

FOR SALE

Small Industrial Facility – Sale

610 W Church Ave | York, PA 17401

Gross SF: 14,630

Zoning: Employment Center District

York City

York County

\$850,000

ROCK
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- ✓ Former lab for Dentsply Sirona
- ✓ Dock & drive-in doors (10' x 10')
- ✓ 1,600 AMP, 3 Phase, 480V power
- ✓ Large 3.82 acre fenced lot
- ✓ 12'-4" up to 14' ceilings with 16' clear height from bottom of joist

CONTACT

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GENERAL INFORMATION

Parcel ID	67-09-233-06-0034-00-00000
Availability	Immediately
School Tax	\$ 8,069.72
County Tax	\$ 1,537.53
Municipal Tax	\$ 4,227.09
Sewer	Public
Water	Public – Seller to separate service from former Dentsply Complex
Gas	Public
Electric	Met-Ed

LOCATION DESCRIPTION

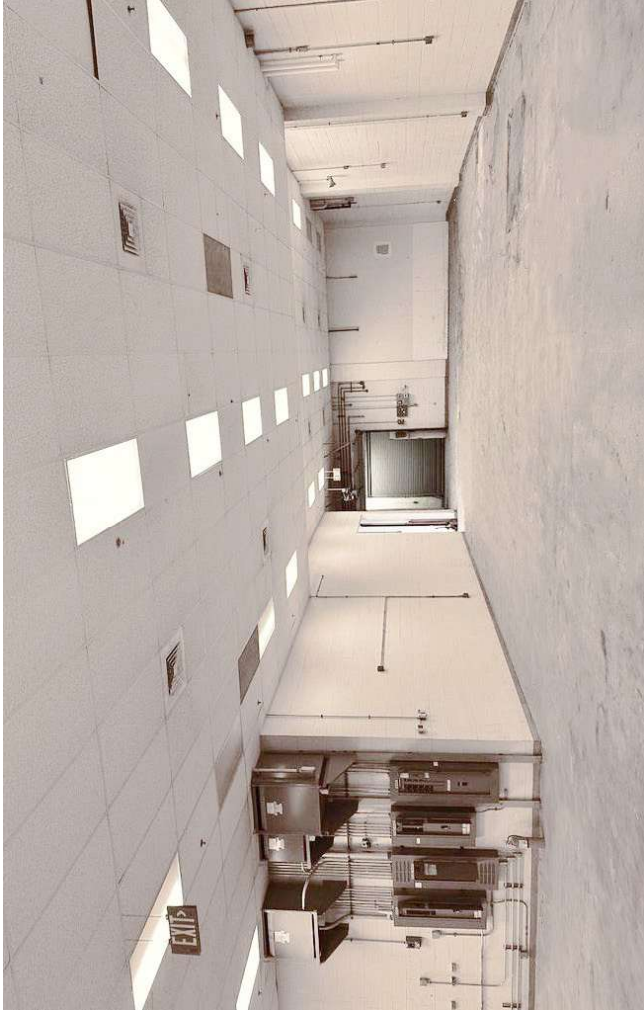
Located 0.4 miles east of South Richland Avenue in York, off South Belvidere Street, and 0.2 miles west of the Grantley Road and West College Avenue intersection. Western part of the former Dentsply complex.

NOTES

Hard to find small industrial facility ideal for storage, manufacturing and/or lab with heavy power. Part of the former Dentsply International complex with direct access off West College Avenue via South West Street. Space is air conditioned and drop ceiling could be removed to gain up to 16' clear ceiling. Environmental Report on file.

PROPERTY INFORMATION

Acreage	3.82
Number of Stories	1
Year Built	1959
Total GLA	14,630
Roof Construction	Flat
Heat Type & Fuel	Gas, Forced Air
Air Conditioning	Central Air Conditioning
Floor Construction	Concrete
Ceiling Height	12'-4" up to 14'
Bottom of Joist	16' Clear
Sprinkler System	Wet System
Parking	20+ Paved
Power	1,600 AMP, 3 Phase, 480V
Docks	1 (10' x 10')
Drive-Ins	1 (10' x 10')



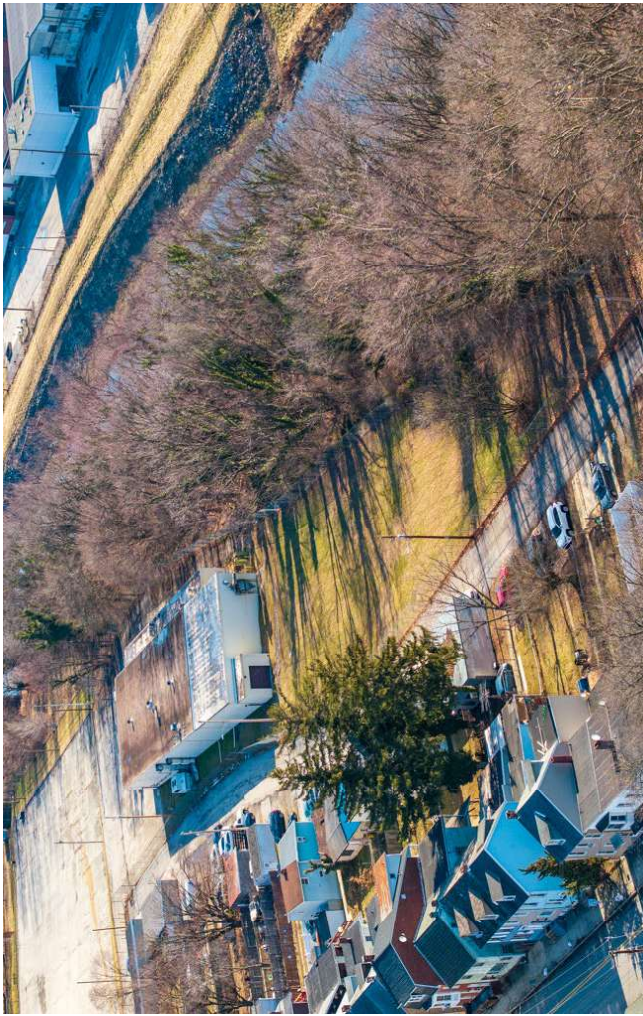
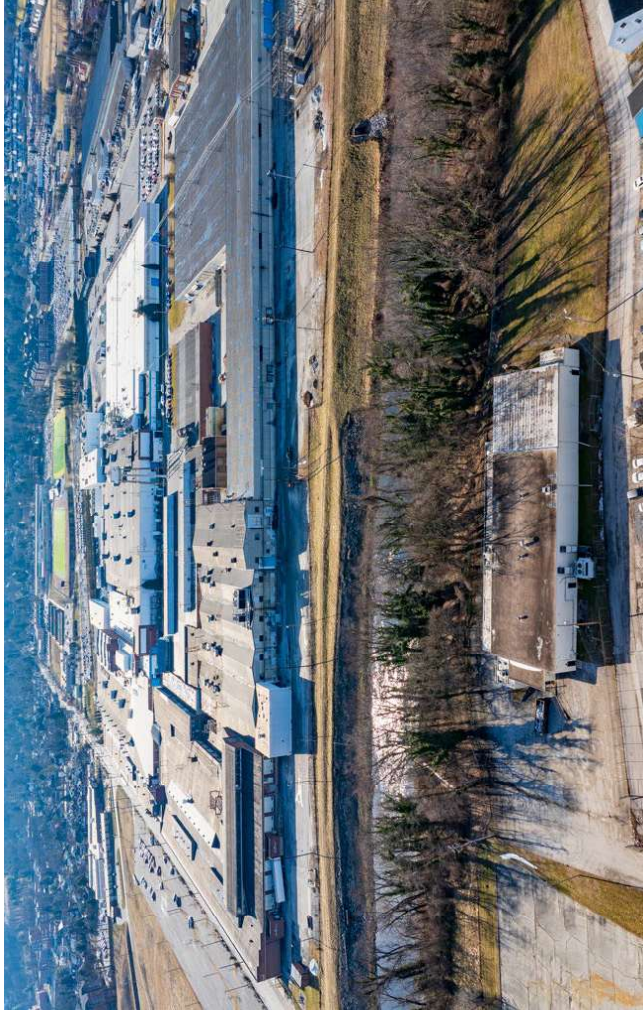
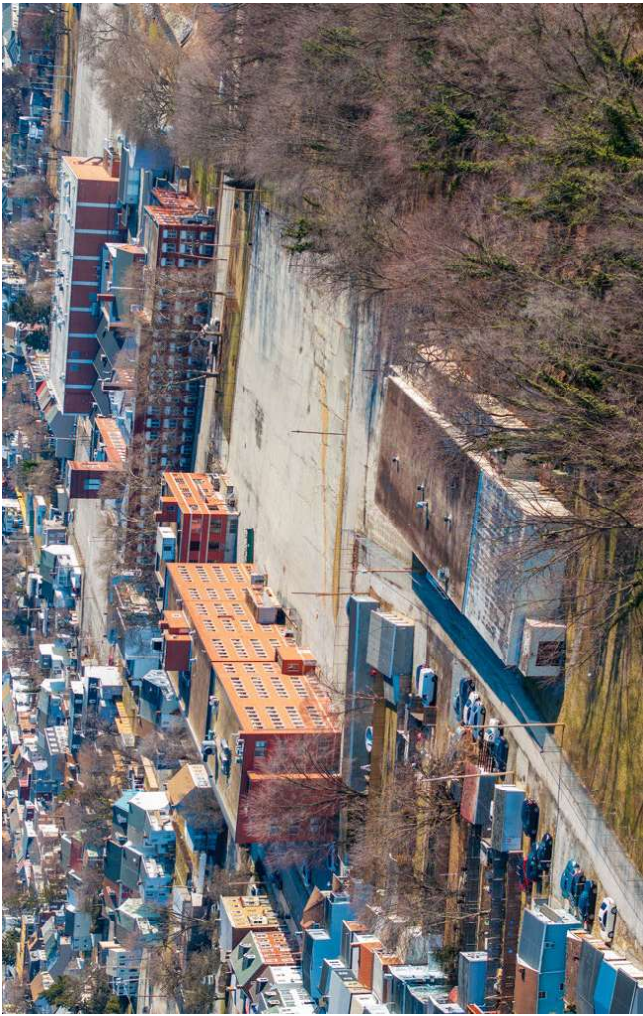
Pictures

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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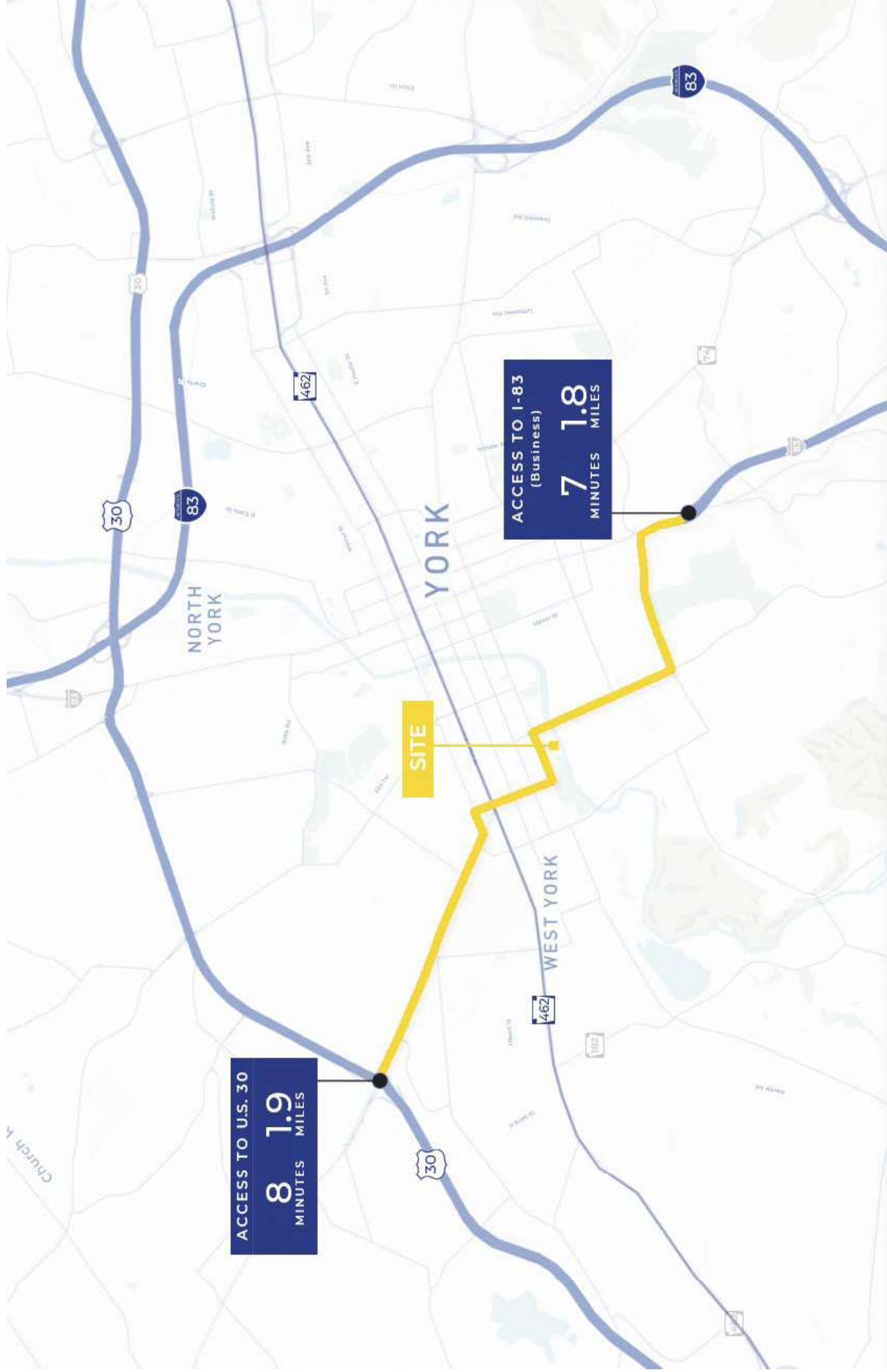
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Highway Access

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