

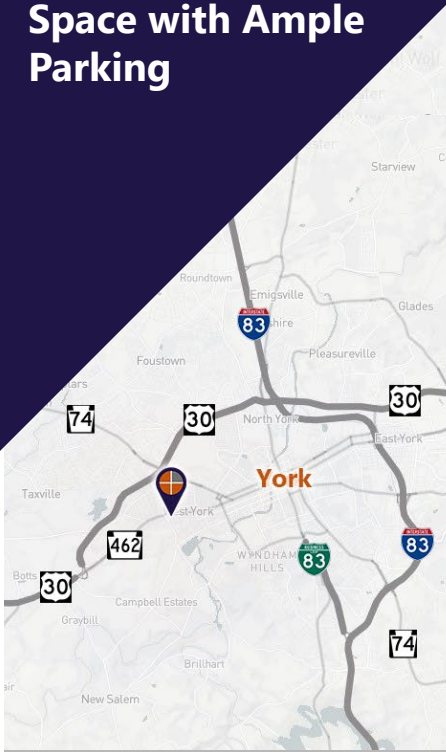


FLEXIBLE OFFICE SPACE FOR LEASE

West Manchester Township | York County

3151 W Market St, York, PA 17404

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



Benjamin Chiaro, CCIM
Cell: 717.863.3316
ben@truecommercial.com

Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

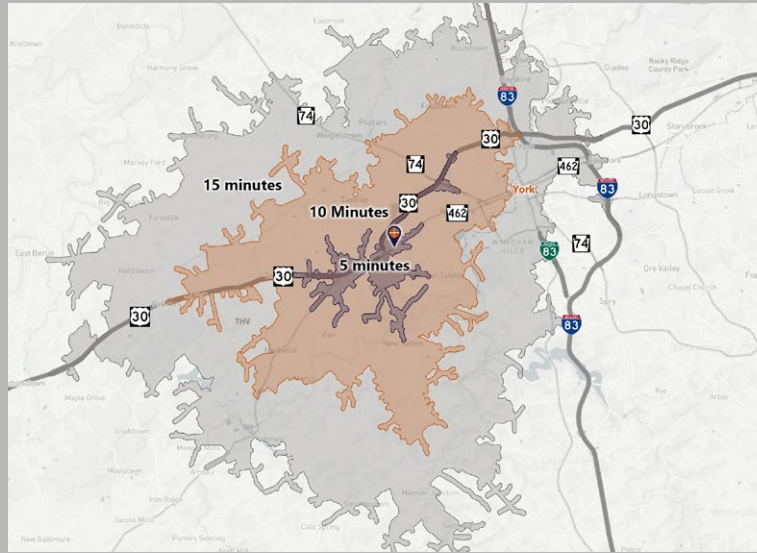


INDUSTRIAL WAREHOUSE BUILDING

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:..... I-2 Light Industrial Zone
- 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

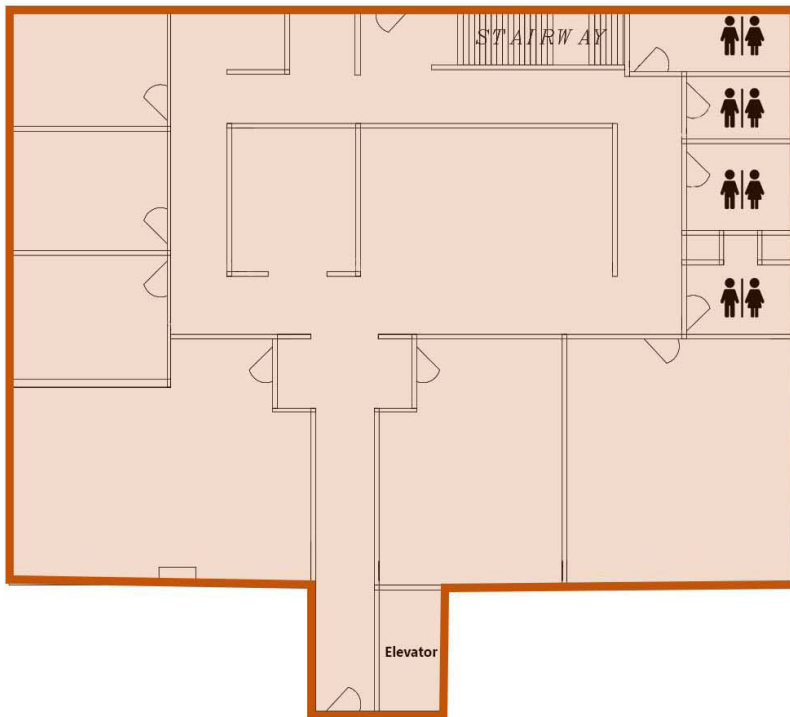
- W. Market St./Route 462:..... 8,548 VPD
- RT 30/Lincoln Hw East:..... 15,080 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

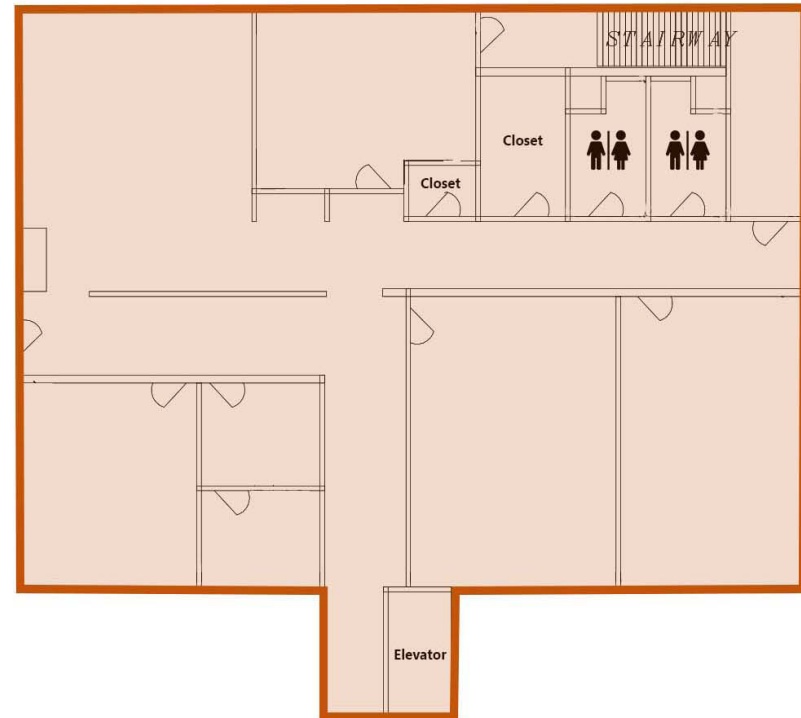


3151 W MARKET | FLOOR PLAN

First Floor



Basement



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



3151 W MARKET | INTERIOR PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



ESTABLISHED REGIONAL AREA MAP



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.