



AVAILABLE FOR
IMMEDIATE OCCUPANCY

FOR SALE OR LEASE

841 VOGELSONG ROAD, YORK, PA 17401

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PROPERTY SUMMARY

Landmark Commercial Realty is pleased to present 841 Vogel song Road, a well-maintained office building offered for sale or for lease in the heart of the York market. Now delivered fully vacant, the property provides a rare opportunity for an owner-user, investor, or tenant to secure high-quality space with immediate occupancy.

Constructed in 1997 with durable masonry and upgraded in 2022, the building offers flexibility for a single occupant or multi-tenant layout in a strong corporate corridor.

PROPERTY HIGHLIGHTS

- Now Vacant – Immediate occupancy for owner-user or tenant
- Flexible layout for single-user or multi-tenant occupancy
- Ideal for owner-user, investor, or leasing tenant
- Recent capital improvements (2022)
- Surrounded by a diverse mix of corporate neighbors

LOCATION HIGHLIGHTS

- Strong visibility and access near Loucks Road corridor
- Immediate access to Route 30 (Arsenal Road) with connectivity to I-83 and the greater South Central PA region
- Easy commute to Harrisburg, Lancaster, and Baltimore markets

OFFERING SUMMARY

Building Size	19,764 SF
Sale Price	\$1,980,000
Lease Rate	\$12.00 per SF/yr
Lease Type	NNN
Zoning	EC - Employment Center
Municipality	City of York
County	York County

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

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PROPERTY DETAILS

Building Size	19,764 SF
Lot Size	2.16 AC
Building Class	B+
Tenancy	Single or Multi-tenanted
Number of Floors	1
Restrooms	2
Parking	104 Spaces
Year Built / Renovated	1997/2022

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Asphalt Shingle
Lighting	Flourescent
Heating/Cooling	Forced Hot Air / Central AC
Parking	104 Spaces
Security	Yes
Signage	Yes

MARKET DETAILS

Cross Streets	Vogelsong Rd & Borom Rd
Traffic Count on 	26,870 ADT
Municipality	York City
County	York County
Zoning	EC: Employment Center
Limitations	None

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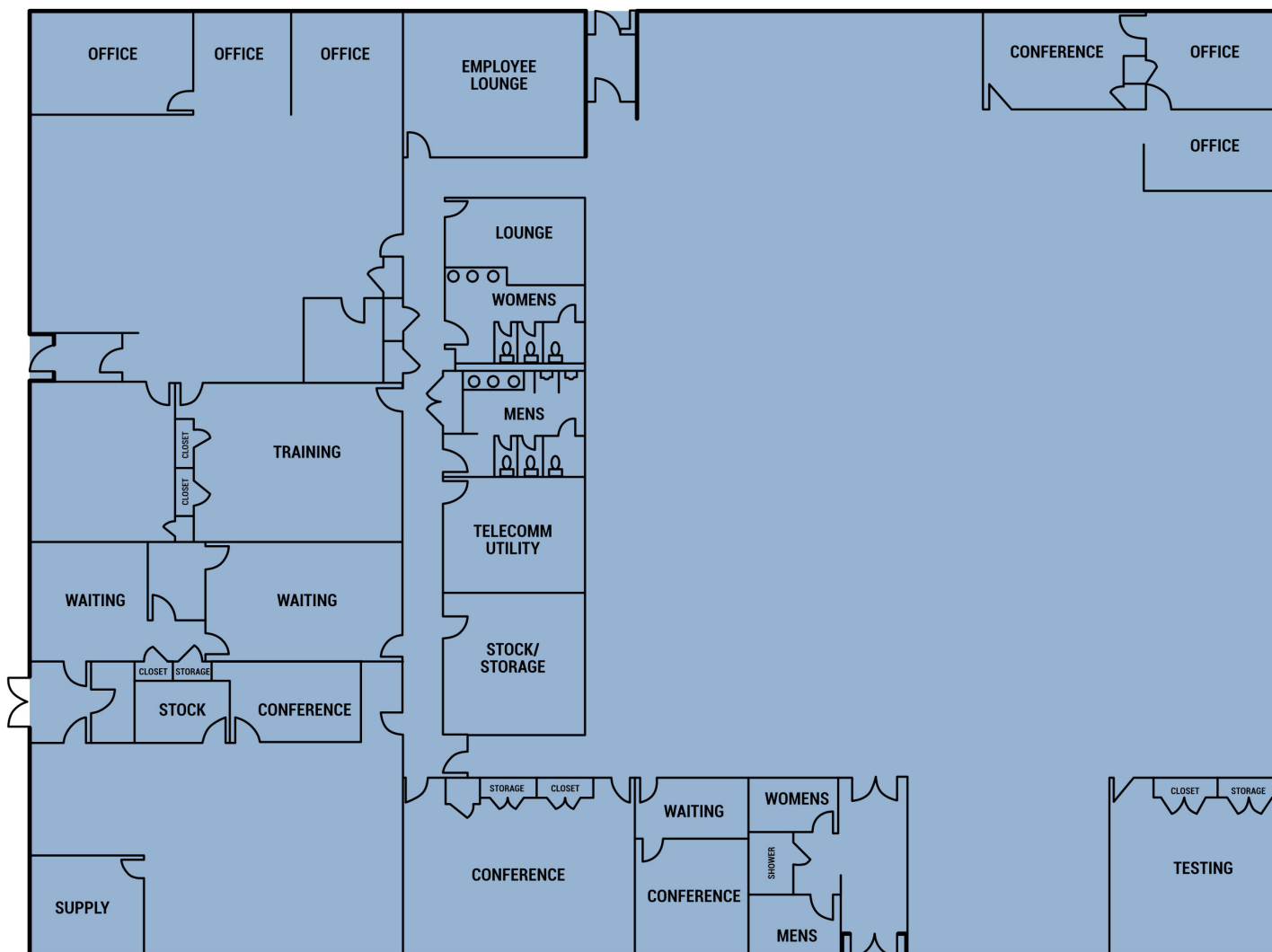
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BUILDING FLOOR PLAN

841 Vogelsong Road offers multiple paths to value-occupy:

- Owner & Occupier
- Single Tenant Lease
- Multi-tenant redevelopment





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ADDITIONAL IMAGES



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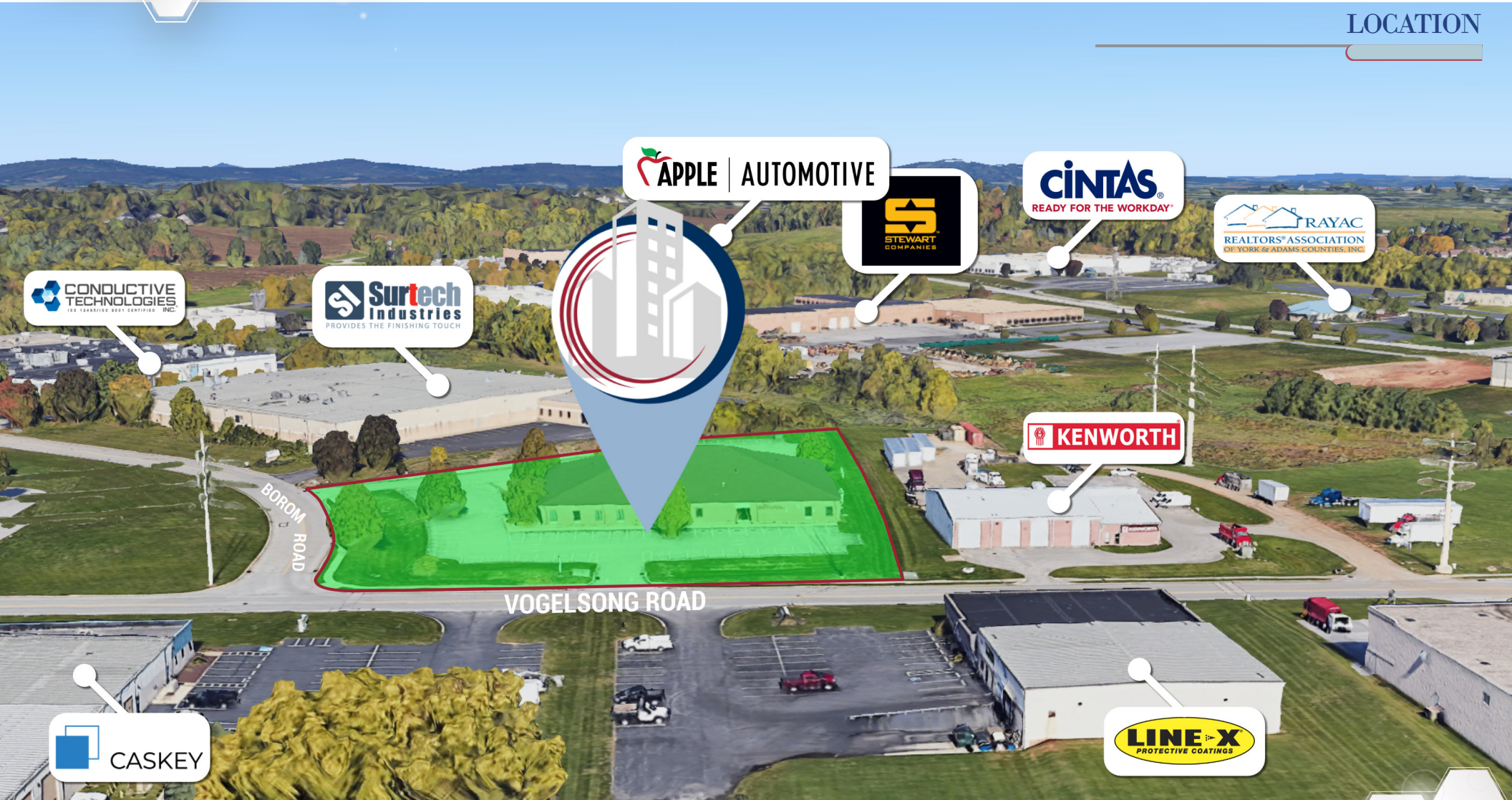


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AREA



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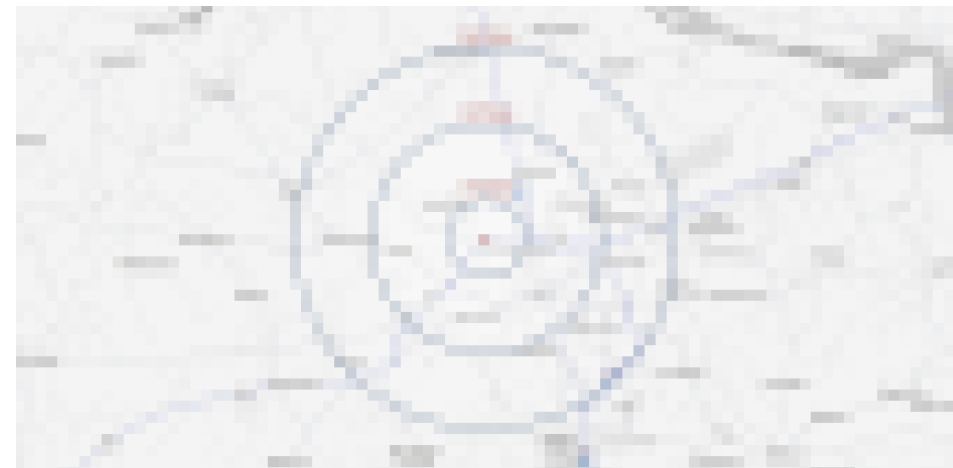
DEMOGRAPHICS & LOCATION OVERVIEW

York County is ideally positioned in the heart of south-central Pennsylvania, offering convenient access to major East Coast markets. Located just north of Baltimore along Interstate 83, the region connects to I-95, I-495, and I-695, placing Philadelphia, Harrisburg, Baltimore, Washington, D.C., and New York City all within a manageable drive.

This strategic location has helped York evolve into a dynamic manufacturing and business hub. The area is home to a diverse base of nationally recognized companies including Harley-Davidson, Voith Hydro, BAE Systems, Utz Brands, and Snyder's of Hanover, among others. A strong presence of corporate headquarters, healthcare systems, financial services firms, and distribution operators continues to support long-term economic stability and growth.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,739	93,135	150,736
Households	3,003	36,158	59,199
Average Household Income	\$84,578	\$91,411	\$99,824
Businesses	332	3,252	5,410
Employees	4,770	45,275	74,058



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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 or 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.

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