
Ceiling Height	24'
Sprinkler System	Wet
Parking	400 Paved, On-site
Power	3-Phase, 1,200A, 480V
Docks	4
Drive-Ins	1

GENERAL INFORMATION

Parcel ID	01-28-006-0045-000
Availability	July 1, 2026
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

The property is located on the south side of South Street, at the intersection with South Fourth Street, in McSherrystown Borough, Adams County, PA.

NOTES

The available space consists of 53,070 SF of 24' clear industrial/warehouse space, with 4 dock doors and 1 drive in door. Multiple offices built out with 2 restrooms.

This space is its own building connected to the other building via an enclosed walkway, with plenty of parking. Very clean, open high bay space offered at a reasonable rate.

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	\$0.50 SF
Electric	Tenant – Billed by Landlord
Gas	Tenant – Billed by Landlord
Water	Tenant – Billed by Landlord
Sewer	Tenant – Billed by Landlord
Refuse	Tenant
Janitorial	Tenant
HVAC Maint.	Tenant
Repairs Int.	Tenant
Repairs Ext.	Landlord
Roof/Structure	Landlord
Lawn/Snow	Landlord
Parking Maint.	Landlord
Sprinkler Maint.	Landlord
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



Available Space – 53,070 SF

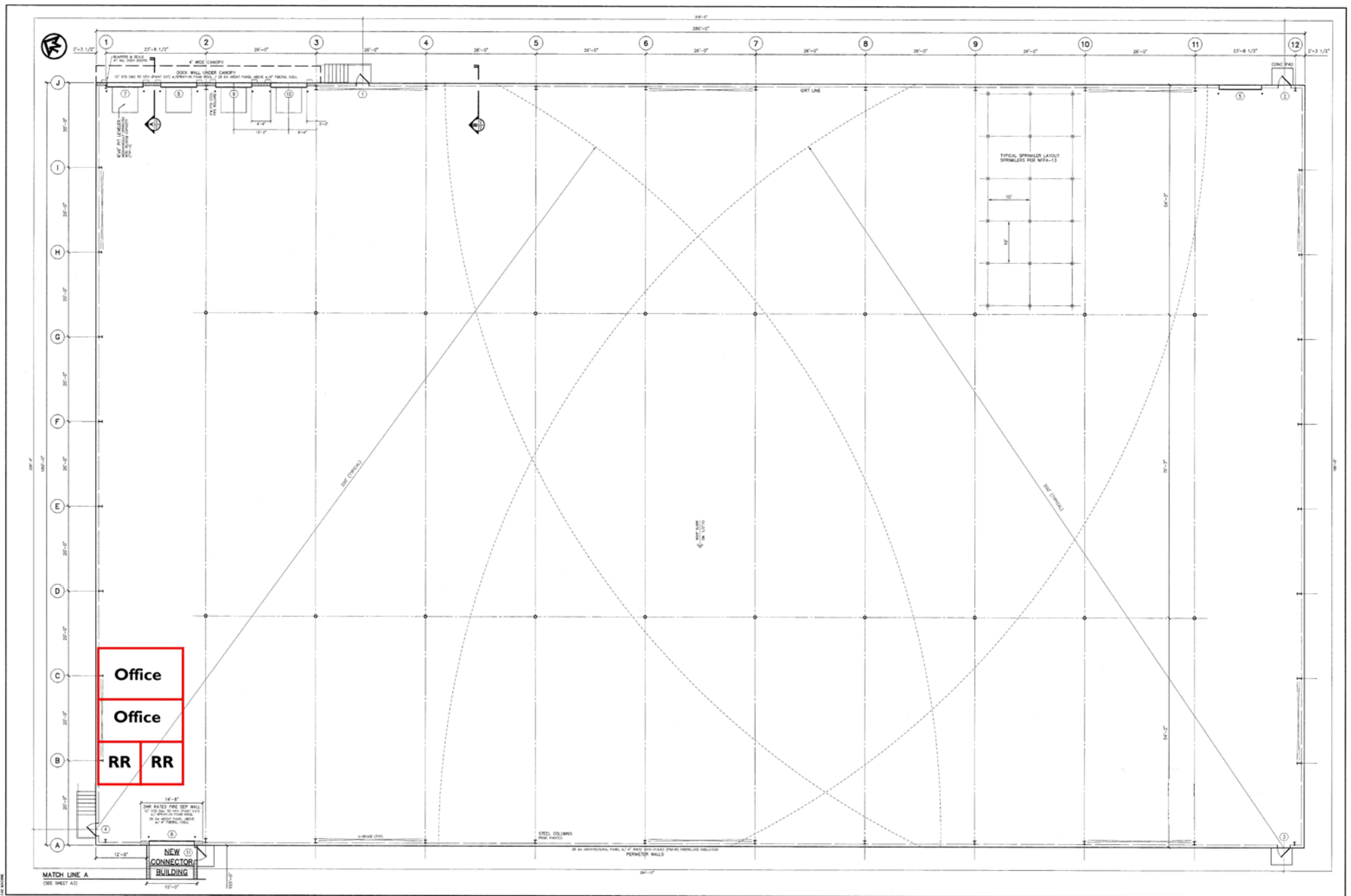
221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Floor Plan – Available Space – 53,070 SF

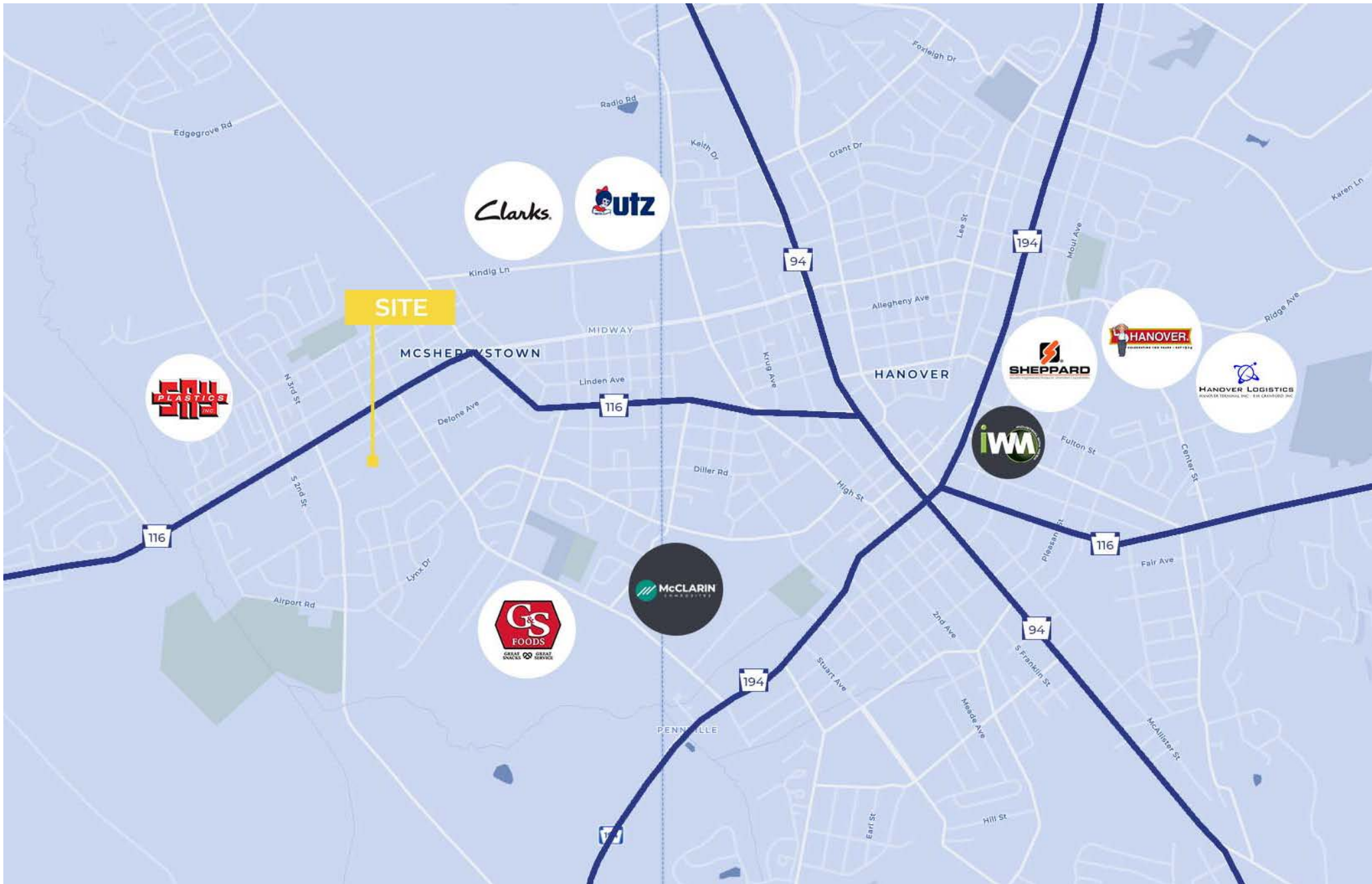
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Aerial

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