

# FOR SALE INDUSTRIAL COMPLEX / REDEVELOPMENT OPPORTUNITY

240 ARCH ST. YORK, PA 17403



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# PROPERTY INFORMATION



## SITE & MARKET OVERVIEW

Industrial complex consisting of over 150,000 SF of heavy manufacturing space on just under 9 acres available for sale, ideal for manufacturing, heavy industrial, or redevelopment/adaptive reuse. The site is conveniently located just one-mile from the Route 30 and Interstate-83 interchange, while also situated on the fringe of the York City Central Business District just behind WellSpan Park, home of the York Revolution Baseball team.

The property features ample on-site parking, lay-down yard, and convenient access via Arch Street and Queen Street gated entrances. There is an active Norfolk Southern rail line adjacent to the site, but the rail sidings have been abandoned and require refurbishment. The buildings feature multiple bridge and jib cranes that range from 3-tons up to 40-tons, as well as clear heights ranging from 10' to 42'. Monitor roof systems provide ample natural light to the main industrial bays, with interior docks and drive-in doors throughout the complex.

The property is located in a Federal Opportunity Zone as well as a Foreign Trade Zone, and straddles two municipalities, York City and Spring Garden Township.

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## PROPERTY DETAILS

- Total Square Footage:..... 151,009 SF
- Sale Price: ..... Negotiable
- Zoning: ..... Employment Center Dist. (York City) & Industrial Park (Spring Garden Twp.)
- Land/Lot Size: ..... 8.9 +/- acres
- Type: ..... Commercial - Industrial
- Parking:..... Multiple Surface Lots
- Outside Storage:..... Lay-down Yard
- Rail Access: ..... Adjacent but Abandoned (needs refurbished)
- Electric: ..... 3-Phase, Heavy Amperage
- Roof Type: ..... Rubber (varies)
- Construction:..... Steel, Concrete Block, Brick, Wood/Heavy Timber
- Clear Heights: ..... 10 ft. to 40 ft.
- Drive-In Doors:..... Multiple (sizes vary)
- Dock Doors:..... Multiple (exterior & interior)
- Cranes:..... Multiple Bridge & Jib Cranes (ranging from 3 up to 40 ton lift cap.)
- Heating:..... Gas Radiant & Gas Modine
- Cooling:..... None
- Water/Sewer:..... Public

## LISTING AGENT



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# SITE PLAN | LAYOUT

## 240 Arch St. Property

BUILDING	Sq. Ft.
OFFICE	12,070
MAIN SHOP	115,513
WAREHOUSE	12,787
COMPRESSOR BUILDING	1,085
TEST LAB 1	2,912
TEST LAB 2	1,830
QUONSET HUT	4,812



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# SITE PLAN | ACREAGE



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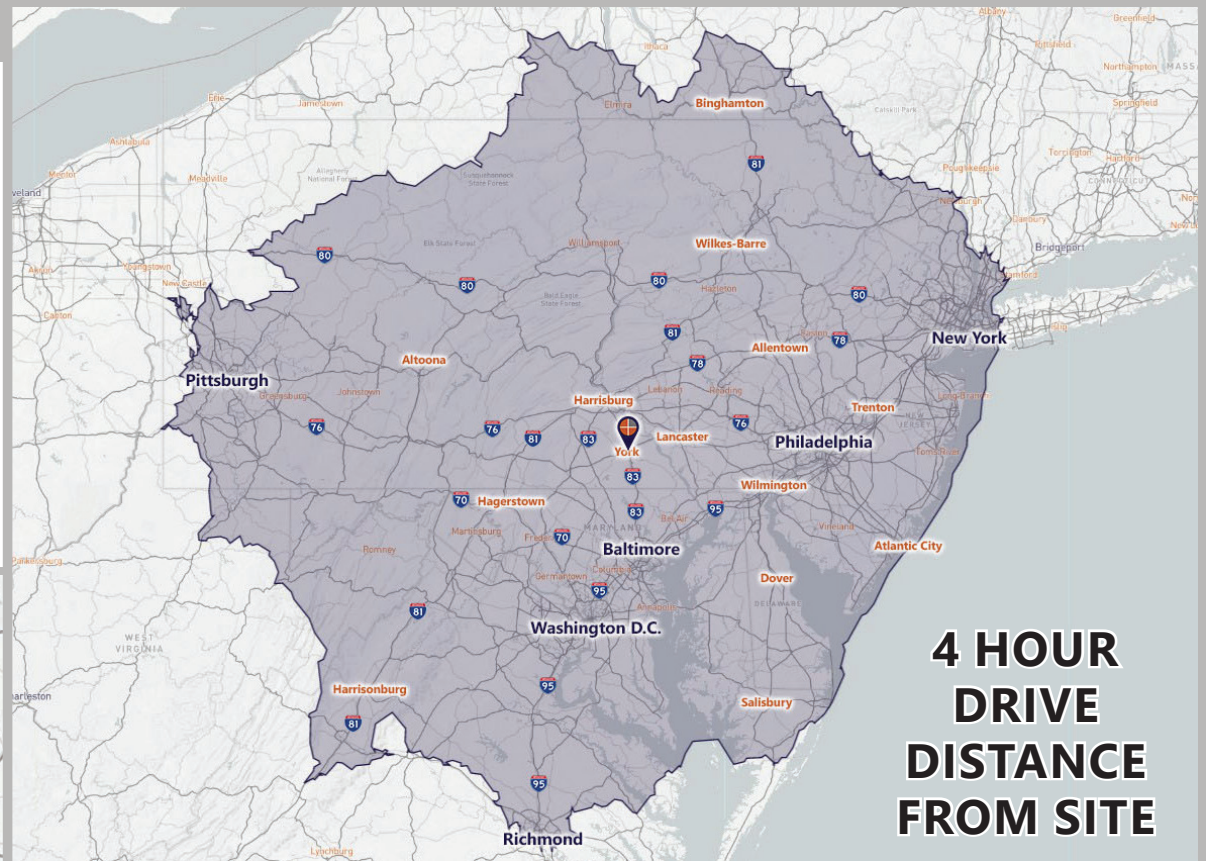
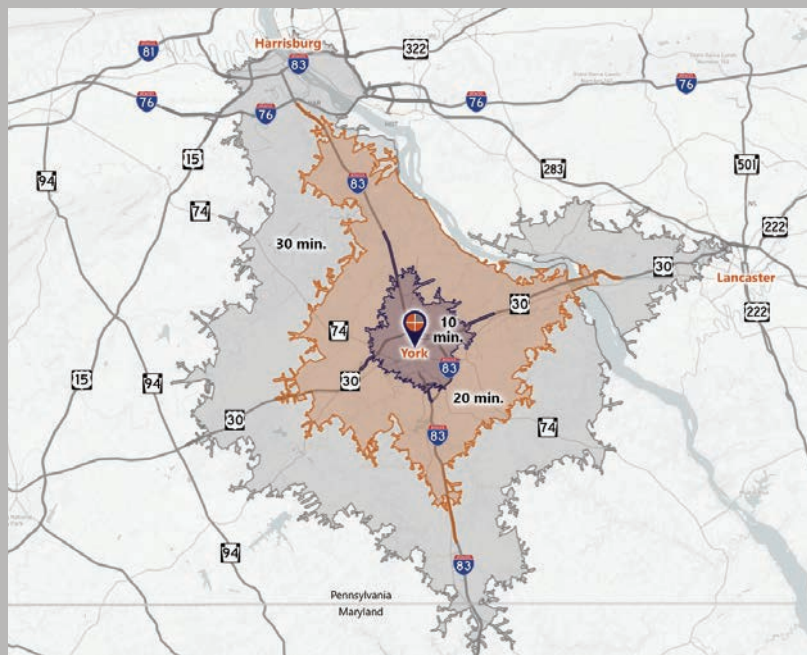
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# DEMOGRAPHICS

## Travel Distance from Site

Variable	240 Arch St. York, PA 17403		
Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population	92,884	267,124	510,833
Population Density (Pop. per Sq. Mile)	2,746.3	1,151.0	796.2
Total Daytime Population	124,266	267,681	527,732
Total Households	36,324	103,916	200,895
Per Capita Income	\$28,237	\$36,073	\$36,953
Average Household Income	\$71,852	\$92,293	\$93,640
Average Disposable Income	\$56,571	\$71,730	\$72,659
Aggregate Disposable Income	\$2,054,893,978	\$7,453,904,537	\$14,596,616,701
Total (SIC01-99) Businesses	4,813	8,844	18,562
Total (SIC01-99) Employees	74,685	124,757	285,094
Total (SIC01-99) Sales (\$000)	\$11,587,647	\$20,762,208	\$45,823,069



**4 HOUR  
DRIVE  
DISTANCE  
FROM SITE**

## Travel Destination from Site

Point	Distance (miles)	Travel Time (minutes)
Route 30 - York, PA	1.0	3.0
Interstate-83 / Route 30 Split	1.8	5.0
PA Turnpike Harrisburg West	19.4	21.0
Route 30 / Route 283 - Lancaster, PA	24.2	27.0
Interstate-83 / Interstate-81 Split	30.6	34.0
Interstate-81 / Interstate-78 Split	50.5	52.0

Point	Distance (miles)	Travel Time (minutes)
Port of Baltimore, MD	53.1	61.0
Baltimore/Wash. International Airport	65.3	75.0
The Port of Philadelphia	106.0	140.0
Philadelphia International Airport	109.0	118.0
Port Newark, NJ	177.0	172.0
Pittsburgh, PA	221.0	212.0

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# DOWNTOWN YORK MAP

## Visit Downtown York

### DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

### ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

### LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

### SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

### FITNESS

68. York YMCA
69. CrossFit York



### LEGEND

- |                                           |                                    |
|-------------------------------------------|------------------------------------|
| <b>A</b> Northwest Triangle Redevelopment | <b>P1</b> King St. Garage          |
| <b>B</b> York County Judicial Center      | <b>P2</b> Market St. Garage        |
| <b>C</b> Continental Square               | <b>P3</b> Philadelphia St. Parking |
|                                           | <b>P4</b> Central Market Deck      |



### NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new market rate apartments, and over 50,000 SF of office/flex/conference space.



### YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



### MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. Beaver St. W. Philadelphia St. N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



### CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many new businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.



Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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# ESTABLISHED REGIONAL AERIAL MAP



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# AERIAL DRONE PHOTOS & TRAVEL MAP



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# AERIAL DRONE PHOTO



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