

2161 PENNSYLVANIA AVENUE, YORK

SALE

42,000 ± SF  
OFFICE/FLEX BUILDING



**CAMPBELL**  
Commercial Partners LLC

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# OFFERING SUMMARY

## PROPERTY OVERVIEW

Office/Flex building for sale in York Industrial Business Park, conveniently located near Route 30 and Interstate-83. Accessible to Route 30 linking to Lancaster County and Interstate-81 for direct access to the Baltimore/Washington area. Tenants in York City Industrial Park include Pennex Aluminum, Schaedler Yesco, Bowlers Supply and Dauphin Electric Supply.

<b>Sale Price</b>	\$5,150,000.00
<b>Building SF</b>	42,000 ±
<b>Lot Size</b>	6.01 ± Acres

## PROPERTY HIGHLIGHTS

- Large in-common parking lot
- Conveniently accessible to Route 30 and Interstate-83
- Building can be modified for single or multiple tenants
- Last building renovations completed in 2010 totaling ~\$3 million



# PROPERTY DETAILS

**Total Estimated Taxes: \$84,719.17**

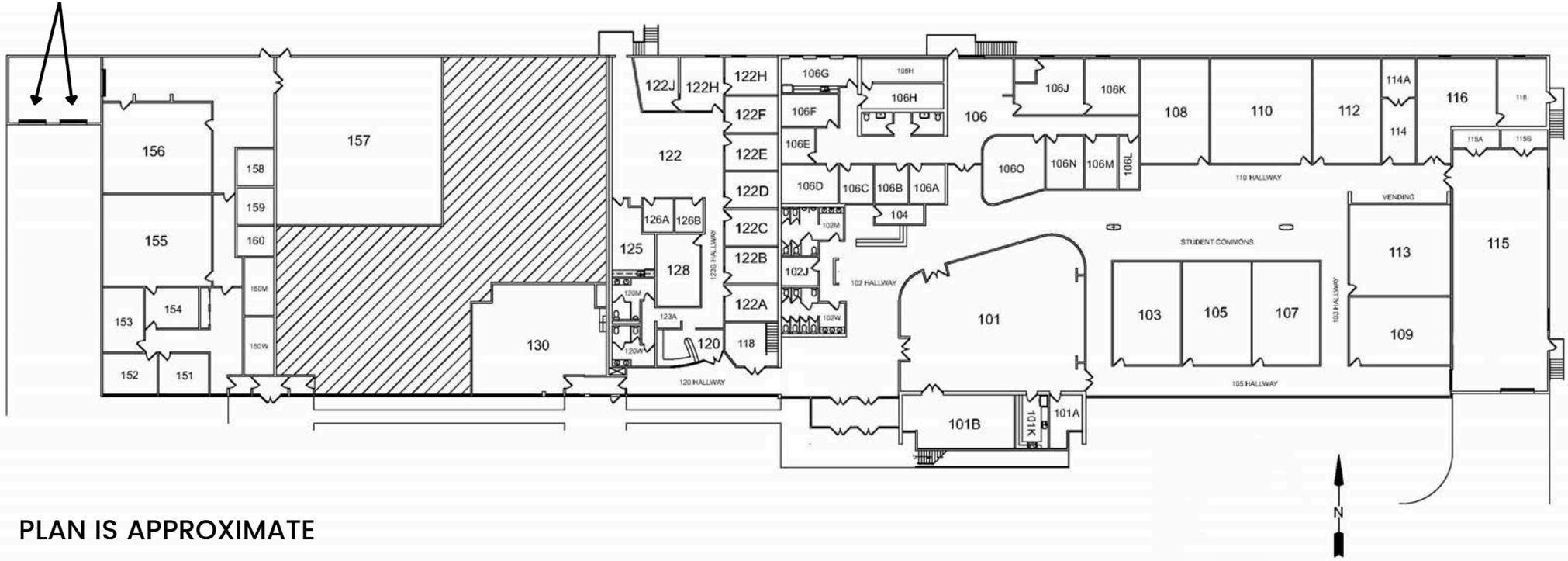
**Building SF:** 42,000 ±  
**Space Type:** OFFICE, INSTITUTIONAL  
**Construction Type:** STEEL AND MASONRY  
**Foundation:** CONCRETE SLAB  
**Roof:** ROLLED WITH STONE BALLAST  
**Number of Floors:** ONE  
**Floor Type:** CARPET AND VINYL  
**Ceiling Height:** 10' - 20'  
**Lighting:** LED AND TRACK LIGHTING  
**HVAC:** (5) ROOF MOUNTED, PACKAGE GAS HEATING, AND ELECTRIC COOLING  
**Electric:** 1200 AMP, 480 VOLTS, THREE-PHASE SYSTEM  
**Water/Sewer:** PUBLIC, BOILERS HEAT WATER ON EAST SIDE  
**Fire Protection:** WET SPRINKLER SYSTEM, HARD-WIRED FIRE ALARM SYSTEM  
**Signage:** MONUMENT AND BUILDING  
**Parking:** 115 ±, IN-COMMON  
**Loading Docks:** TWO (POSSIBLE THIRD)  
**Municipality:** YORK CITY WARD 14  
**County:** YORK  
**Zoning:** EMPLOYMENT CENTER DISTRICT  
**Flood Zone:** ZONE X

TAXES	
<b>COUNTY:</b>	\$ 1,318,318 x 0.00755000 = \$ 9,953.30
<b>MUNICIPAL:</b>	\$ 1,318,318 x 0.01897000 = \$ 25,088.49
<b>SCHOOL:</b>	\$ 1,318,318 x 0.03768240 = \$ 49,677.38
<b>TOTAL:</b>	<b>\$ 84,719.17</b>
<b>INDICATED MARKET VALUE:</b>	\$1,318,318 x 1.98 = \$ 2,610,269.60



# FLOOR PLAN

Loading Docks



PLAN IS APPROXIMATE



# VICINITY MAP



**2161 Pennsylvania Ave**



George Street

Pennsylvania Ave



**York Industrial Business Center**

**PENNEX**  
Stewart & Tate **Schaedler yesco**  
A STEWART COMPANY

**CINTAS** **Dentsply Sirona**

**Surtech Industries** **DAUPHIN Electric**

**KENWORTH** **BOWLERS SUPPLY, INC.**

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## INVESTMENT CONTACTS

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