

# 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	3 Mile	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

Kevin Hodge, CCIM  
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Aerial | 1891 Loucks Rd, York

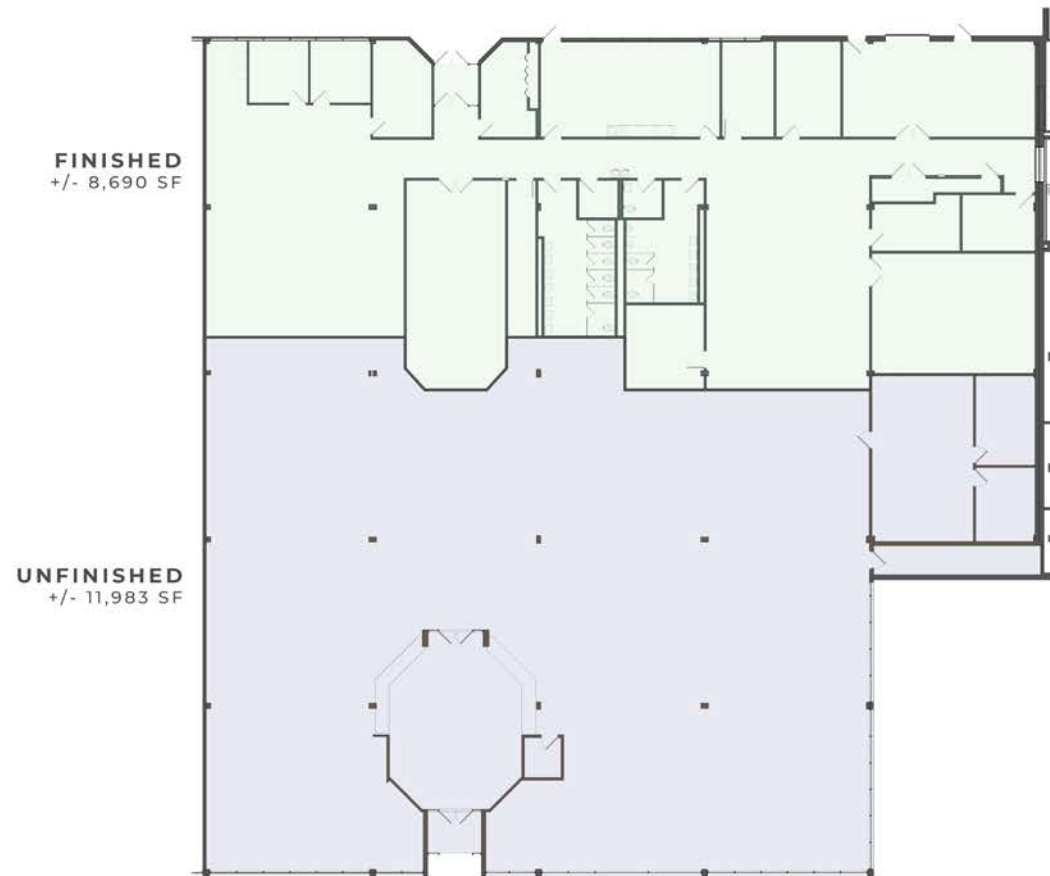
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Available Office/Storage Space 20,673 SF | 1891 Loucks Rd, York

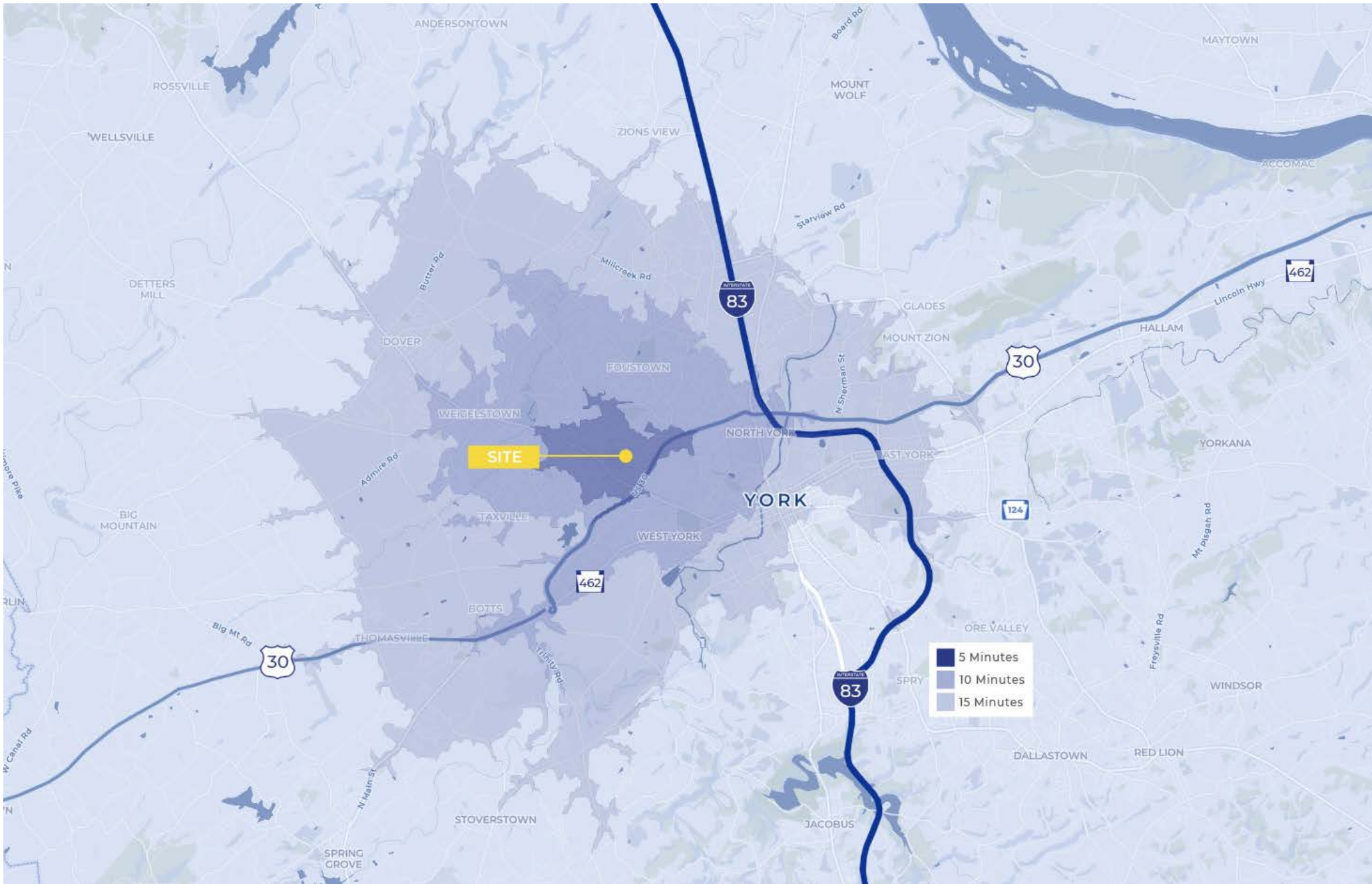
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## Location Map

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## Area Retailers | 1891 Loucks Rd, York

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