



INDUSTRIAL FLEX INVESTMENT PROPERTY

3395 FARMTRAIL RD | YORK, PA 17406



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TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING OVERVIEW

This 14,000-square-foot single-tenant industrial/flex facility is fully leased to Mayekawa MYCOM, a global leader in industrial refrigeration and compressor technology. The property is strategically positioned within Farmbrook Industrial Park along the I-83 corridor in York County, Pennsylvania—an established industrial hub with exceptional access to regional transportation routes and a strong manufacturing base. Constructed with heavy-duty materials and designed to support MYCOM's specialized operations, the building features masonry and steel construction, two 5-ton bridge cranes, and a customized interior fit-out ideally suited to the tenant's long-term operational needs. The lease is a NNN structure, placing minimal responsibilities on the landlord while providing predictable, stable income. With MYCOM occupying the facility since 2000, this offering represents a mission-critical, long-term investment underpinned by a creditworthy international tenant, modern functionality, and a prime logistics location in one of Central Pennsylvania's most resilient industrial markets.

OFFERING DETAILS

ADDRESS	3395 Farmtrail Rd York, PA 17406
BUILDING SIZE	14,000 SF
LOT SIZE	3.11 Acres
TENANCY	Single
SALE PRICE	\$1,795,000.00
CAP RATE	6.4%
PRICE PER SF	\$128.21
TENANT	Mayekawa Mfg. Co., Ltd. (MYCOM)
NOI	\$114,288 (current)
BASE RENT	\$8.16 PSF (NNN)
MOVE IN DATE	January 1, 2000
EXPIRATION	December 31, 2026
ESCALATIONS	2-3% based on Green St index
BUSINESS PARK	Farmbrook Industrial Park
CORRIDOR	I-83
SUBMARKET	South Central PA
MUNICIPALITY	Manchester Township

OFFERING HIGHLIGHTS

• Long-Term Tenancy

- 100% leased to Mayekawa MYCOM, a global leader in industrial refrigeration and compressor manufacturing.
- Tenant in continuous occupancy since 2000, underscoring the facility's long-term importance to MYCOM's U.S. operations.
- Lease is a NNN structure, with minimal landlord responsibilities, providing a predictable and stable income stream.

• Mission-Critical, Purpose-Built Facility

- Total Building Size: ±14,000 SF on 3.11 acres within Farmbrook Industrial Park.
- Office Area: ±1,500 SF with durable 13" split block masonry construction, dedicated customer parking & entrance.
- Warehouse Area: ±12,500 SF featuring 2 dock doors, 1 drive in, steel frame and panel construction with 13" split block masonry exterior.
- Heavy-Duty Infrastructure: Full-length bridge crane steel with two (2) 5-ton bridge cranes and 19' hook ground clearance, designed to support the tenant's manufacturing and equipment servicing operations.
- The building's robust construction, specialized crane systems, and customized layout make it uniquely suited to MYCOM's needs—creating a high barrier to relocation and reinforcing tenant retention.
- Recent capital improvements include new roof top HVAC unit for office heating and cooling in 2023 and installation of a new rubber roof over the office area in 2025.
- Continuous ownership investment and proactive maintenance support the property's long-term performance.

• Strategic Industrial Location

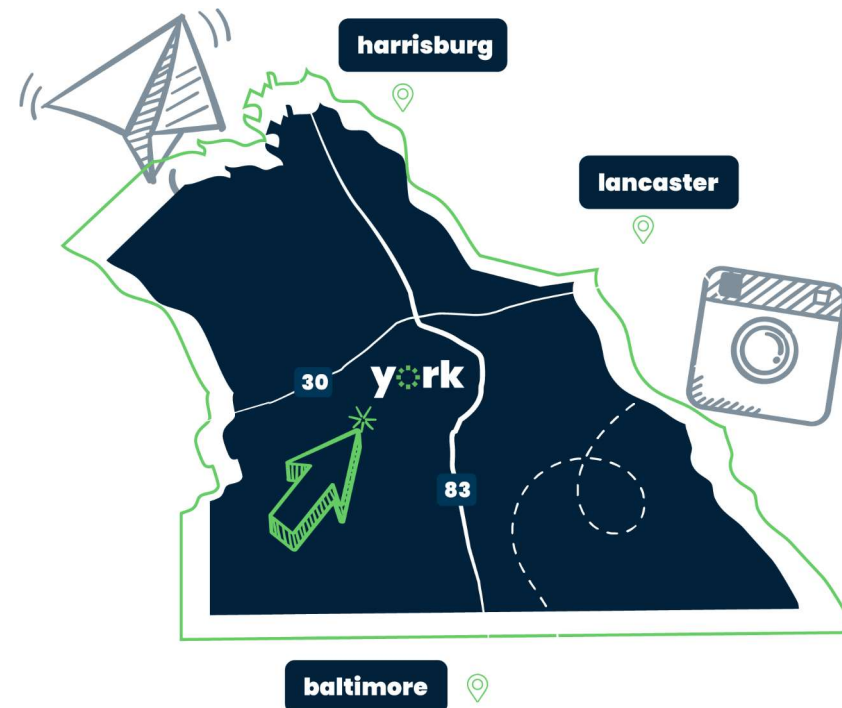
- Located in Farmbrook Industrial Park, an established industrial hub in York County, PA.
- Immediate access to Interstate 83, providing direct routes to Harrisburg, Baltimore, and the Northeast Corridor.
- Positioned within a dense, high-performing industrial corridor with strong logistics and labor fundamentals.

• Investment Stability

- Corporate tenancy with Mayekawa Mfg. Co., Ltd. (Japan) – founded in 1924, operating in over 40 countries, and generating \$4.5B+ in annual revenue.
- Mission-critical facility serving MYCOM's established U.S. customer base.
- Predictable income stream backed by a creditworthy, globally recognized engineering firm.

• Market Fundamentals

- York County industrial market remains one of Central Pennsylvania's most resilient, with low vacancy rates, consistent rent growth, and sustained tenant demand.
- Strategic I-83 corridor location supports ongoing value and long-term investor security.

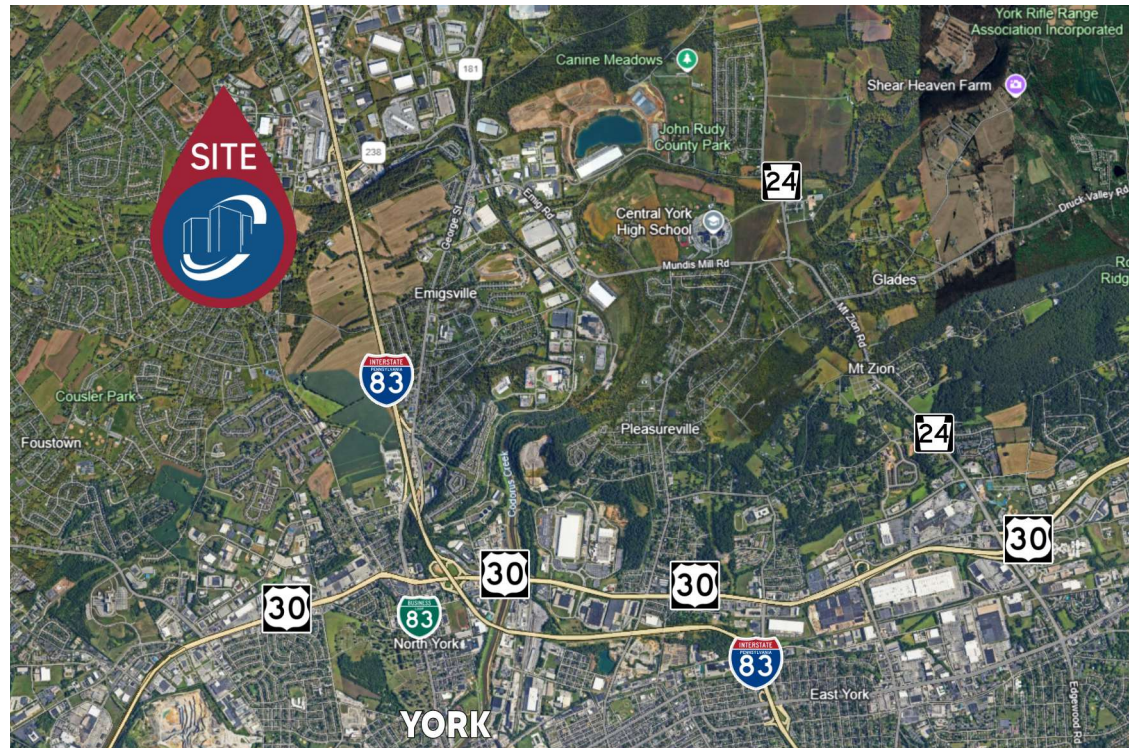


PARCEL MAP



PROPERTY DETAILS

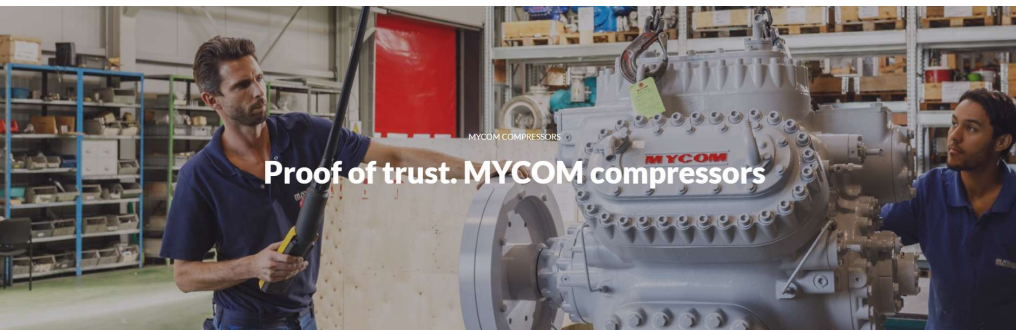
Property Type	Industrial Flex
Building Size	14,000 SF
Office Space	1,500 SF
Lot Size	3.11.Acres
Year Built	2000
Clear Ceiling Height	26'
Loading	2 docks / 1 drive in
Car Parking	20 Spaces
Construction	Block & Steel
Framing	Steel
Roof	Warehouse: Rubber Office: Rubber (new 2025)
Cranes	Two (2) 5-ton bridge cranes with hoists and 19' hook ground clearance
Power	Heavy
HVAC	New rooftop unit 2023 (heating/cooling)
Water/Sewer	Public
Business Park	Farmbrook Industrial Park
Submarket	South Central PA
County	York
Municipality	Manchester Township
Zoning	Industrial (I)
APN	36-000-27-0015.00-00000
Taxes	\$18,609.45 (2025)



LOCATION AERIAL



TENANT OVERVIEW



Global network

Headquartered in Tokyo Japan, Mayekawa provide products and services all over the world through an extensive network of local offices and plants.



North America | Latin America | Europe | Middle East & Africa | Japan & Asia Pacific

TENANT DATA

COMPANY	Mayekawa Mfg. Co., Ltd. (MYCOM)
CREDIT RATING	B2
FOUNDED	1924
LOCATIONS	45
TOTAL REVENUE	\$4.5B+
EMPLOYEES	5,000+
HEADQUARTERS	Tokyo, Japan
WEBSITE	mayekawa.com

COMPANY INFORMATION

Mayekawa Mfg. Co., Ltd. (MYCOM) is a global leader in industrial refrigeration, gas compression, and process engineering solutions. Founded in 1924 and headquartered in Tokyo, Japan, Mayekawa has grown into one of the world's most respected names in refrigeration technology and compressor manufacturing. The company serves a wide range of industries including food processing, cold storage, energy, chemical, and natural gas, with a strong reputation for engineering excellence, reliability, and energy efficiency.

Operations in over 40 countries with more than 100 locations worldwide with approximately 5,000+ globally and an estimated revenue of over \$4.5 billion USD annually. Industries served include food & beverage, cold chain logistics, oil & gas, chemical processing, and industrial gas sectors

MYCOM has operated in the United States for decades and maintains a robust North American presence, including manufacturing, sales, and service operations. The tenant at this property has occupied the York facility since 2000, demonstrating long-term stability and operational commitment to the region.



**3395 FARMTRAIL RD
YORK, PA 17406**

**INVESTMENT PROPERTY
AVAILABLE**

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