

FOR LEASE

New Construction - Industrial

Red Lion Business Park | 100 Redco Avenue | Red Lion, PA 17356

Available SF: 38,000

Zoning: Industrial

Red Lion Borough

York County

\$8.95/SF NNN



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GROUP

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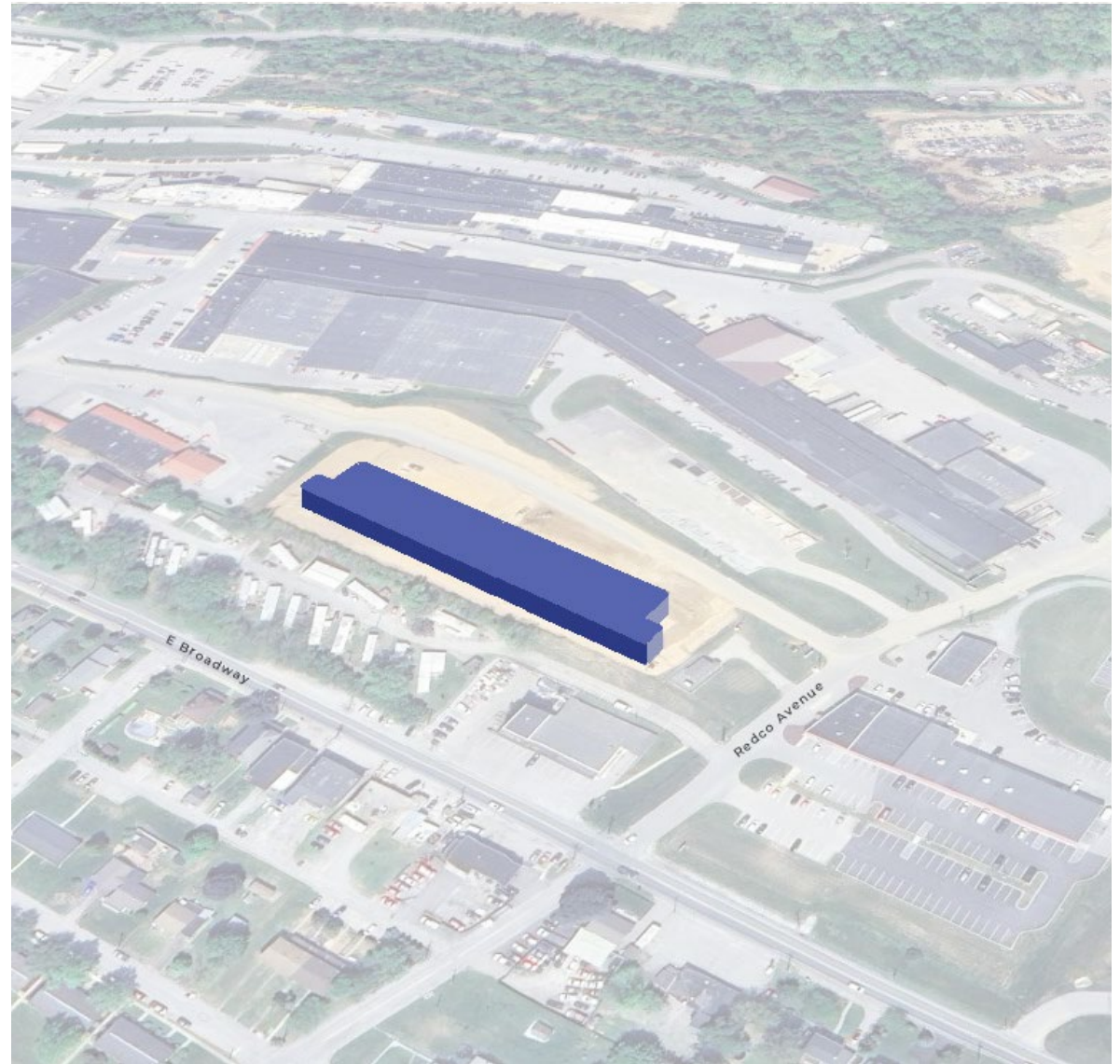
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PROPERTY HIGHLIGHTS

- ✓ Construction is in process to develop a 38,000 SF free standing industrial facility
- ✓ Estimated completion in the 4th quarter of 2025
- ✓ 30' clear heights
- ✓ Eight (8) 16' x 16' powered drive-in doors
- ✓ Two 9' x 10' dock doors with powered doors and 6' x 8' powered dock levelers with 40,000 max load
- ✓ Office pod with multiple private offices, reception area, men's & women's restrooms and kitchenette



CONTACT

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PROPERTY INFORMATION

Acreage	2.8
Number of Stories	1
Year Built	Under Construction (2025)
Roof Construction	Metal
Heat Type & Fuel	Gas – Forced Hot Air
Air Conditioning	Office Only
Floor Construction	Concrete – 6" – 4000 PSI
Ceiling Height	30' clear height
Sprinkler System	Wet
Parking	On-site, paved, 35 spaces
Power	800/277/480 Three phase
Docks	2
Drive-Ins	8

GENERAL INFORMATION

Parcel ID	67-51-000-IG-0058.B0-00000
Availability	4 th Quarter 2025
Sewer	Municipal
Water	Public
Gas	Columbia Gas
Electric	Met Ed

LOCATION DESCRIPTION

Red Lion, PA – Located in the Red Lion Business Park, just south of the Red Lion square and has two access points off of Rt 74.

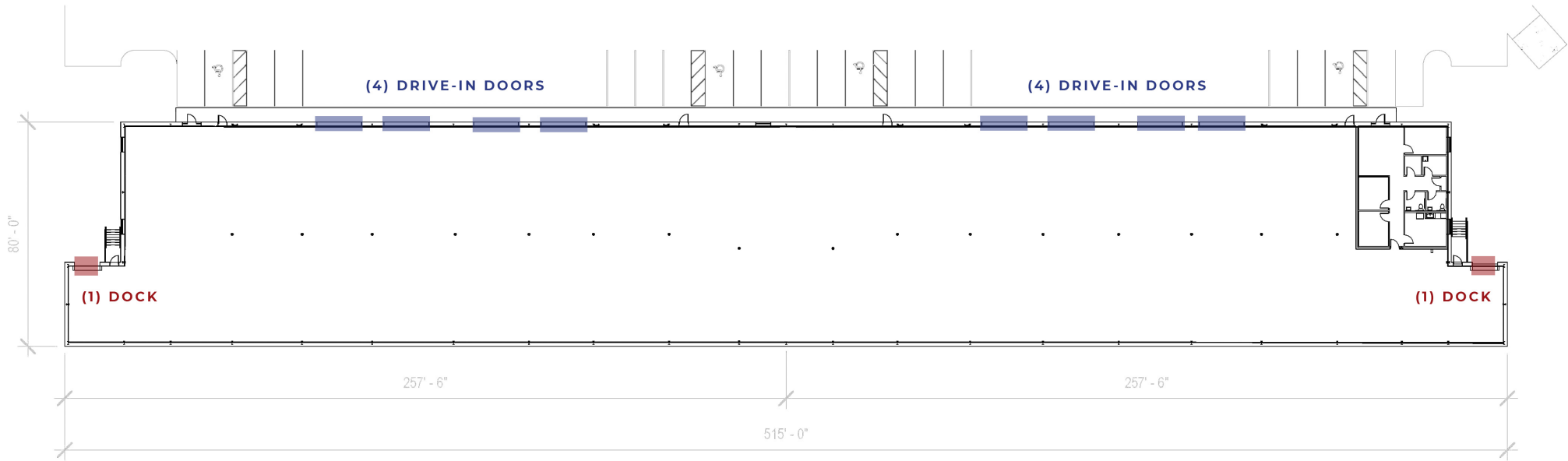
NOTES

Construction is in process to develop a 38,000 SF free standing industrial facility. The building will feature 30' clear height, eight (8) 16' x 16' powered drive-in doors, two 9' x 10' dock doors with powered doors and 6' x 8' powered dock levelers with 40,000 max load, 800/277/480 3 phase power, wet sprinkler system, 4000 psi concrete floor , and an office pod that contains multiple private offices, reception area, men's and women's restrooms, and kitchenette.

Construction is estimated to be complete in the 4th quarter of 2025.

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	\$TBD/SF
Electric	Tenant – Direct
Gas	Tenant – Direct
Water	Tenant – Direct
Sewer	Tenant – Direct
Refuse	Tenant – Direct
Janitorial	Tenant – Direct
HVAC Maint.	Tenant – OE
Repairs Int.	Tenant – Direct
Repairs Ext.	Tenant – OE
Roof/Structure	Landlord
Lawn/Snow	Tenant – OE
Parking Maint.	Tenant – OE
Contents/Liability Ins.	Tenant – Direct
Fire Ins.	Tenant – OE
RE Taxes	Tenant – OE



- Square Footage: +/- 38,000 Total Bldg.
- Construction type: Masonry, metal perimeter walls
- Column Spacing: 26' – Center Line
- Slab design: 6" – 4,000 psi concrete
- Parking: 35 spaces (4 handicap)
- Roof: Metal
- Clear Height: 30'
- Sprinkler system: Wet
- Lighting: Motion LED
- Dock Doors: Two – 9' x 10' with powered doors and 6' x 8' powered dock levelers with 40,000 max load
- Drive-in doors: Eight - 16' x 16' with powered doors
- Heating & Ventilation: Roof mounted Forced Hot Air – Warehouse, HVAC - Office
- Power: 800/277/480 Three phase power

Red Lion Business Park | 100 Redco Ave., York - Property Specifications

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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