



INDUSTRIAL FLEX INVESTMENT PROPERTY

3395 FARMTRAIL RD | YORK, PA 17406



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3395 FARMTRAIL RD YORK, PA 17406



INVESTMENT PROPERTY AVAILABLE

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 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.



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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

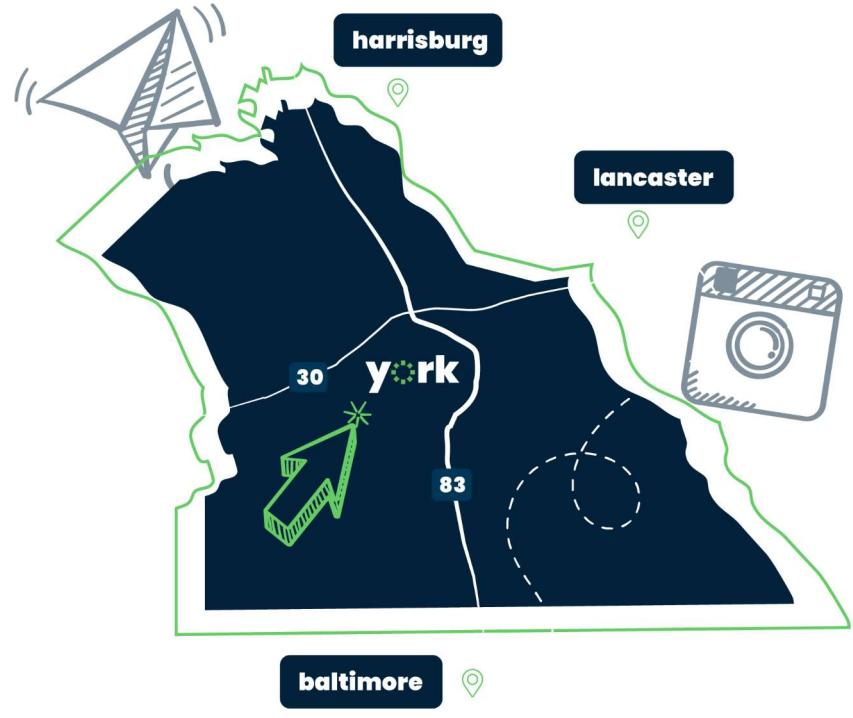
- Located in Farmbrook Industrial Park, an established industrial hub in York County, PA.
- Immediate access to Interstate 83, providing direct routes to Harrisburg, Baltimore, and the Northeast Corridor.
- Positioned within a dense, high-performing industrial corridor with strong logistics and labor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





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PARCEL MAP



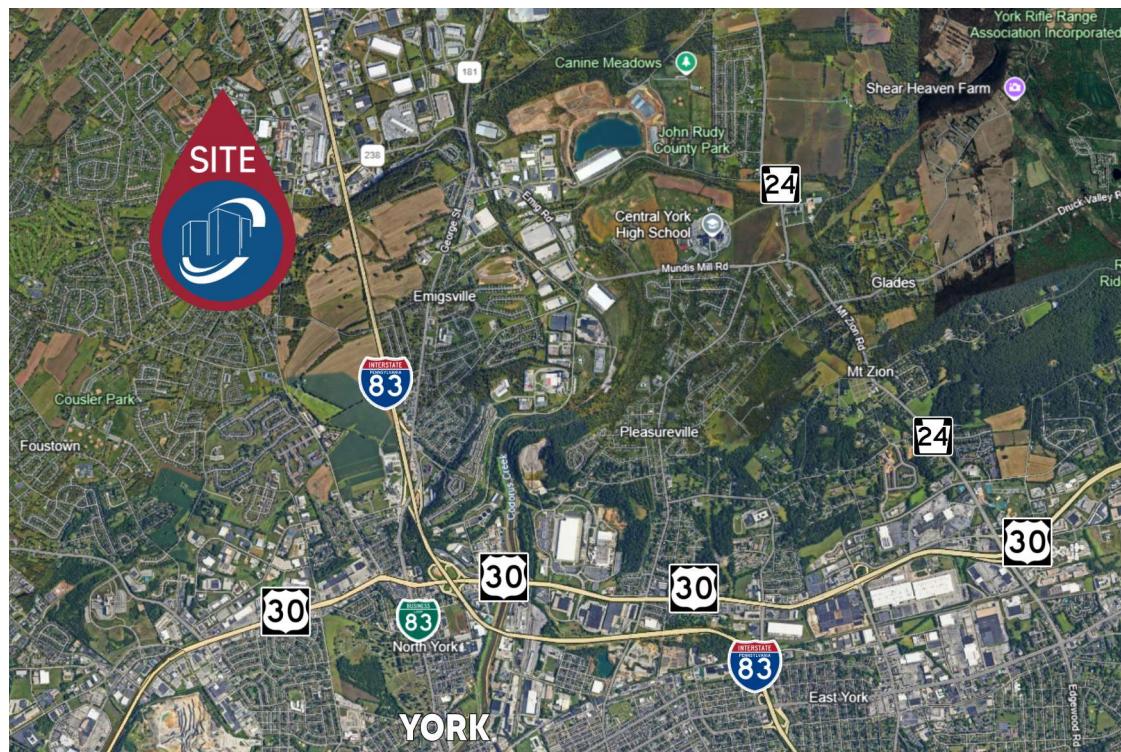


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PROPERTY DETAILS

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)





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LOCATION AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

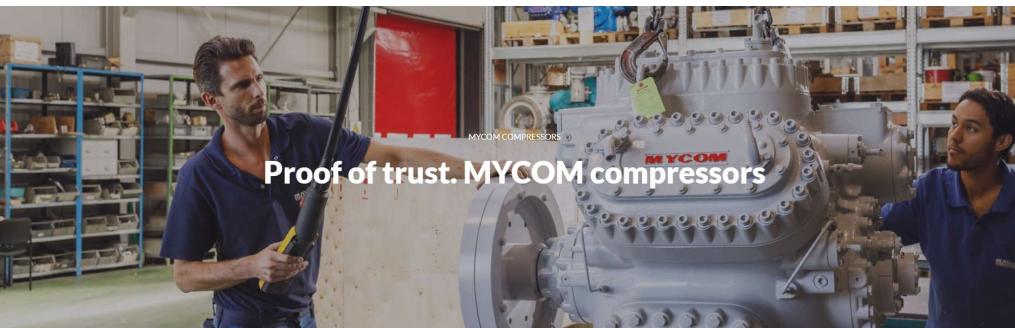
ADAM BOUSSATTA, MBA
SENIOR ASSOCIATE
ADAM@LANDMARKCR.COM
C: 717.603.1209

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TENANT OVERVIEW

MAYEKAWA MYCOM



Global network

Headquartered in Tokyo, Japan, Mayekawa provides 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 ▾

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