



INDUSTRIAL PROPERTY WITH IOS AVAILABLE

20 WILLOW SPRINGS CIR | YORK, PA 17406



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(717) 731.1990





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**INDUSTRIAL PROPERTY W/ IOS
AVAILABLE**



OFFERING SUMMARY

Sale Price	\$2,595,000
Lease Rate	Negotiable
Building Size	36,550 SF
Price per SF	\$71.00
Lot Size	3 Acres
County	York
Municipality	Manchester Twp
Zoning	Industrial District
Business Park	Willow Springs Industrial Park

PROPERTY HIGHLIGHTS

- Excellent opportunity to acquire a 36,550 SF flex warehouse space in Willow Springs Industrial Park
- Property offers large paved lot which can be fenced and used for outdoor storage or equipment yard
- Adjacent to new two-building 673,920 SF new construction class A industrial project
- Located just off  with easy access to:   PA Turnpike   
- Join corporate neighbors UPS, Starbucks, GameStop, W.B. Mason, Johnson Controls, Ollies, UNFI, Schindler Elevators, Americold, GlaxoSmithKline, Bunzl, Maple Press, Penske, Republic Services, OSM Worldwide, IFCO, Mary Kay, York Barbell, Conagra, A. Duie Pyle, DHL, ESTES, LKQ, and Red Lion Controls.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Property Address	20 Willow Springs Cir York, PA 17406
Property Type	Flex Industrial with IOS
Lot Size	3 AC
Available SF	36,550 SF
Building Size	36,550 SF
Ceiling Height	10' - 12' to bottom of joist (Potential for 18' - 22')
Dock Doors	Expandable
Drive-in Doors	1- Expandable
Foundation	Concrete Masonry
Construction	Concrete Block/Stucco
Roof	Metal Deck w/ Rubber Membrane
Heat	Heat Pump
Electric	3-Phase
Water/Sewer	Public
Signage	Available
Submarket	Northern York
County	York
Municipality	Manchester Township
Zoning	Industrial District
Business Park	Willow Springs Industrial Park
APN	36-000-MH-0026.M0
Taxes	\$34,652.62 (2026)



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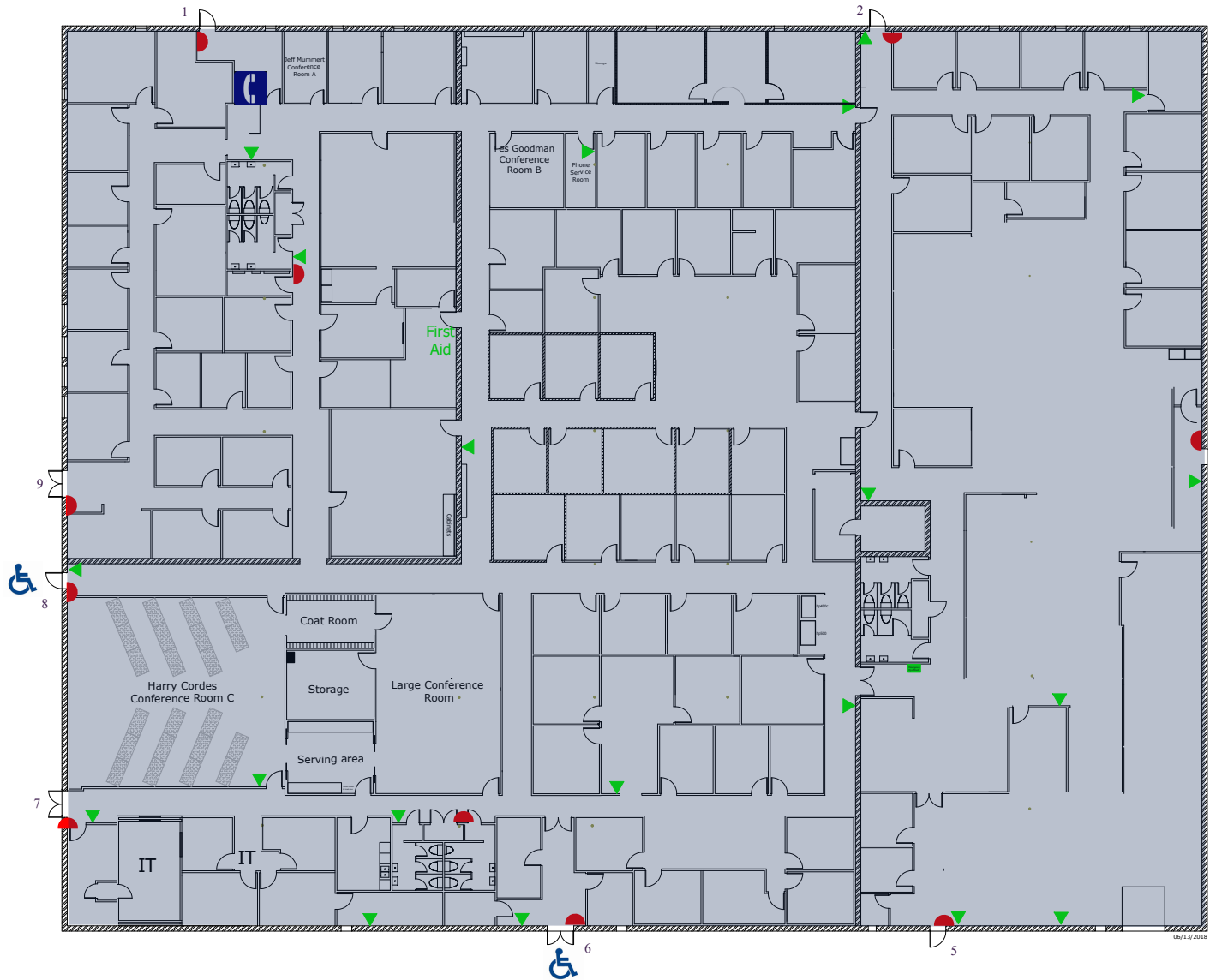
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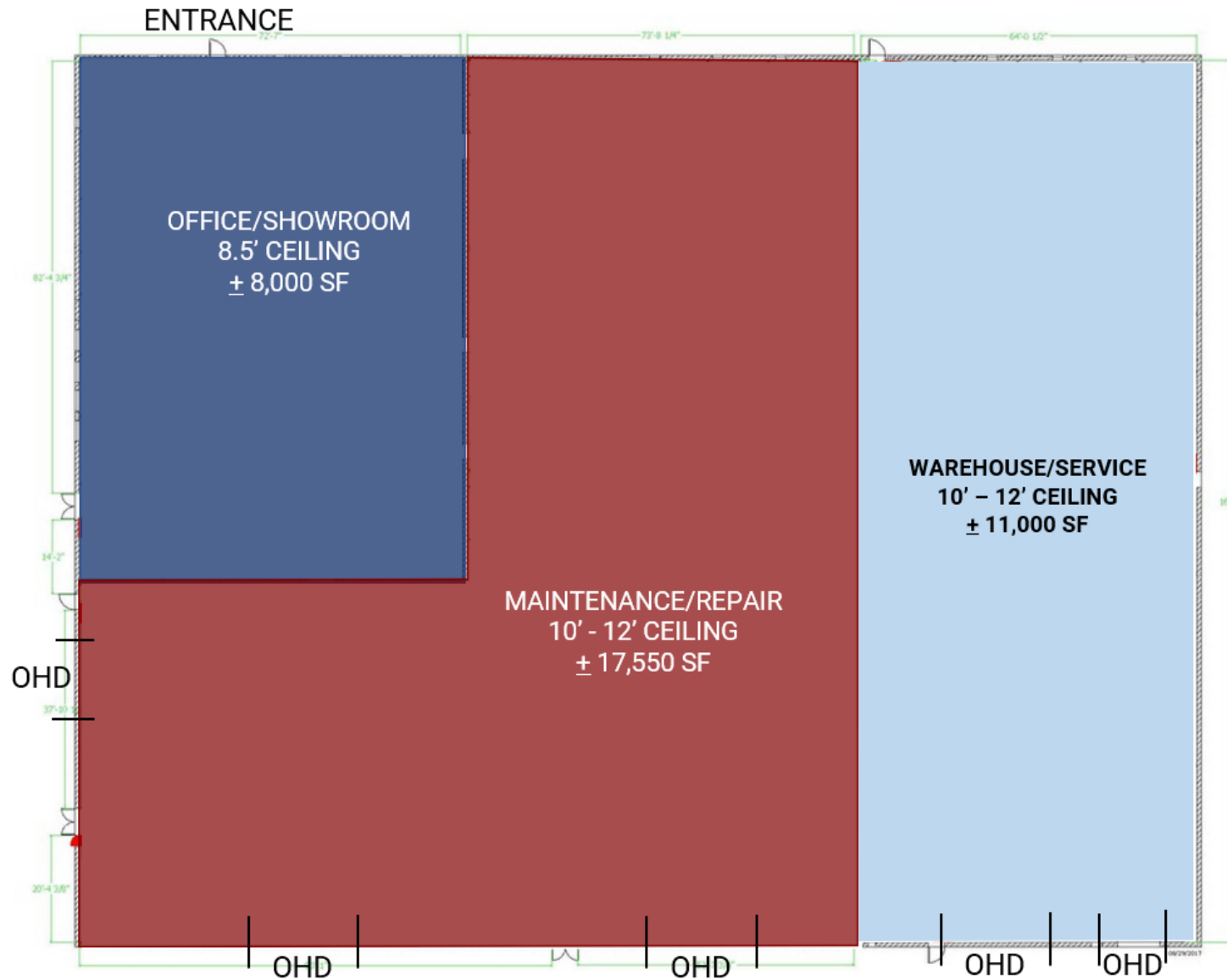
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FLOORPLAN



06/13/2018

PROPOSED FLOORPLAN





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AERIAL



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LOCAL MAP



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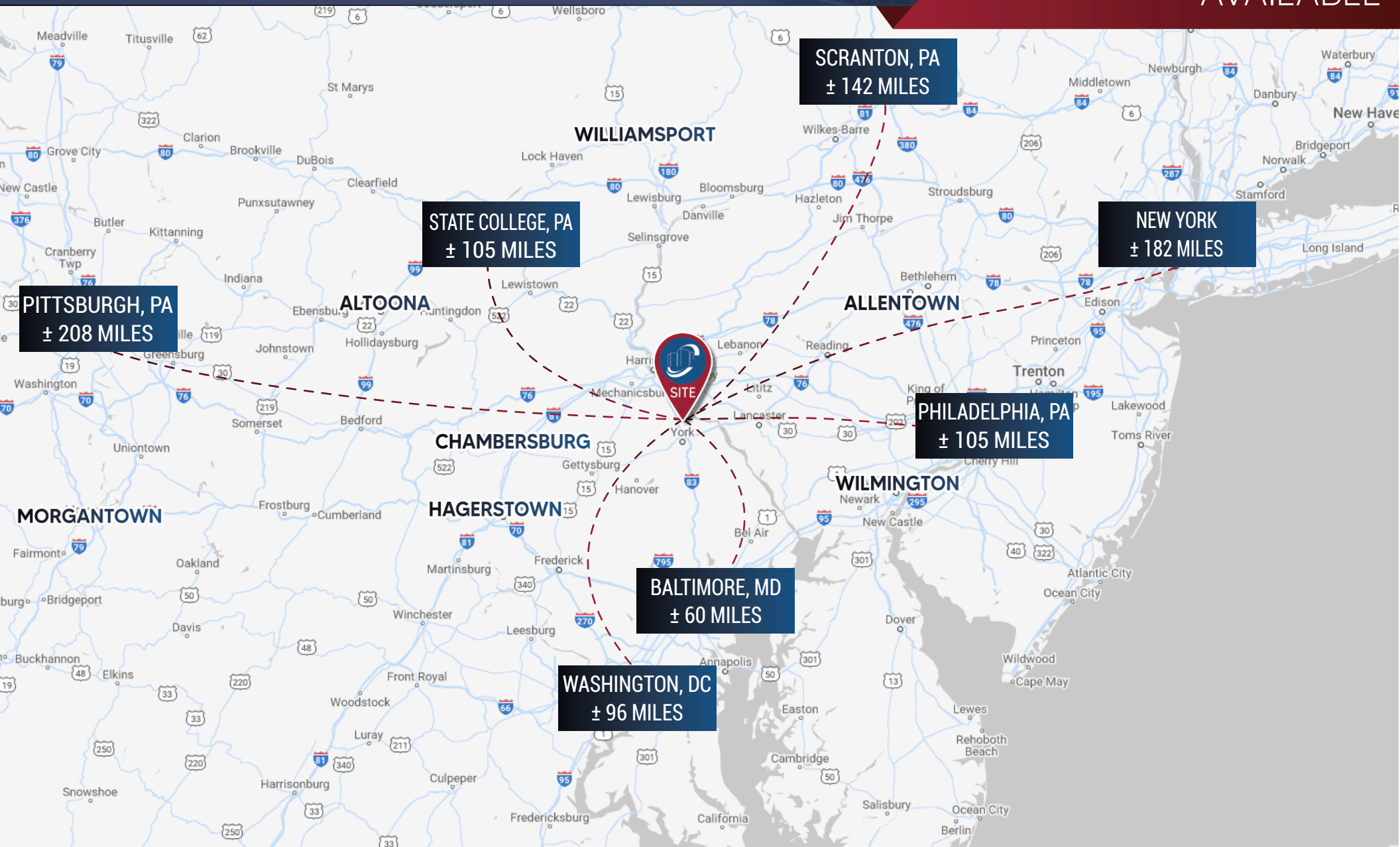
LOCATION MAP





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AREA OVERVIEW

YORK COUNTY: York county is in southern Pennsylvania and is bordered to the northeast and east by the Susquehanna River, to the south by Maryland, and to the northwest by Yellow Breeches Creek. It consists of a hilly piedmont region that rises to the Blue Ridge Mountains in the northwest.

Founded in 1741, the city of York (the county seat) in one of the oldest European settlements west of the Susquehanna River in Pennsylvania. The county was formed in 1748 and was named James, duke of York and Albany (later King James II). The Continental Congress passed the Articles of Confederation in York while it was the national capital during the British occupation of Philadelphia (Sept. 30, 1777 - June 27, 1778). The county was known for its fabricated metal products, notably the Pennsylvania rifle in the late 18th century, the nation's first iron steamboat in the early 19th century, and automobiles in the early 20th century. The principal boroughs are Hanover, Red Lion, West York, and Dallastown.



TOP EMPLOYERS

- YORK HOSPITAL
- FEDERAL GOVERNMENT
- WELLSPAN MEDICAL GROUP
- WAL-MART ASSOCIATES INC
- COUNTY OF YORK

HIGHER EDUCATION

- YORK COLLEGE OF PENNSYLVANIA
- HARRISBURG AREA COMMUNITY COLLEGE- YORK
- PENN STATE YORK
- HARRISBURG UNIVERSITY
- LEBANON VALLEY COLLEGE

YORK COUNTY 2026

DEMOGRAPHICS



473,000
POPULATION



\$84,800
AVERAGE
HOUSEHOLD
INCOME



181,583
HOUSEHOLDS



228,367
EMPLOYEES

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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.