



INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE

1499 E PHILADELPHIA STREET | YORK, PA 17403



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(717) 731.1990





OFFERING DETAILS

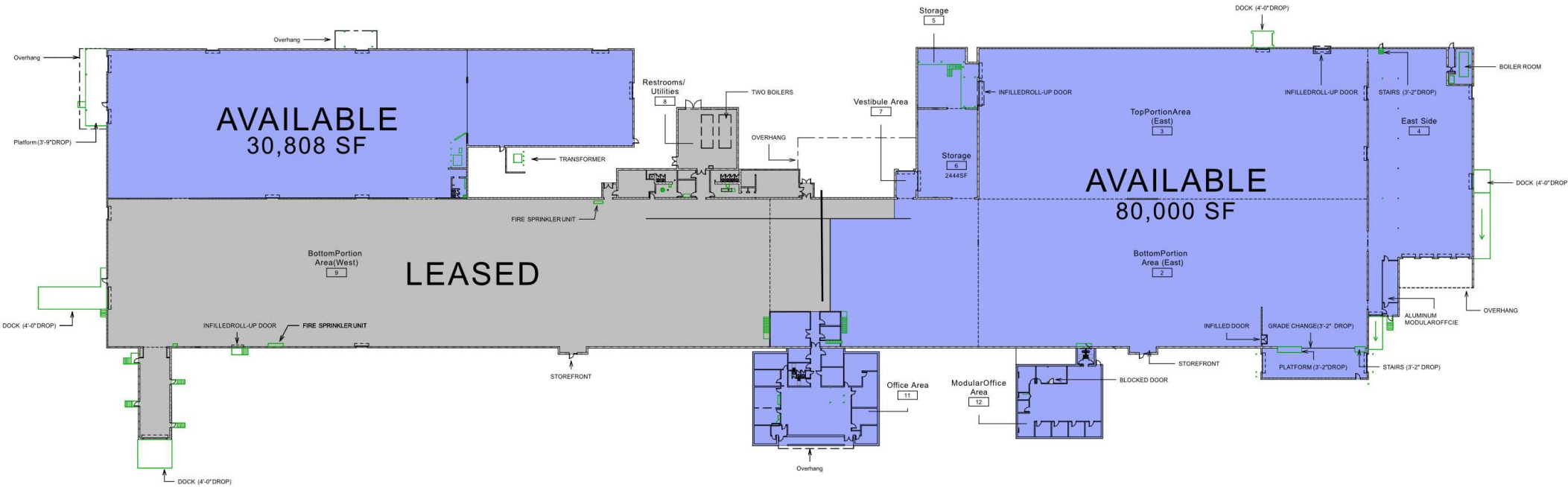
AVAILABLE SPACE	20,000 - 80,000 SF
LEASE RATE	\$5.95 - \$6.95 SF
LEASE TYPE	NNN
BUILDING SIZE	176,000 SF
BUILDING TYPE	Industrial Warehouse with Outdoor Storage
LOT SIZE	20 Acres

PROPERTY HIGHLIGHTS

- Rare up to 80,000 SF Industrial warehouse space with outdoor storage available in York, PA
- Excellent location just off  with easy quick to  
- The property features:
 - Ability to lease space starting at 20,000 SF up to 80,000 SF
 - Large gated 20 acre site with ample space for vehicle/equipment parking or material storage
 - Clear span warehouse with 6 dock doors, 3 drive in doors, and 16' clear ceiling height
 - Rail accessible via East Penn System (ESPN)
- Industrial Park (IP) zoning allows for myriad of uses by right including manufacturing, heavy storage service, self storage, R&D laboratory, transportation / motor freight / truck terminal, wholesale establishment, and vehicle sales/service facility.
- York submarket offers access to abundant blue collar skilled labor force



AVAILABLE SPACE



LEASE INFORMATION

SPACE	AVAILABLE SF	LEASE RATE	LEASE TYPE
1	30,808 SF	\$6.95 SF/yr	NNN
2	20,000 - 80,000 SF	\$5.95 - \$6.95 SF/yr	NNN



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PROPERTY DETAILS

Property Type	Industrial Warehouse
Tenancy	Multi
Property Size	176,000 SF
Lot Size	20 Acres
Year Built	1970
Min Available Space	20,000 SF
Max Available Space	80,000 SF
Dock Doors	5 (expandable)
Drive-In Doors	6 (expandable)
Clear Ceiling Height	16'
Columns	Clear Span
Parking	180 Spaces (expandable)
Outdoor Storage	Yes
Secured Yard	Yes
Rail Access	Yes (ESPN)
Construction	Block & Steel
Roof	Rubber Membrane
HVAC	Gas
Power	Heavy (3-Phase)
Sprinkler	Yes (Wet)
Water/Sewer	Public
Submarket	South Central PA
County	York
Municipality	Spring Garden Twp
Zoning	Industrial Park (IP)
APN	48-000-05-0001.00-00000
Taxes	\$74,872.91 (2026)



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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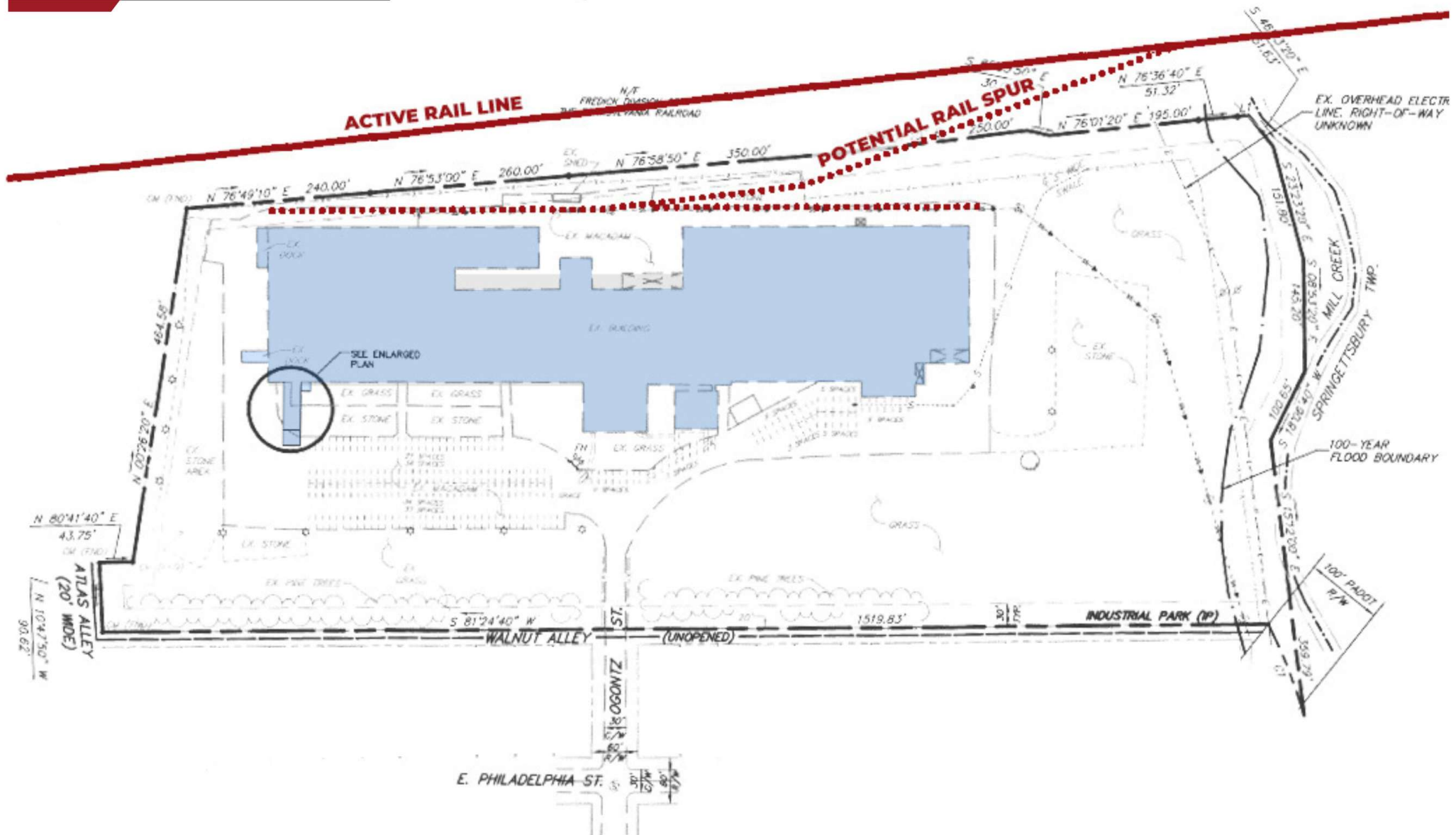
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SITE PLAN

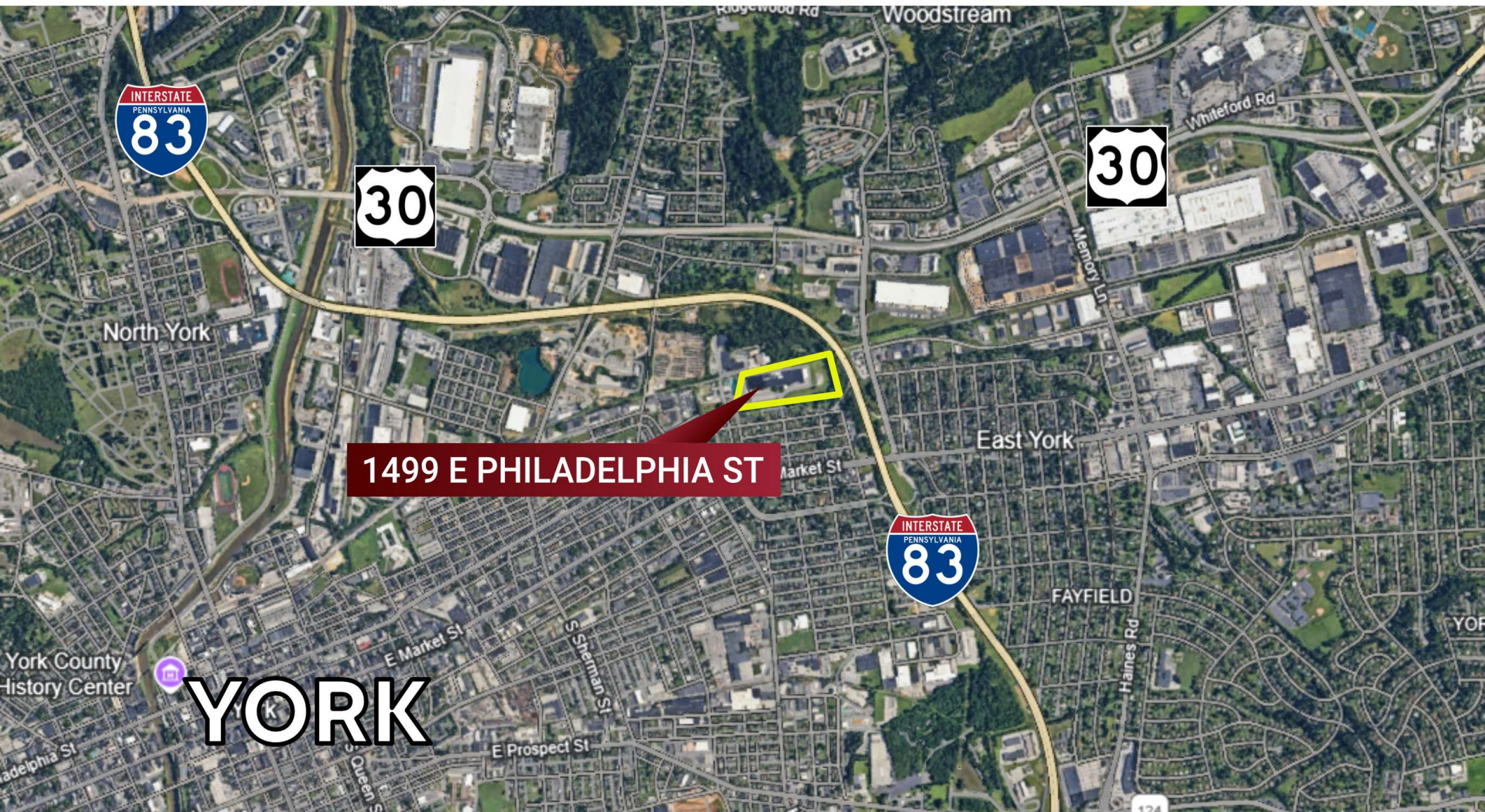




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LOCATION MAP



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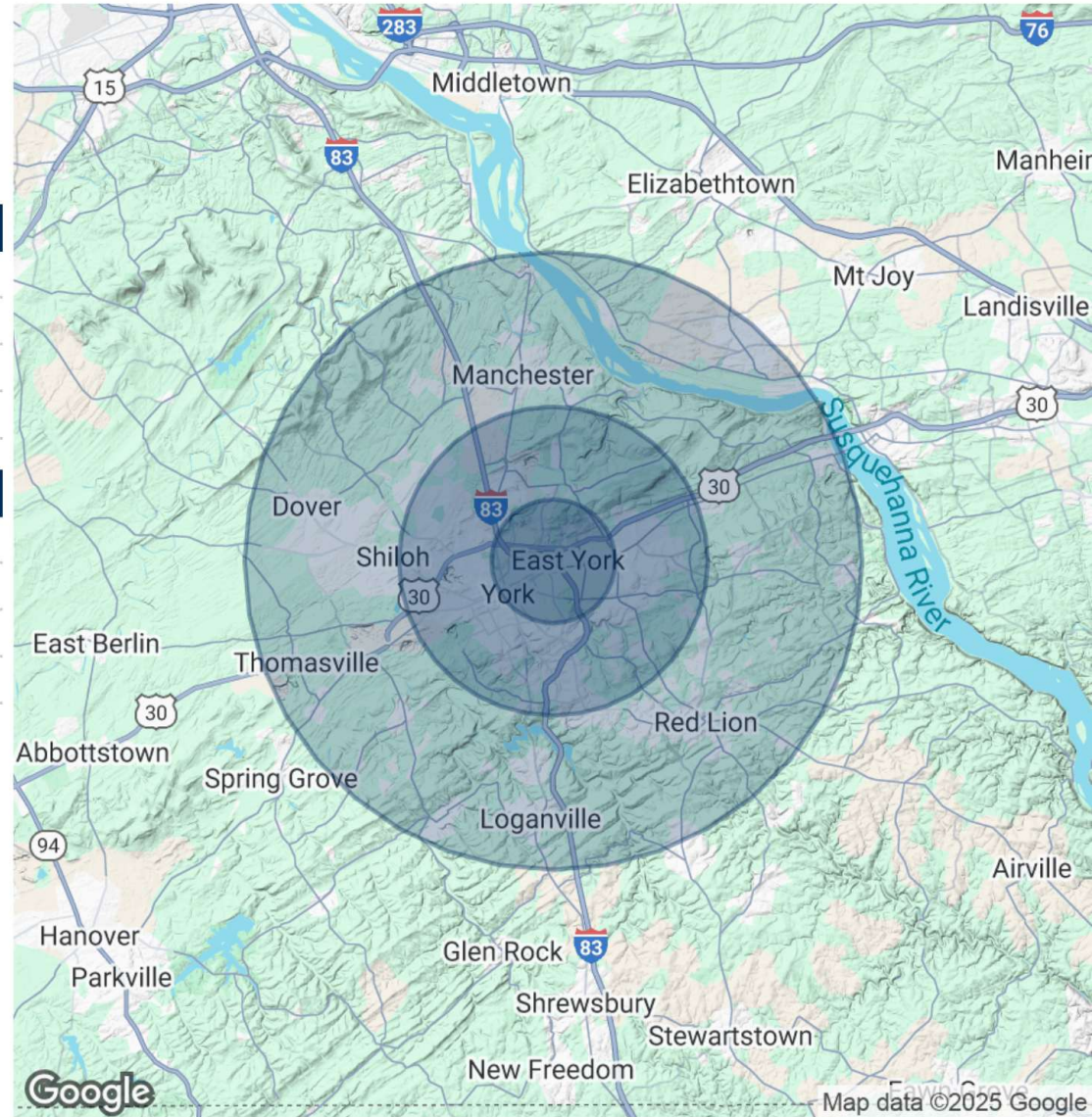
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	42,027	149,880	281,016
Average Age	39	41	41
Average Age (Male)	38	39	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	16,658	57,945	108,883
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$74,894	\$92,259	\$97,737
Average House Value	\$186,367	\$234,919	\$250,819

Demographics data derived from AlphaMap





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