

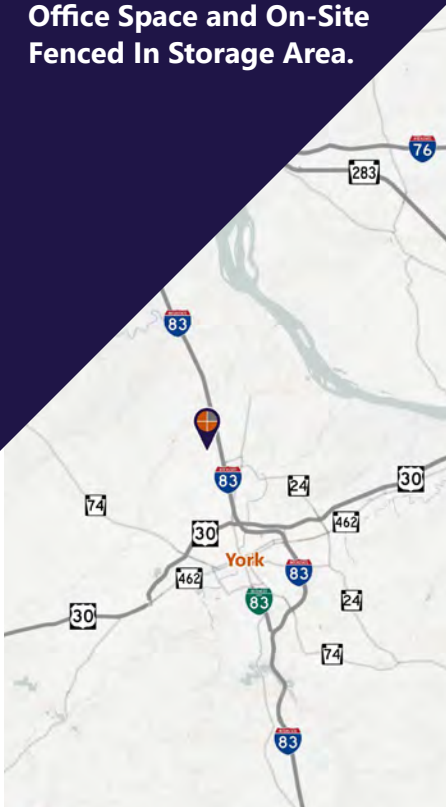
WAREHOUSE WITH OFFICE SPACE

Manchester Township | York County

3430 Woodbridge Court York, PA 17406

FOR LEASE

12,800 SF Warehouse with
Office Space and On-Site
Fenced In Storage Area.



Ben Chiaro, CCIM
Cell: 717.683.3316
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

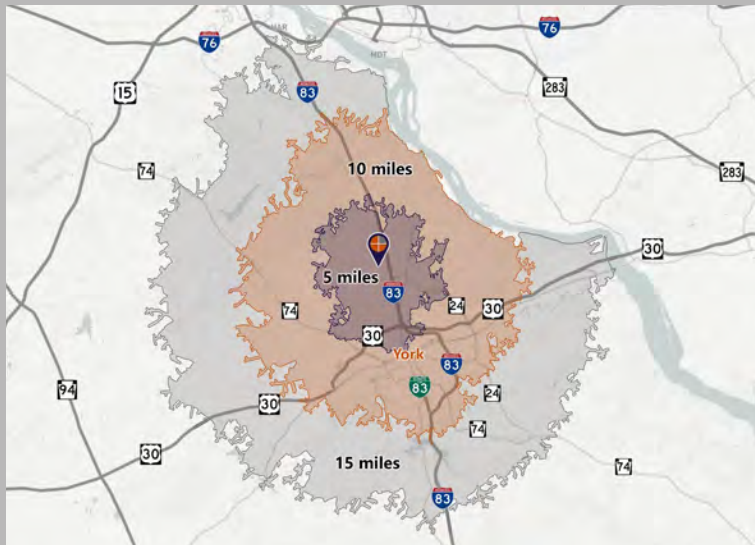
WAREHOUSE WITH OFFICE SPACE

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83	1.6 miles	5.00 min.
Interstate-83/Route 30 Interchange	4.4 miles	9.00 min.
PA Turnpike Harrisburg East Interchange	17.2 miles	20.00 min.
Harrisburg International Airport	26.7 miles	31.00 min.
Interstate-83/Interstate-81 Interchange	28.6 miles	32.00 min.
Route 30/Route 222 Interchange	29.5 miles	39.00 min.
Interstate-83/Interstate-695 Maryland	48.9 miles	50.00 min.

Demographics	Woodbridge Ct. York, PA 17406		
	5 miles	10 miles	15 miles
Total Population	43,731	201,483	308,616
Total Daytime Population	53,168	220,142	299,614
Total Households	17,355	78,677	121,362
Per Capita Income	\$43,130	\$38,646	\$39,856
Average Household Income	\$108,963	\$98,362	\$101,074
Total (SIC01-99) Businesses	1,516	6,812	9,115
Total (SIC01-99) Employees	26,473	104,059	128,155

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This industrial warehouse building encompasses a total of 12,800 SF, featuring 2,800 SF dedicated to finished office space. Situated within the Farmbrook Industrial Park, this property benefits from its prime location in York County, which provides seamless access to major transportation routes, including Interstate-83 and US Route 30.

Nestled on a 1.85-acre lot, the facility includes a secure, fenced area ideal for outdoor storage or additional vehicle parking, ensuring both convenience and safety for your operation. The warehouse, designed with a free-span layout, boasts a brand-new rubber roof. Furthermore, the entire building is fully climate-controlled, providing a comfortable working environment suitable for a variety of industrial activities.

PROPERTY DETAILS

- Total Building Size:..... 12,800 SF
- Lease Rate:.....\$8.50/SF/NNN
- Lease Terms:.....Negotiable
- NNN Cost:.....\$2.63/SF
- Industrial Type:..... Warehouse
- Zoning:..... Industrial
- Land/Lot Size:..... 1.85 acres
- Date Available:.....November 1, 2025
- Warehouse Space SF:.....10,000 SF
- Office Space SF:..... 2,800 SF
- Parking:..... 13 spaces, plus fenced lot
- Year Built:..... 1991
- Roof Type:..... Rubber
- Roof Age:..... 2025
- Construction:..... Steel / Masonry
- Clear Height:..... 16 ft. 9 in.
- Column Spacing:..... 24' -25'
- Loading Docks:.....2
- Drive-In Doors:..... 1
- Heating:..... Gas FWA
- Cooling:..... Fully Conditioned
- Electric:..... Met-Ed
- Water:..... Public
- Sewer:..... Public

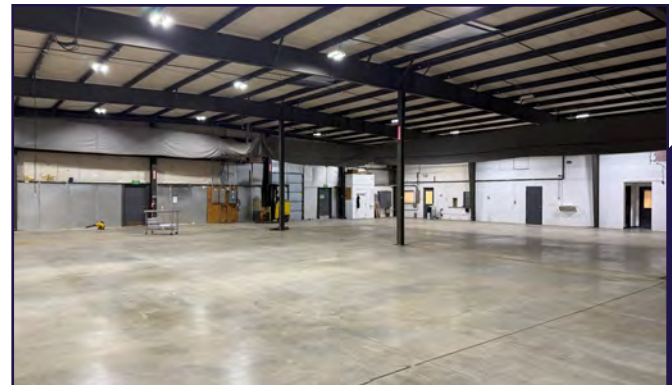
TRAFFIC COUNTS

- N. Susquehanna Trail:..... 13,378 VPD
- Interstate-83:.....51,353 VPD

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INTERIOR PHOTOS



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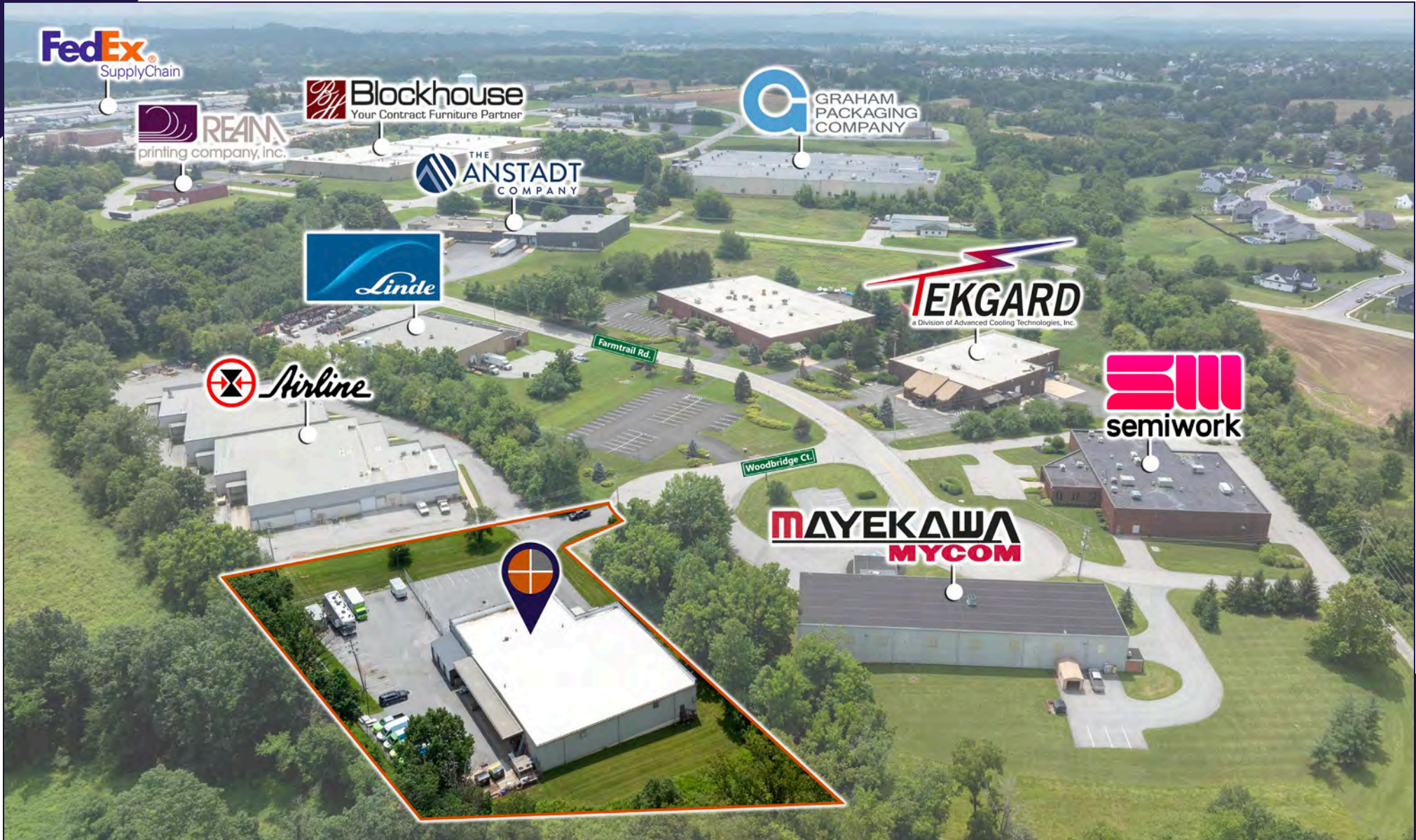
AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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