

FOR LEASE

Large Industrial close to I83

1499 East Philadelphia Street | York, PA 17403

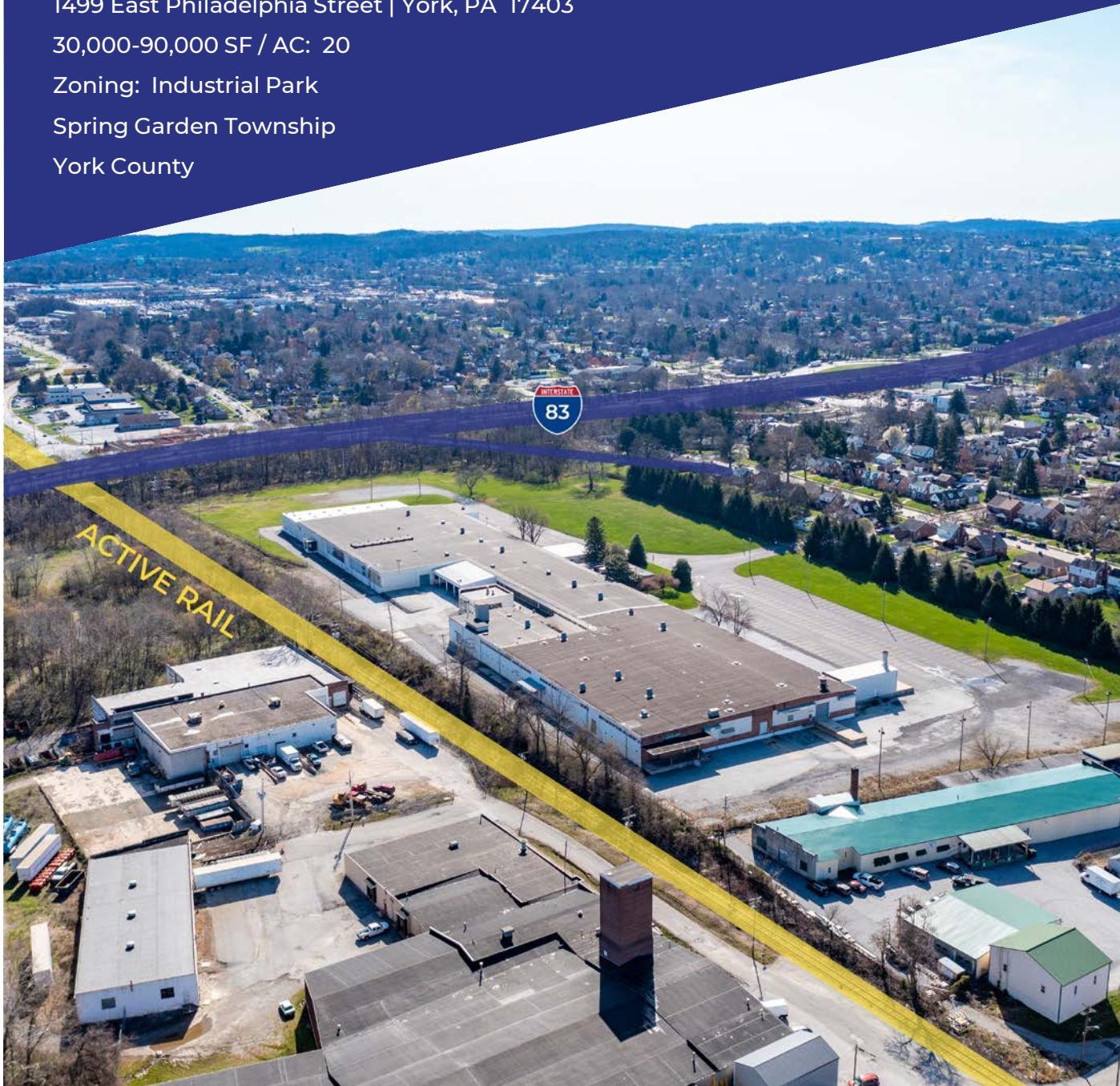
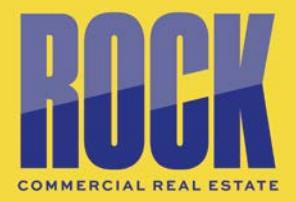
30,000-90,000 SF / AC: 20

Zoning: Industrial Park

Spring Garden Township

York County

LEASE PRICE: \$5.25/SF NNN



PROPERTY HIGHLIGHTS

- ✓ Divisible from 30,000 – 90,000 SF
- ✓ Rail Service can be re-established
- ✓ Most of building is 100' freespan
- ✓ Heavy 3-Phase power distributed throughout
- ✓ Upgraded LED lighting
- ✓ Large trailer parking areas
- ✓ Docks at both ends of building to optimize product flow
- ✓ Easy access to I83

CONTACT

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PROPERTY INFORMATION

Acreage	20 Acres
Number of Stories	1
Year Built	1953 and later additions
Total GLA	168,575
Roof Construction	Rubber
Heat Type & Fuel	Gas boiler
Air Conditioning	Offices
Floor Construction	Concrete (some blocking)
Ceiling Height	14'
Sprinkler System	Wet
Daily Traffic Count	N/A
Parking	177
Power	Heavy 3-Phase (Buss Duct)
Docks	9
Drive-Ins	4 – 2 are pull through with bed height side loading
Rail Doors	Multiple could be reactivated

GENERAL INFORMATION

Parcel ID	67-48-000-05-0001-00-0000
Availability	Immediate
Sewer	Public
Water	The York Water Company
Gas	Columbias Gas
Electric	Met-Ed
Rail	Regional Rail, LLC

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	-TBD-
Electric	Tenant - Submetered
Gas	Tenant - OE
Water	Tenant - OE
Sewer	Tenant - OE
Refuse	Tenant
Janitorial	Tenant
HVAC Maint.	Tenant - OE
Repairs Int.	Tenant
Repairs Ext.	Tenant - OE
Roof/Structure	Landlord
Lawn/Snow	Tenant - OE
Parking Maint.	Tenant - OE
Sprinkler Maint.	Tenant - OE
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE

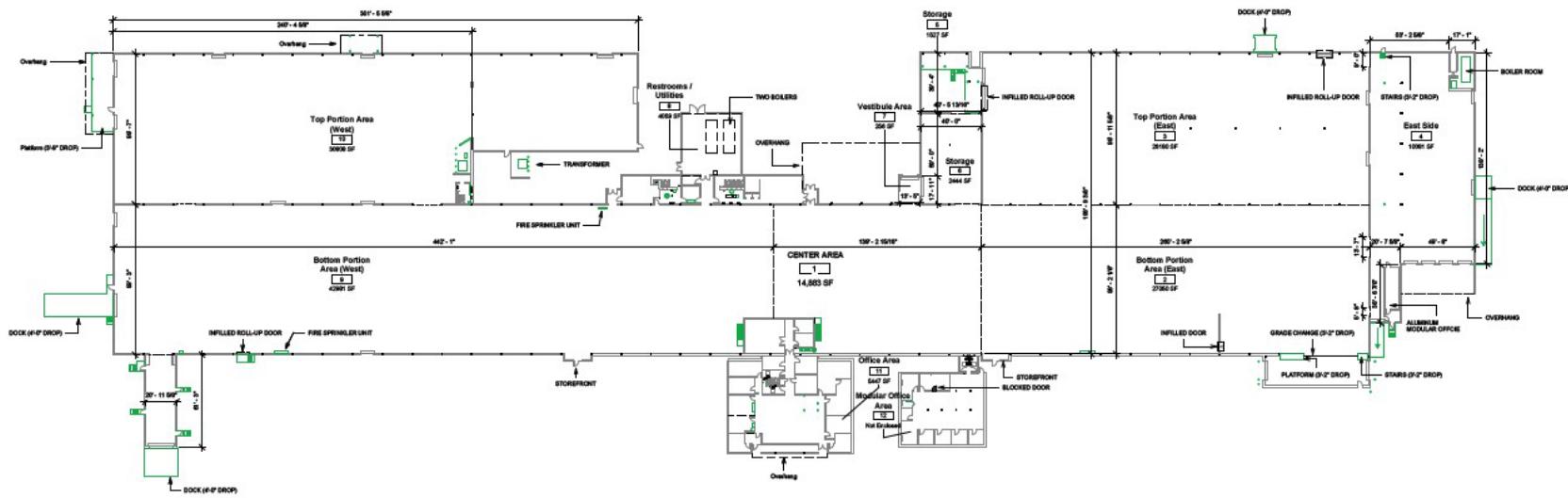
NOTES

Large industrial building formerly used for manufacturing with heavy power. Main sections are 100' freespan and docks are at either end of the building and have nearby trailer drop areas. Main access and car parking was recently paved.

Docks include 6 standard and 3 platforms which are capable of handling multiple trailer positions.

Building was formerly served by rail and can be re-established.

There is an enclosed pull through side load dock area.



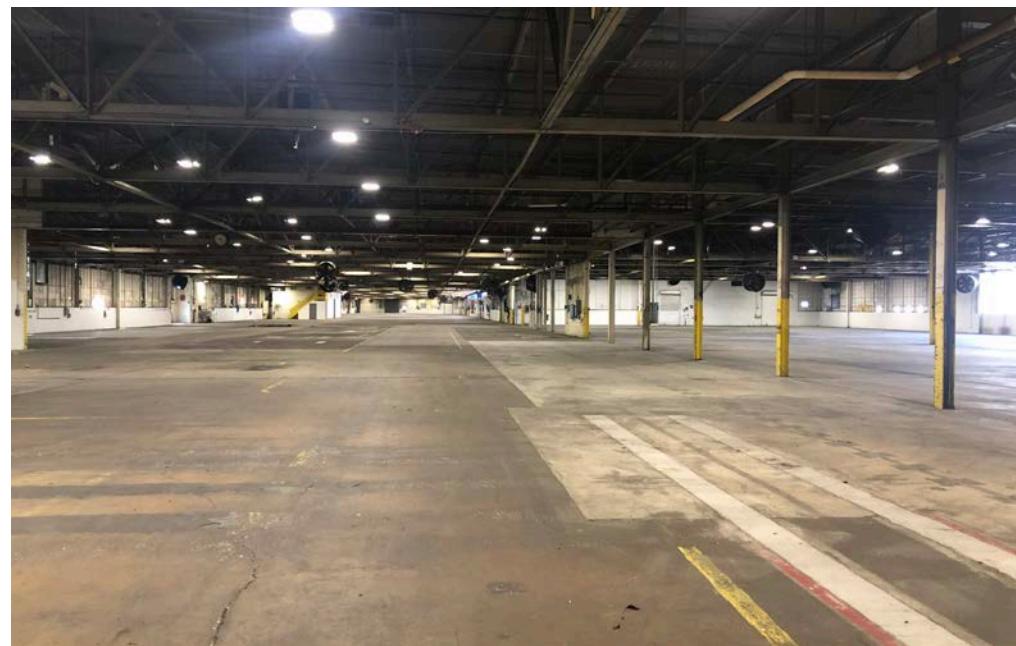
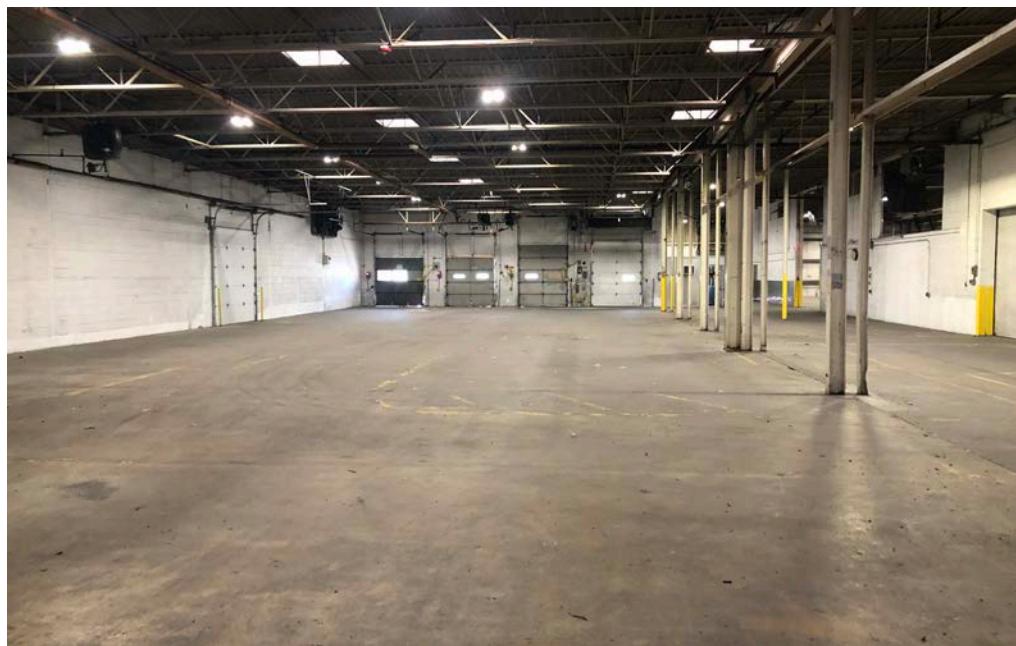
Floor Plan

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Property Views

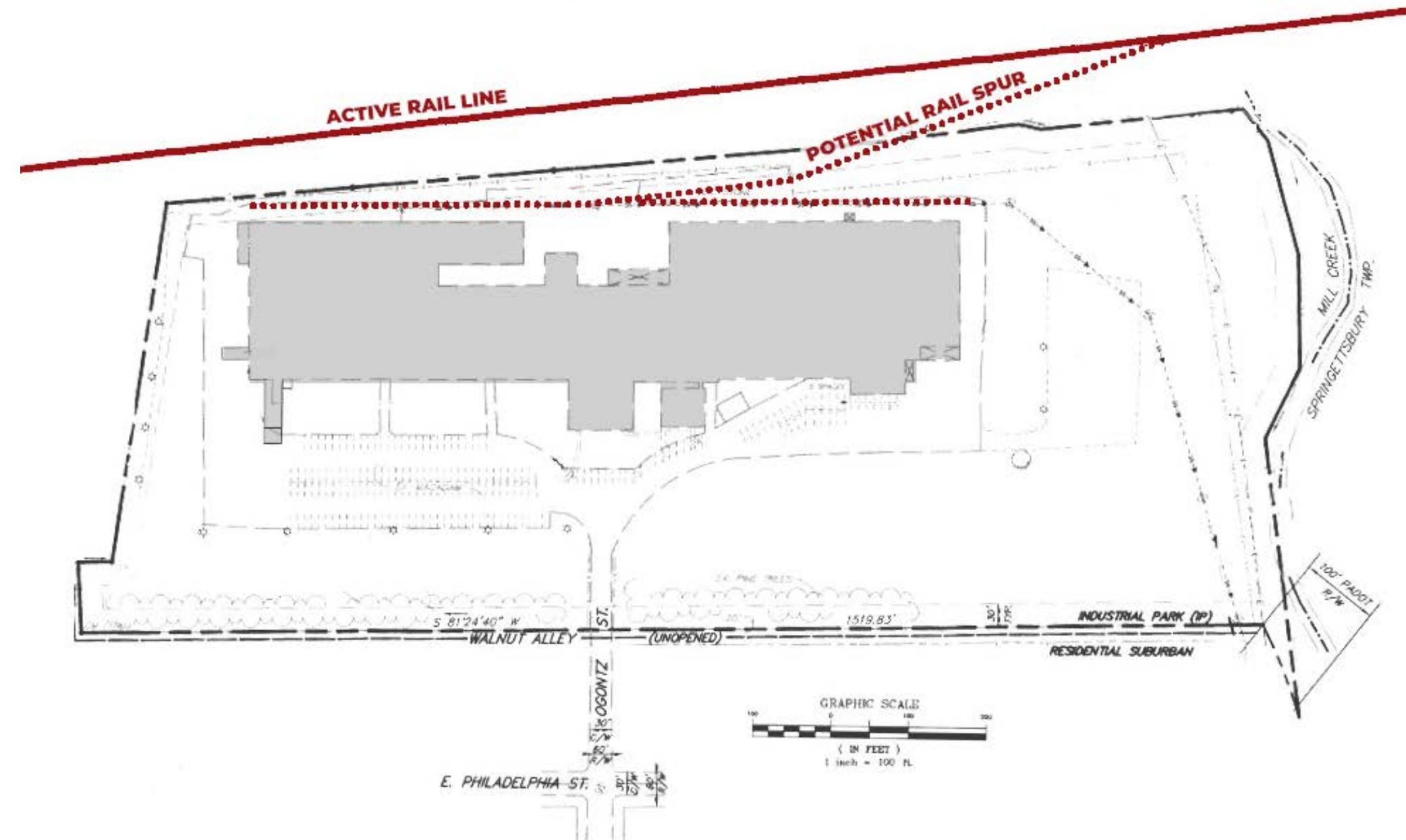
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Site Plan

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