

FOR LEASE

Brickyard Junction Industrial Park

Brickyard Junction – 125 Frock Drive | New Oxford, PA 17350

Available SF: 34,704

Zoning: Industrial

Oxford Township

Adams County

\$10.95/SF NNN

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PROPERTY HIGHLIGHTS

- ✓ Lease Flexibility – Brickyard Junction Industrial Park consists of 38,223 SF with 34,704 SF currently available for lease, individually or collectively
- ✓ On-site fueling, a truck scale, and engine block heating stations are already in place — amenities that would require significant capital investment and permitting to replicate elsewhere
- ✓ 8.5 fully paved acres provides outdoor staging, maneuvering, and overflow storage
- ✓ The Main Building is equipped with 10 drive-in doors, a drive-through wash bay, radiant floor heat, and 800A/3-phase power — built to handle the demands of fleet service and maintenance operations
- ✓ 11,550 SF standalone warehouse with 6-truck docks and ramped drive-in door. Building is ideal for warehousing and distribution needs

CONTACT

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PROPERTY INFORMATION

Acreage	8.5 leasable acres
Number of Stories	2
Year Built	1963
Roof Construction	Metal
Heat Type & Fuel	Varies
Air Conditioning	Varies
Floor Construction	Concrete
Ceiling Height	Varies
Sprinkler System	N/A
Daily Traffic Count	17,635 (Rt 30) 17,650 (Rt 94)
Parking	130+ Paved, On-site
Power	Varies
Docks	6
Drive-Ins	17

GENERAL INFORMATION

Parcel ID	35K11-0136---000
Availability	Immediate
Sewer	Public
Water	Public
Gas	Public
Electric	Public

LOCATION DESCRIPTION

Well positioned and easily accessible via Route 30 and Route 94.

NOTES

Brickyard Junction Industrial Park is a multi-building industrial complex totaling approximately 38,223 SF with 34,704 SF currently available for lease, individually or collectively, and situated on ±8.5 paved acres.

The property features a combination of warehouse, auto garages, and truck maintenance buildings supported by a large amount of paved yard space. Additionally, fueling infrastructure, truck scale, engine block heating stations are on-site. If a tenant would request to use any of these systems, tenant will be responsible, repairs, maintenance and cost of compliance.

Available Buildings (Leasable Individually or Collectively)

EXPENSE RESPONSIBILITY

CAM, Taxes, Ins.	TBD
Electric	Tenant – Direct
Gas	Tenant – Direct
Water	Tenant – Direct
Sewer	Tenant – Direct
Refuse	Tenant – Direct
Janitorial	Tenant – Direct
HVAC Maint.	Tenant – CAM
Repairs Int.	Tenant – CAM
Repairs Ext.	Landlord
Roof/Structure	Landlord
Lawn/Snow	Tenant – CAM
Parking Maint.	Tenant – CAM
Sprinkler Maint.	N/A
Contents/Liability Ins.	Tenant – Direct
Fire Ins.	Tenant – CAM
RE Taxes	Tenant – CAM



Main Building 1st & 2nd Floor

- 20,332 SF
- Two-story office space
- 10 drive-in doors, including five drive-through bays and one drive-through wash bay
- 16' clear height
- 800 amp/208V/Three Phase
- Radiant floor shop heat & fully air-conditioned

Outbuilding 1

- 11,550 SF
- Warehouse served by six 9' x 9' truck docks, & one 10' x 10' ramped drive-in door
- 50' truck apron
- T-5 lighting
- 240V/Single Phase
- 20' x 50' column spacing, 23' ceiling height at center & 16' 6" at eave
- Air compressor

Outbuilding 2

- 1,212 SF
- Four bay auto garage
- Four 8' x 8' drive-in doors
- Heated by electric heat pump

Outbuilding 3

- 1,610 SF
- Two bay truck maintenance garage
- Wood truss free-span construction
- Two 12' x 14' drive-in doors
- 25' x 29' storage mezzanine
- Exhaust fans
- Concrete floors

Brickyard Junction – Building Structures

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Main Building



Main Building



Main Building



Main Building

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Outbuilding 1



Outbuilding 2



Outbuilding 1



Outbuilding 2

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Outbuilding 3



Fueling Station & Scale House



Outbuilding 3



Fueling Station & Scale House

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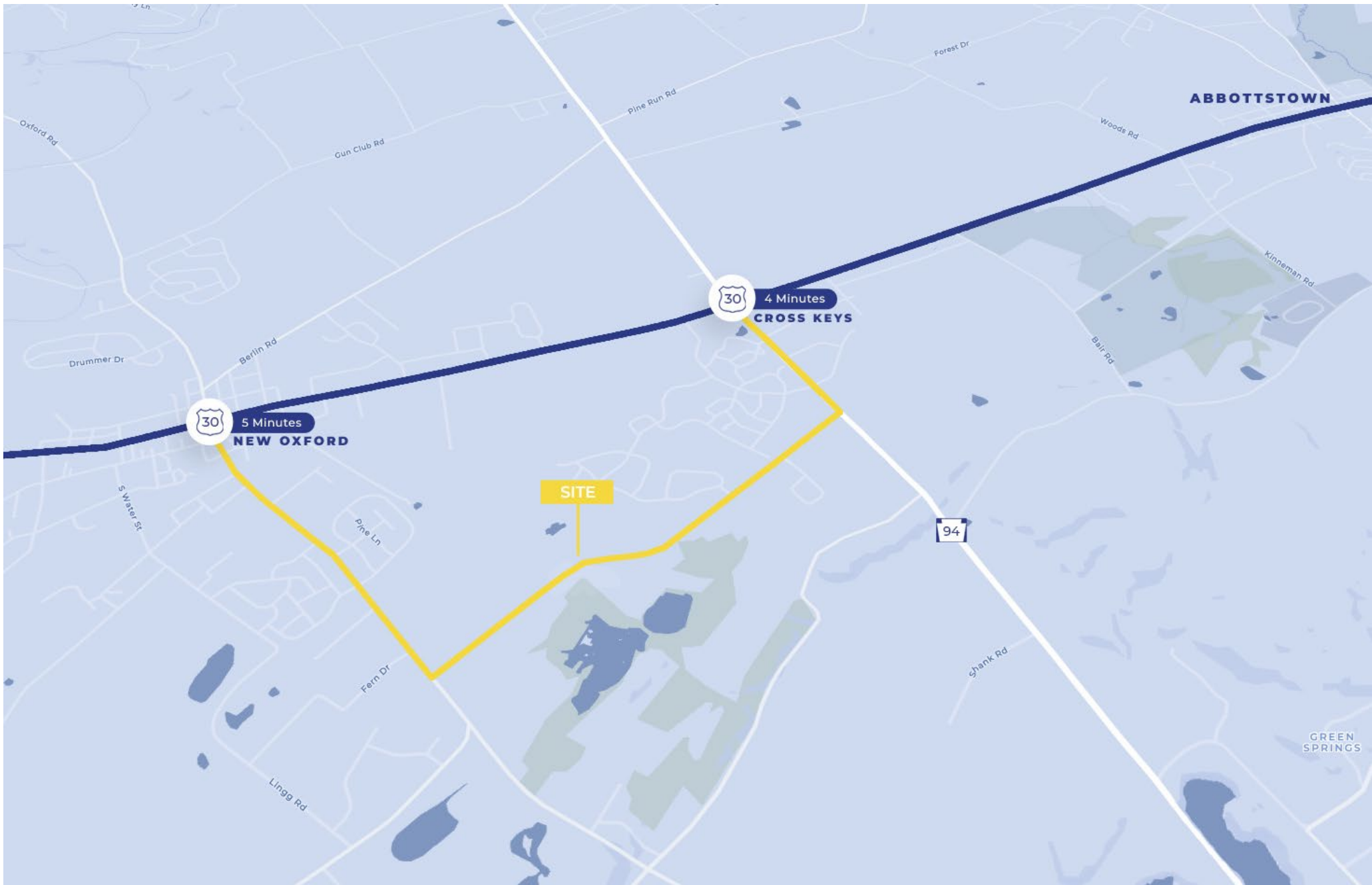
Trailer Drop – Concept Plan

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Brickyard Junction – 125 Frock Dr., New Oxford | Location & Highway Access

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