

For Sale or Lease

441 E Market St

York, PA 17403



New York Wire Works

441 E Market St
York, Pennsylvania 17403

Property Highlights

- 216,000 SF building
- Zoned EC allowing various residential, commercial, and industrial uses
- 109 units
- 24 Hour Access
- Property Manager on Site
- Hardwood Floors
- Security System
- High Ceilings
- Signage
- Storage Space

Property Description

Introducing a prime investment opportunity at 441 E Market St, York, PA. This historic 216,000 SF building offers 109 units with newly fit out spaces and a strong tenant mix. Ideally situated for a mix use, flex or office building investor, the property's EC zoning promises versatility and potential. Built in 1900, this offering represents a compelling blend of rich heritage and modern functionality.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lease Rate	\$3,500.00 - 8,400.00 per month (MG; NNN)
Available SF	2,500 - 36,000 SF
Lot Size	3.21 Acres
Building Size	216,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	24,584	\$57,106
5 Miles	154,128	\$93,761
10 Miles	285,418	\$97,848

For more information

Kevin Wolfe

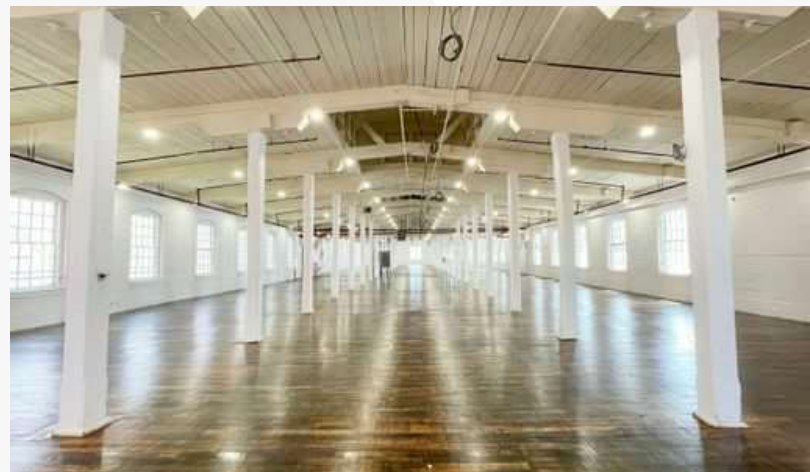
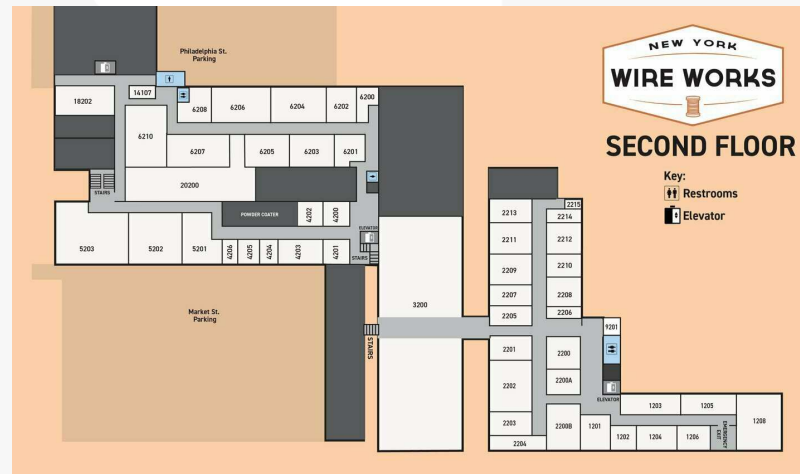
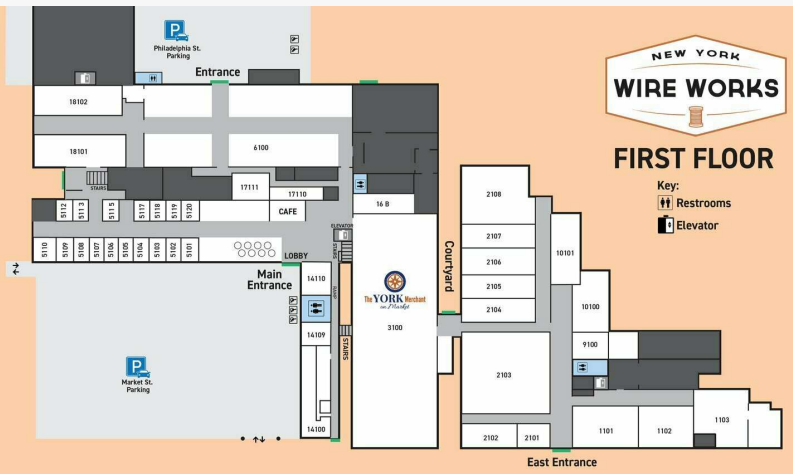
O: 610 370 8523

kwolfe@naikeystone.com

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PROPERTY NAME: New York Wire Works

PROPERTY ADDRESS: 441 E Market St
York, PA 17403

PROPERTY TYPE: Office

APN: 0202502001000

LOT SIZE: 139,770 SF

BUILDING CLASS: B

ZONING: EC

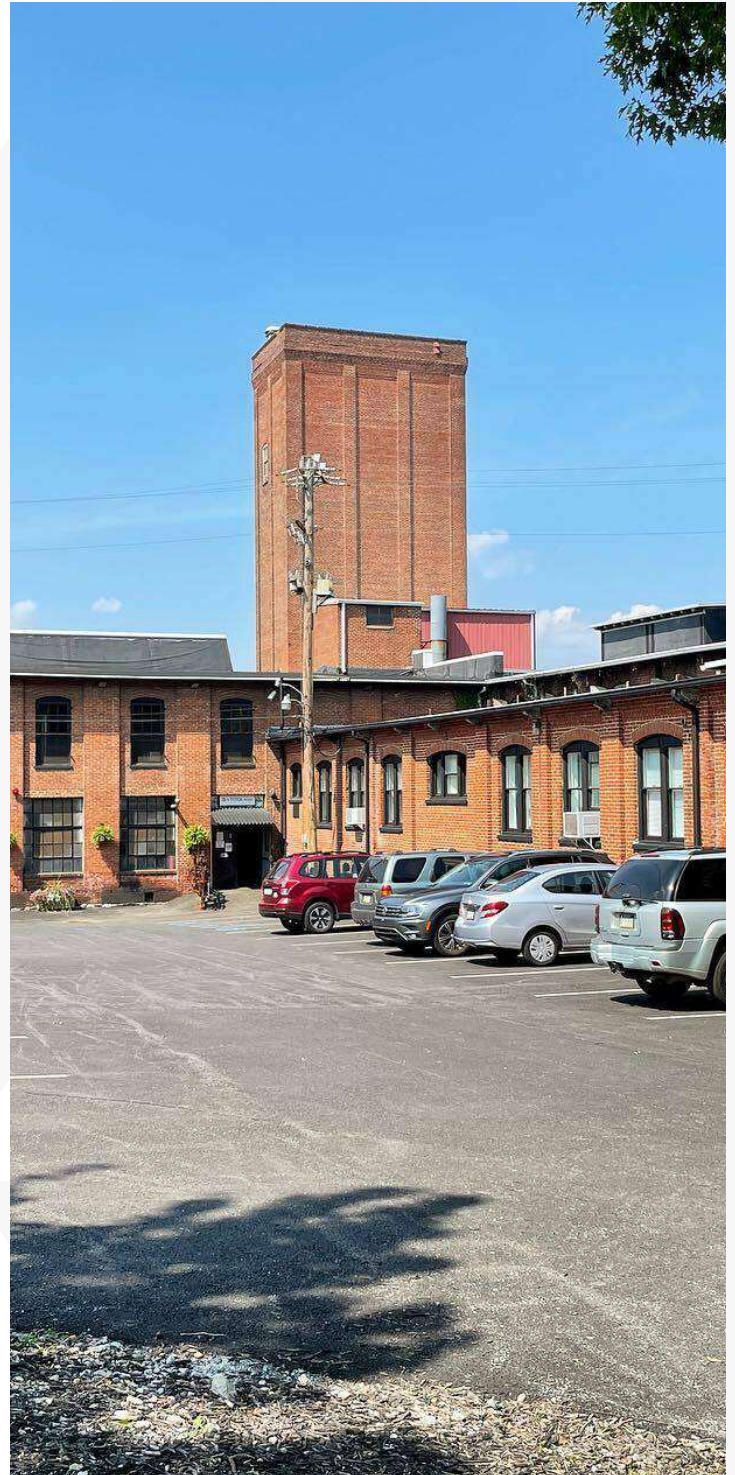
PARKING SPACES: 140

YEAR BUILT: 1900

CONSTRUCTION TYPE: Brick

NUMBER OF STORIES: 4

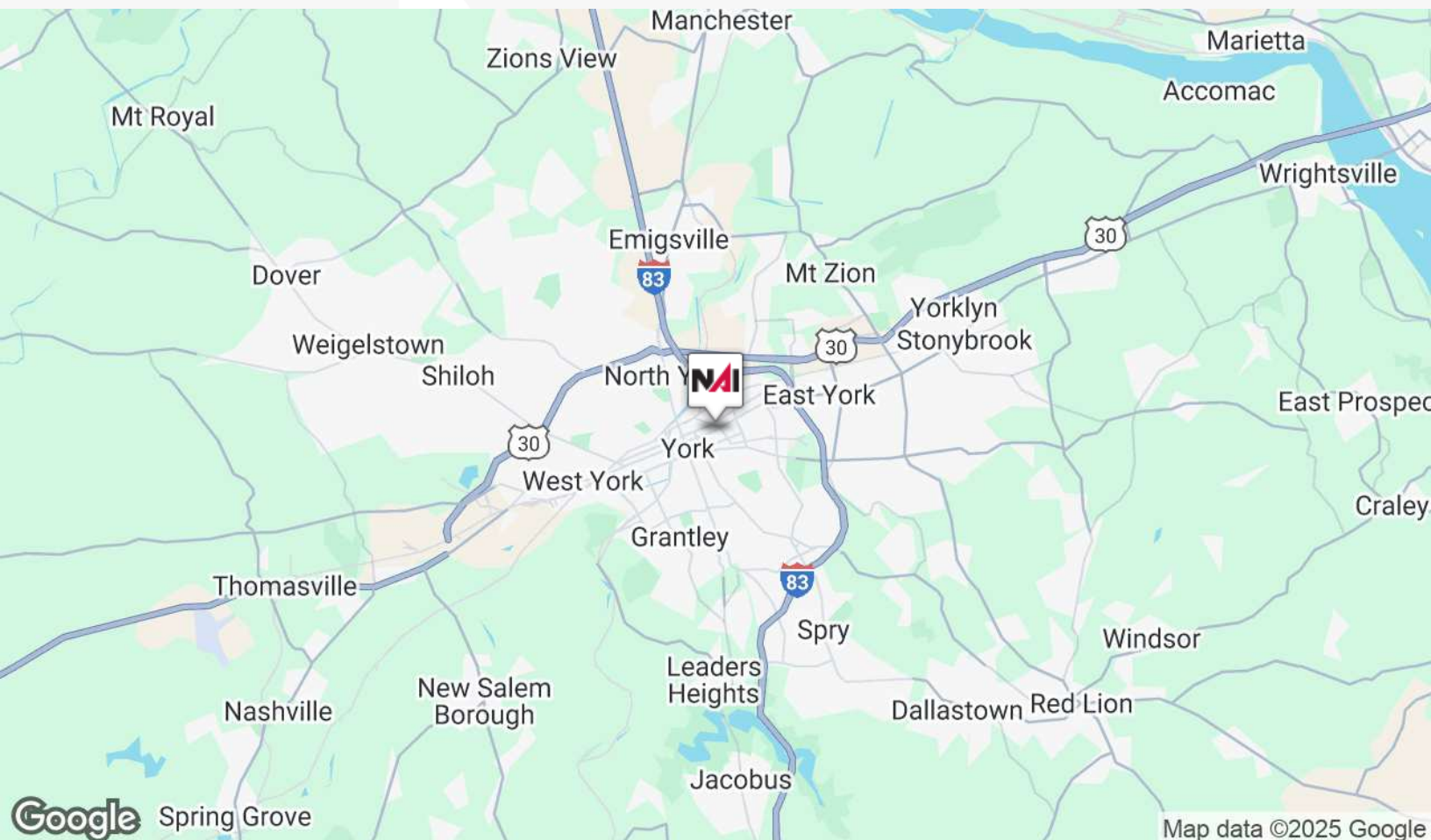
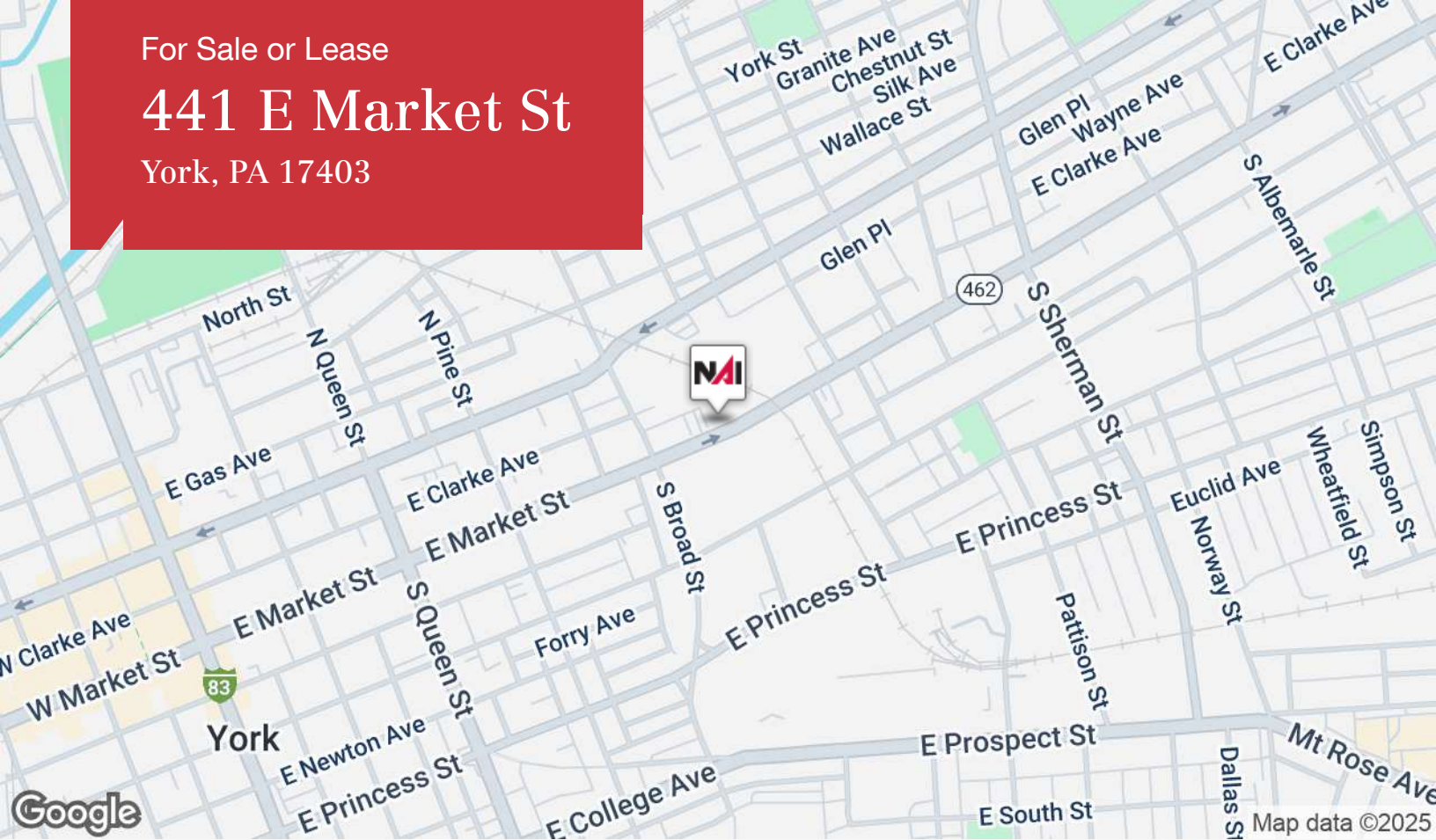
NUMBER OF UNITS: 109



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Google

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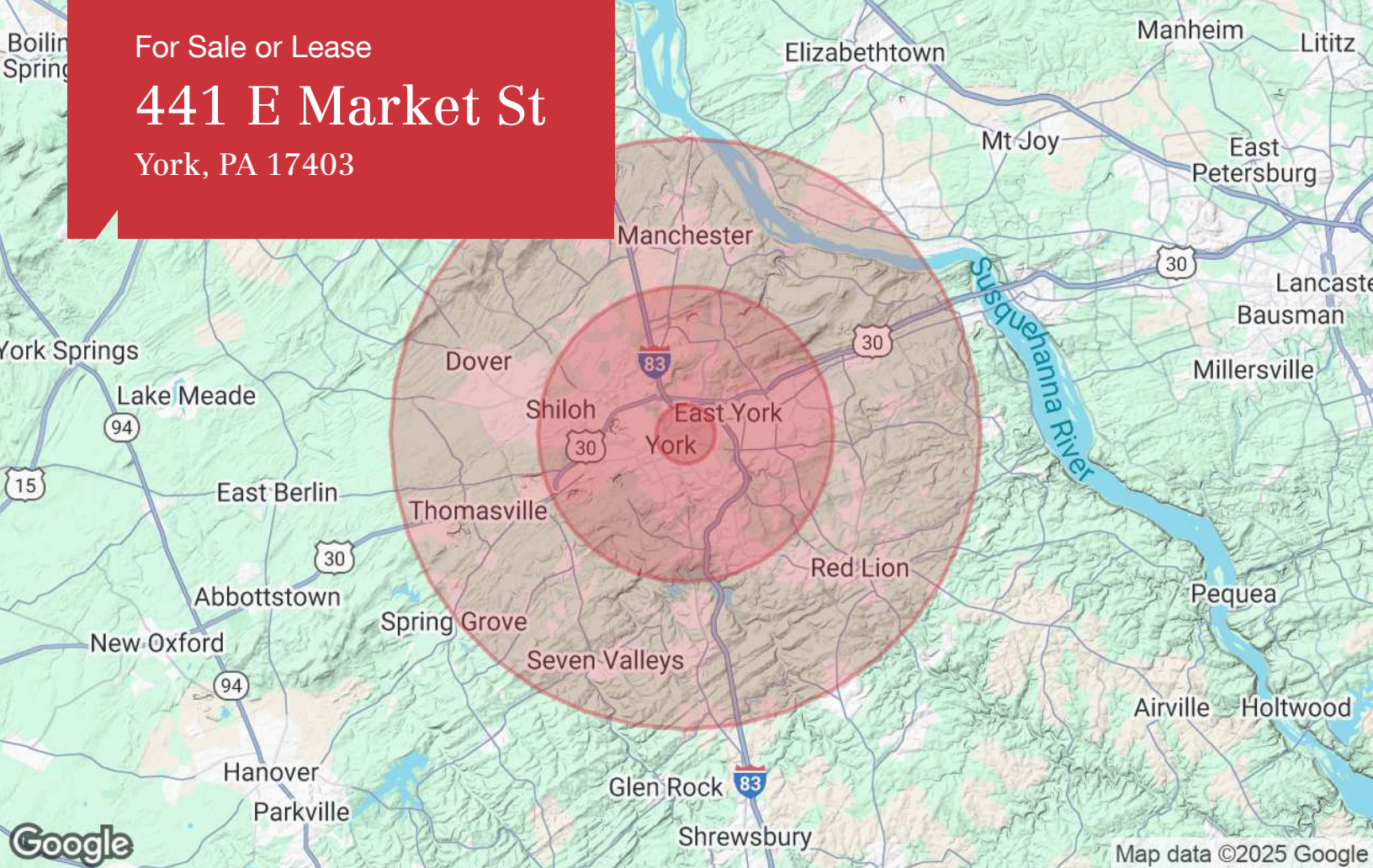
NAIKeystone
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	24,584	154,128	285,418
MEDIAN AGE	36	41	41
MEDIAN AGE (MALE)	35	40	40
MEDIAN AGE (FEMALE)	37	42	42

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	9,597	59,702	110,584
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$57,106	\$93,761	\$97,848
AVERAGE HOUSE VALUE	\$132,177	\$237,778	\$251,513

Race

	1 Mile	5 Miles	10 Miles
% WHITE	38.1%	70.8%	80.0%
% BLACK	30.9%	14.5%	10.3%
% ASIAN	1.3%	2.9%	2.1%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.8%	0.4%	0.3%
% OTHER	28.9%	11.4%	7.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	43.6%	19.8%	13.7%

* Demographic data derived from 2020 ACS - US Census