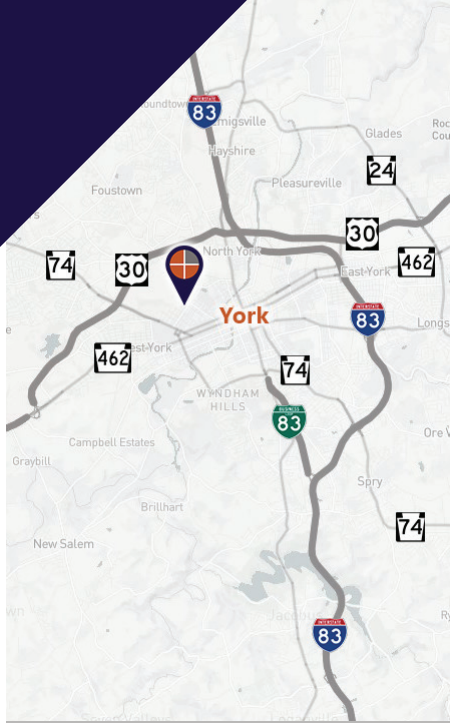




Commercial Real Estate LLC

FOR SALE OR FOR LEASE

2,959 SF industrial-style office condo located in the Monarch Mills Condominiums in Northwest York.



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

INDUSTRIAL-STYLE OFFICE CONDO

City of York | York County

600 N. Hartley St. Suite 140 York, PA 17404



For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

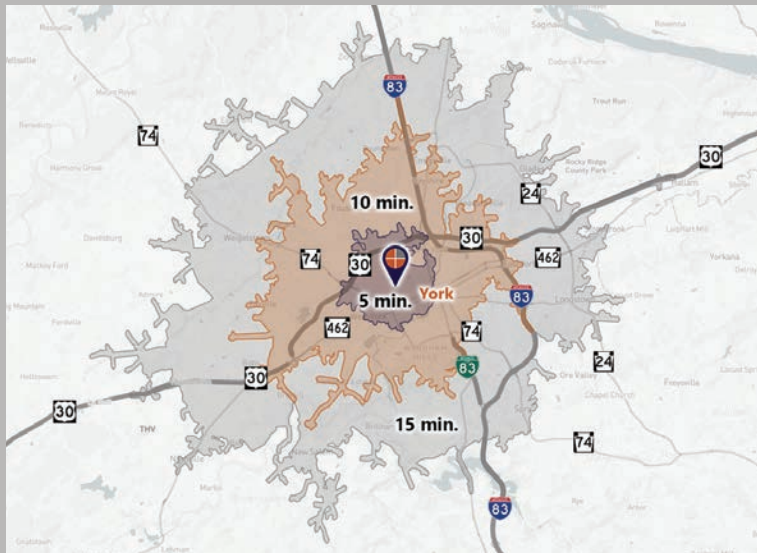
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INDUSTRIAL-STYLE OFFICE CONDO

DEMOGRAPHICS

| Variable | 600 N. Hartley St. York, PA | | |
|-------------------------------------|-----------------------------|-----------------|------------------|
| Travel Distance from Site | 5 minutes | 10 minutes | 15 minutes |
| Total Population | 26,298 | 89,740 | 164,492 |
| Population Density (Per Sq. Mile) | 5,605.7 | 2,932.0 | 1,732.7 |
| Total Daytime Population | 30,703 | 106,788 | 189,682 |
| Daytime Population: Workers | 16,208 | 59,190 | 105,754 |
| Daytime Population: Residents | 14,495 | 47,598 | 83,928 |
| Daytime Pop. Density (Per Sq. Mile) | 6,544.7 | 3,489.0 | 1,998.0 |
| Total Households | 10,471 | 35,082 | 64,888 |
| Per Capita Income | \$22,845 | \$30,910 | \$36,012 |
| Average Household Income | \$57,439 | \$78,907 | \$90,758 |
| Average Disposable Income | \$46,530 | \$61,548 | \$70,014 |
| Total (SIC01-99) Businesses | 1,169 | 3,546 | 6,321 |
| Total (SIC01-99) Employees | 16,598 | 55,585 | 100,714 |
| Total (SIC01-99) Sales | \$2,030,850,418 | \$7,225,982,306 | \$15,226,501,793 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Modern, industrial-style office condo for sale or for lease located on the first floor of the Monarch Mills Condominiums, just off Roosevelt Avenue in York, PA.

The suite/condo features multiple private offices, a conference room, a training room, reception area, kitchenette, and a private restroom. The space has industrial-chic finishes including exposed interior brick, high ceilings, spiral ductwork, polished concrete floors, and large windows. Eight (8) parking spaces in the parking garage included in this condo.

The Monarch Mills Condominiums offers a secure, covered parking garage on the lower level and a central shared courtyard featuring ponds, community grills, outdoor seating and planters.

This location is convenient to Downtown York as well as Route 30 via Roosevelt Ave..

PROPERTY DETAILS

- Available Office Condo: 2,959 SF
- Sale Price: \$310,000
- Lease Rate: \$10.00/SF/NNN
- Lease Terms: Negotiable
- NNN Costs: \$5.43/SF (est.)
- Zoning: Employment Center District
- Parking: Includes 8 parking spaces
- Construction: Masonry
- Heating: Gas FWA
- Cooling: CAC
- Electric: Met-Ed
- Water: Public
- Sewer: Public

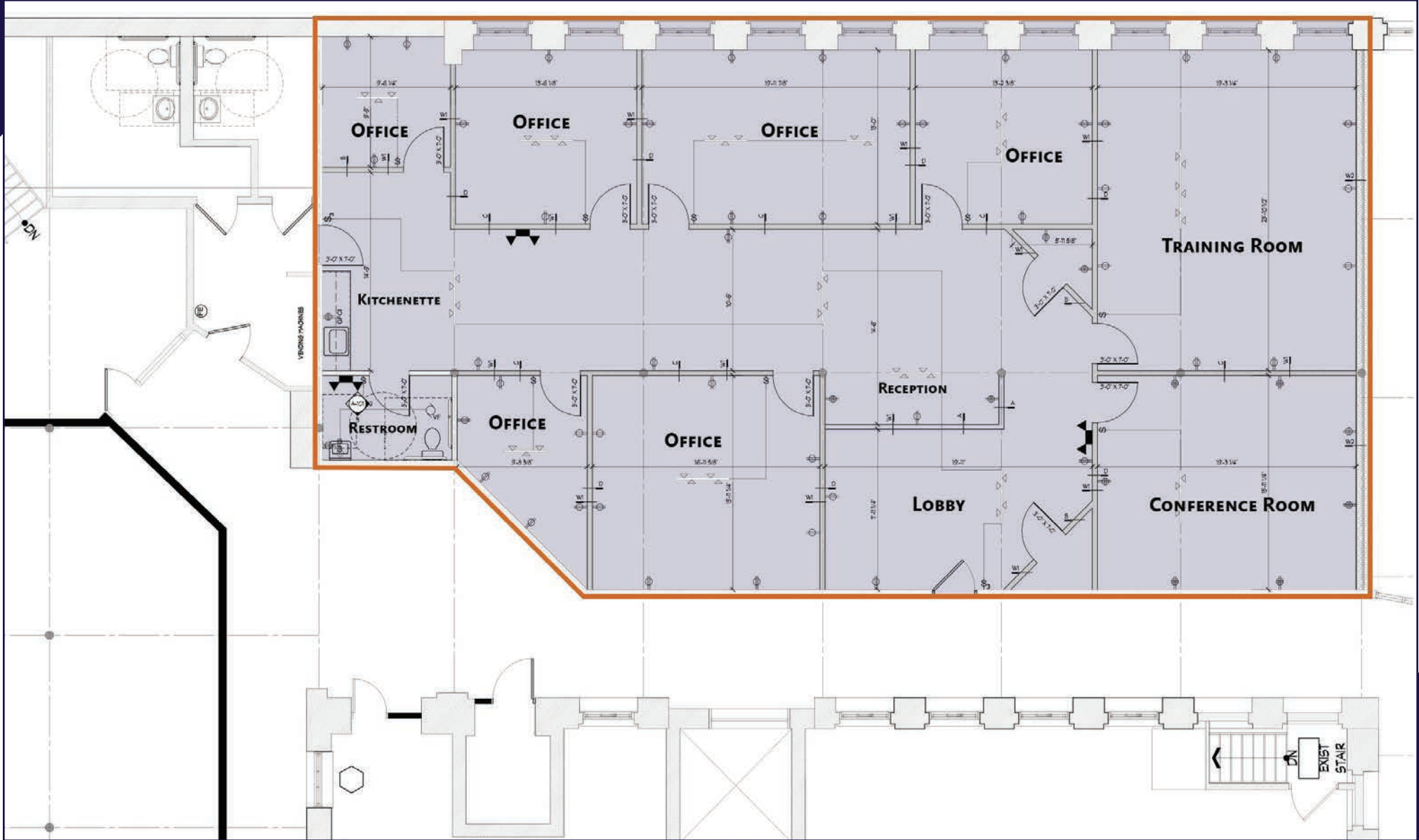
TRAFFIC COUNTS

- Roosevelt Ave.: 9,955 VPD
- Pennsylvania Ave.: 5,097 VPD
- Carlisle Ave./PA Route 74: 21,869 VPD

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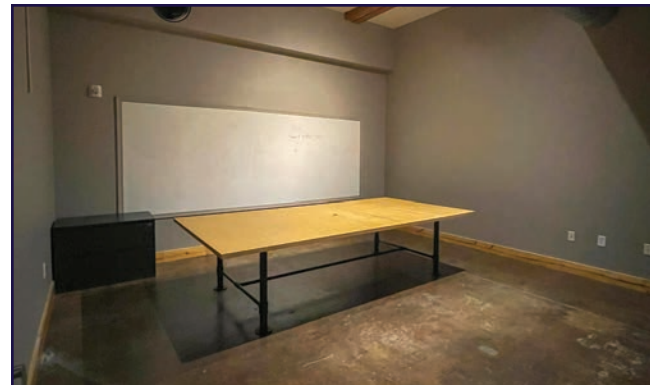
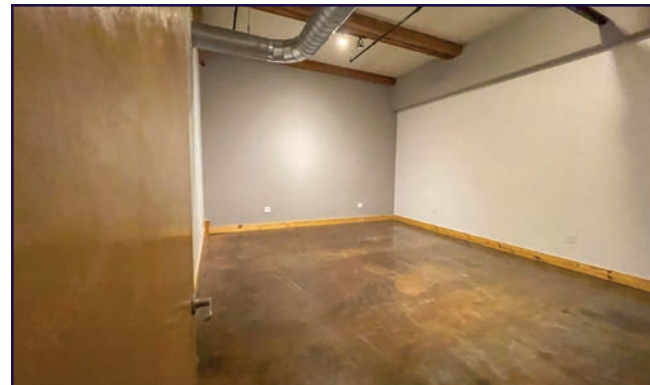
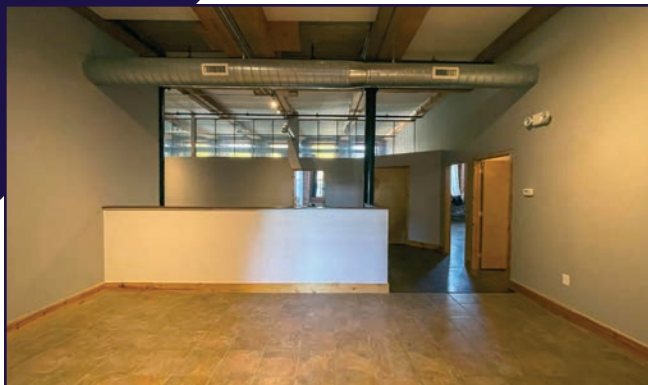
FLOOR PLAN | UNIT 140



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INTERIOR PHOTOS | UNIT 140



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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