

FOR LEASE Open Office Space

1891 Loucks Road | York, PA 17408

Available SF: 8,690 - 20,673

Zoning: Light Industrial

West Manchester Township

York County



PROPERTY HIGHLIGHTS

- ✓ Open office with high ceilings
- ✓ Private Entrance
- ✓ Close proximity to national retail, restaurants and medical/professional office
- ✓ Easy access to US-30 and Rt. 74
- ✓ Finished \$12/SF (± 8,690 SF) NNN
- ✓ Unfinished \$5.25 / SF (±11,983 SF) NNN

2025 DEMOGR*	1 Mile	3Mile	5 Mile
Population	5,317	75,173	137,241
Households	2,461	29,611	53,063
Avg. HH Income	\$98,977	\$90,495	\$95,010
Total Employees	7,624	38,451	74,033

*ESRI 2025

CONTACT

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PROPERTY INFORMATION

Acreage	12.25
Number of Stories	1
Year Built	1989
Roof Construction	Flat
Heat Type & Fuel	Forced Air, Gas
Air Conditioning	Central Air Conditioning
Floor Construction	Concrete
Ceiling Height	10' - 14'
Sprinkler System	ESFR
Daily Traffic Count	5,842
Parking	193

GENERAL INFORMATION

Parcel ID	67-51-000-29-0138-H0-00000
Availability	Immediate
Sewer	Public
Water	The York Water Company
Gas	Columbia Gas
Electric	MetEd

LOCATION DESCRIPTION

Located at the corner of Loucks Rd and Colony Rd across the street from the West Manchester Town Center.

NOTES

Open office space within a multi-tenant office and warehouse building with good access to Route 30, visibility, and park like setting. Private entrance.

EXPENSE RESPONSIBILITY

CAM, Taxes, Ins.	\$3.34 / SF
Electric	Tenant
Gas	Tenant
Water	Landlord-CAM
Sewer	Landlord-CAM
Refuse	Tenant
Janitorial	Tenant
HVAC Maint.	Landlord-CAM
Repairs Int.	Tenant
Repairs Ext.	Landlord-CAM
Roof/Structure	Landlord-CAM
Lawn/Snow	Landlord-CAM
Parking Maint.	Landlord-CAM
Contents/Liability Ins.	Tenant
Fire Ins.	Landlord-CAM
RE Taxes	Landlord-CAM



Exterior Views | 1891 Loucks Rd, York

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Aerial | 1891 Loucks Rd, York

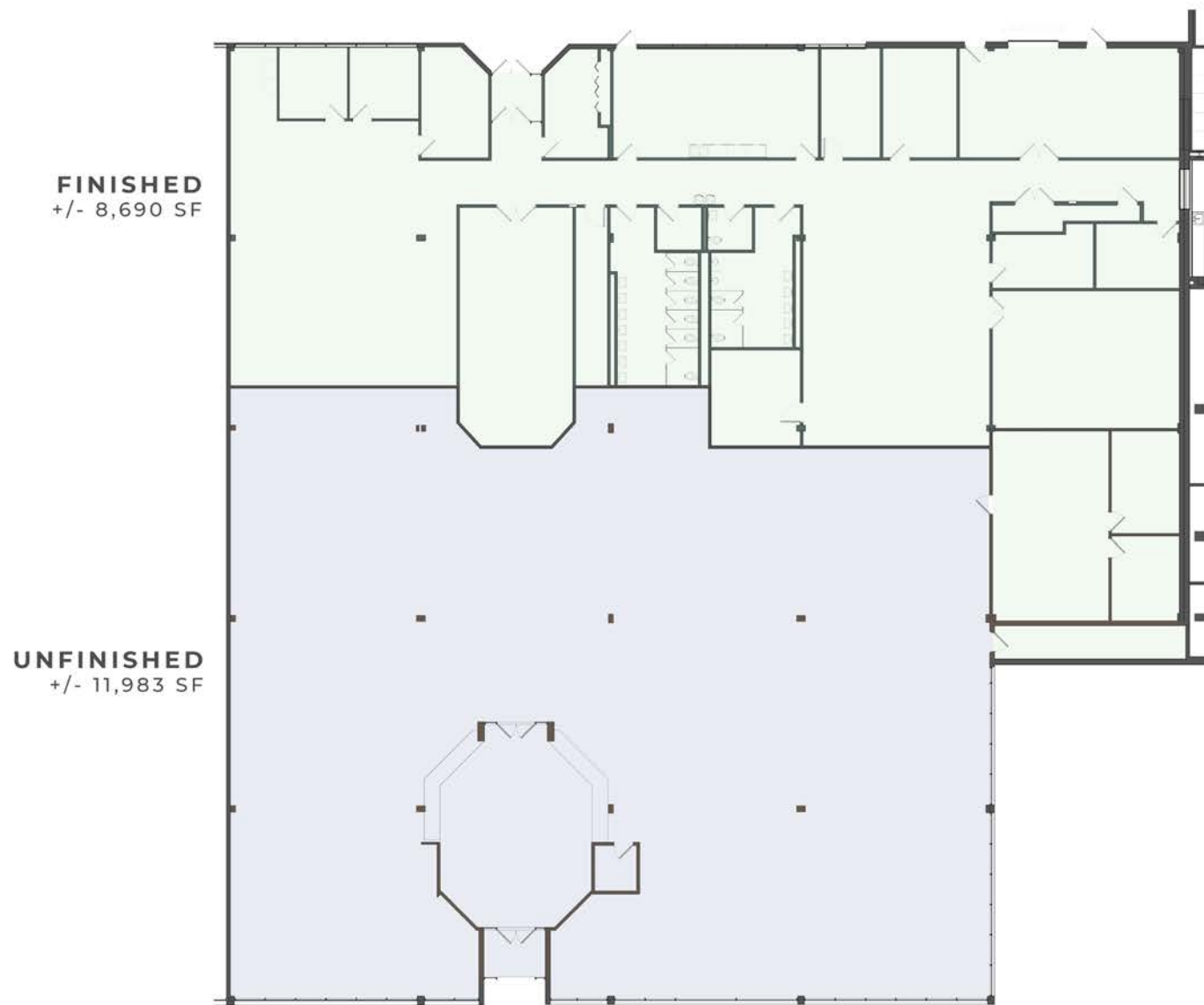
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Available Office/Storage Space 20,673 SF | 1891 Loucks Rd, York

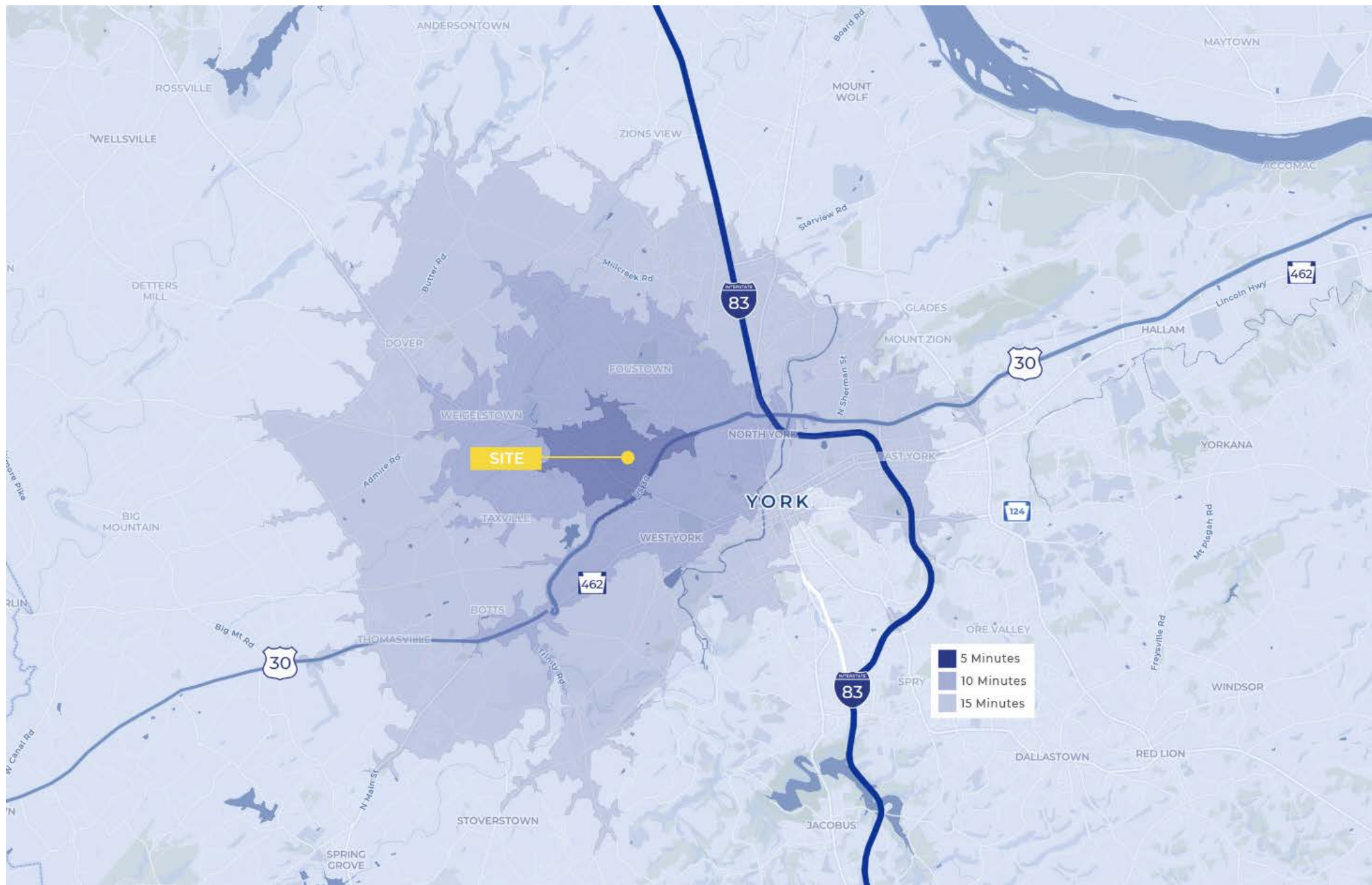
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Location Map

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Area Retailers | 1891 Loucks Rd, York

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