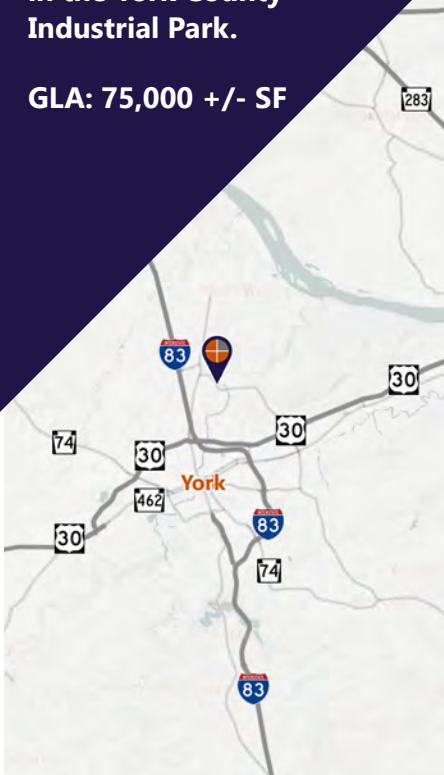


FOR LEASE

Warehouse space located
in the York County
Industrial Park.

GLA: 75,000 +/- SF



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blaze@truecommercial.com

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

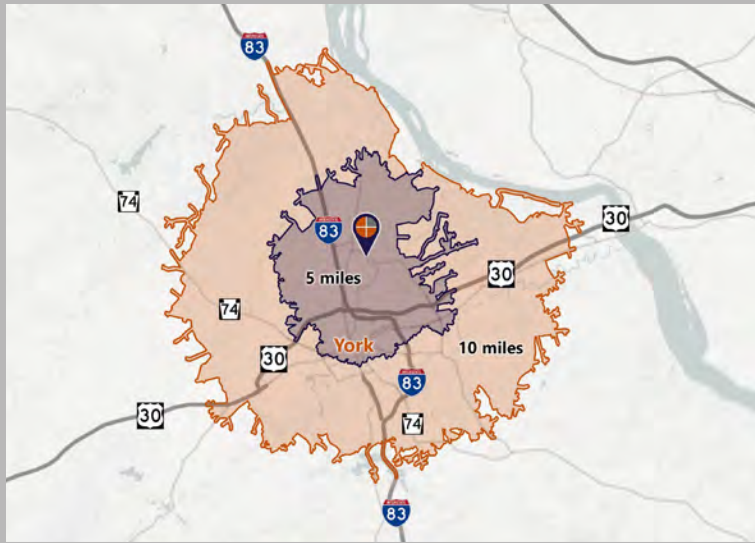
INDUSTRIAL WAREHOUSE SPACE

DEMOGRAPHICS

| Point | Distance (miles) | Travel Time (minutes) |
|--|------------------|-----------------------|
| Interstate-83 (Exit 24) | 2.3 | 7.0 |
| Interstate-83 / Route 30 Split | 2.9 | 7.0 |
| PA Turnpike Harrisburg West | 17.6 | 24.0 |
| Harrisburg International Airport | 27.4 | 33.0 |
| Interstate-83 / Interstate-81 Split | 28.8 | 35.0 |
| Baltimore / Washington International Airport | 70.7 | 72.0 |

| Demographics | 365 Emig Rd. York, PA | |
|---------------------------------------|-----------------------|--------------|
| | 5 miles | 10 miles |
| Total Population | 82,396 | 213,152 |
| Population Density (Pop per Sq. Mile) | 2,054.0 | 1,265.8 |
| Total Households | 32,016 | 82,018 |
| Per Capita Income | \$26,561 | \$30,665 |
| Average Household Income | \$68,520 | \$78,928 |
| Total (SIC01-99) Businesses | 3,878 | 7,218 |
| Total (SIC01-99) Employees | 63,301 | 116,023 |
| Total (SIC01-99) Sales (\$000) | \$10,893,893 | \$18,582,713 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Site is a 75,000 SF industrial warehouse space available for lease. This includes 2,500 SF of office space, eight (8) loading docks, and one (1) drive-in door. The building has 24 ft. ceilings, a sprinkler system, and a large parking field. All this and located within easy access to Interstate-83 and Route 30.

Warehouse space can be demised to 37,500 SF.

PROPERTY DETAILS

- Total Building Size:.....75,000 SF
- Industrial Type:..... Warehouse
- Lease Rate:.....\$7.95/SF/NNN
- Lease Terms:.....Negotiable
- NNN Costs:.....\$1.65/SF
- Warehouse Space SF:.....72,500 SF
- Office Space SF:..... 2,500 SF
- Date Available:.....September 2026
- Zoning:.....Industrial District
- Land/Lot Size:..... 7 Acres
- Parking:.....Ample Parking
- Year Built:..... 1999
- Roof Type:.....Standing Seam Metal
- Construction:.....Masonry
- Ceiling Height:.....24 ft.
- Loading Docks:..... 8 ext.
- Drive-In Doors:..... 1
- Sprinkler System:.....Yes
- Heating:..... Natural Gas, Tower Heaters
- Cooling:..... Central Air in Office, Large Fans
- Electric:.....200 AMP, 3 Phase
- Water/Sewer:.....Public

TRAFFIC COUNTS

- Emig Road:..... 10,164 VPD
- N. George St./Route 181:..... 14,712 VPD
- Church Road/Route 238:..... 14,712 VPD
- Interstate-83:.....50,028 VPD

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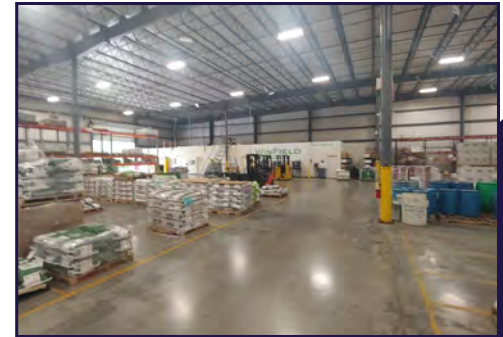
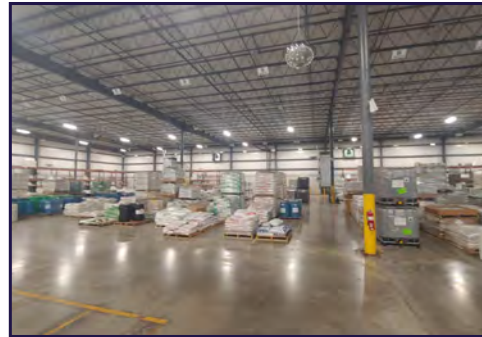
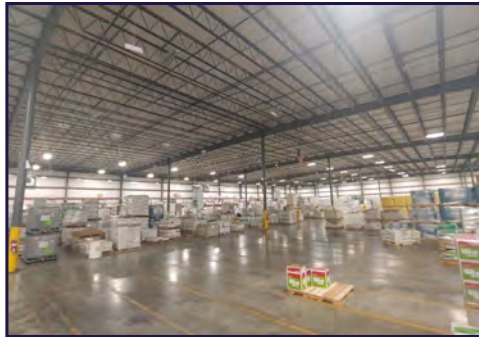
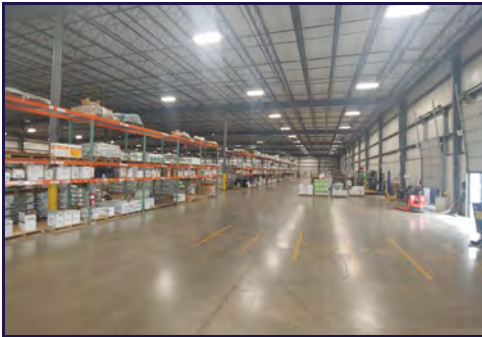
ESTABLISHED REGIONAL COMPETITION MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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