

FOR SALE

# Flex Office/Industrial

391 Greendale Road | York, PA 17403

Available SF: 17,836 (per public records)

Zoning: Commercial (C)

Spring Garden Township

York County

\$950,000

**ROCK**  
COMMERCIAL REAL ESTATE

## PROPERTY HIGHLIGHTS

- ✓ Excellent mix of professional office and industrial space
- ✓ 28 on-site parking spaces
- ✓ 3 Phase power
- ✓ 3 drive-in doors
- ✓ Building is fully air conditioned
- ✓ Property is conveniently located near the I-83/Queen Street interchange.

## CONTACT

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## PROPERTY INFORMATION

Acreage	0.86
Number of Stories	2
Year Built	1964
Total GLA	17,836 SF (per public records)
Roof Construction	Flat, Rubber
Heat Type & Fuel	Gas FHA & Modine
Air Conditioning	CAC
Floor Construction	Concrete
Ceiling Height	8'9"
Sprinkler System	N/A
Daily Traffic Count	15,417 ADT - from Queen St
Parking	28 Paved On-Site
Elevators	Freight – 4,000 lbs. capacity
Power	3 Phase, 240V, 400A
Docks	None
Drive-Ins	3 Total – 1 - 9'x10', 1 - 10'x8', & 1 - 8'x8'

## GENERAL INFORMATION

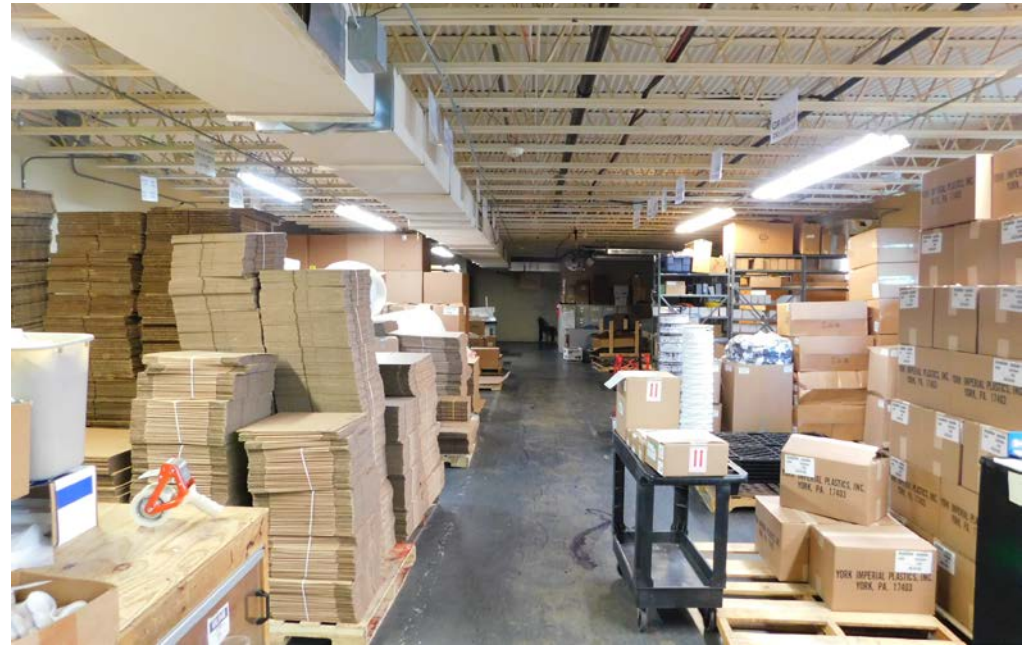
Parcel ID	67-48-000-23-0152-C0-00000
Availability	Subject to current Lease expiring 7/31/2025.
School Tax	\$14,571.27
County Tax	\$3,567.73
Municipal Tax	\$2,343.82
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

## LOCATION DESCRIPTION

Conveniently located near the I-83 Queen St exit. In close proximity to both York College and York Hospital.

## NOTES

Flex office and industrial facility available right off South Queen Street. Good mix of professional office and warehouse/shop space. On-site, paved parking lot with 28 spaces. 3 Phase power to the property and multiple drive-in doors.



## Interior Pictures

221 W Philadelphia St | Ste 19  
York, PA 17401

313 W Liberty St | Ste 117  
Lancaster, PA 17603

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## Exterior Pictures

221 W Philadelphia St | Ste 19  
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## Site Aerial

221 W Philadelphia St | Ste 19  
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## Highway Access Aerial Map

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