

For Lease

# Industrial Property

\$7.50 SF/yr



## 1001 Loucks Mill Rd

1001 Loucks Mill Rd  
York, Pennsylvania 17402

### Property Highlights

- Modern and updated warehouse space
- 1 Garage door and shared dock access
- Ample parking for employees and guests
- Easy access to major roadways
- Versatile canvas for business operations
- Prime leasing opportunity for ambitious businesses

### Property Description

Offered at \$7.50 Discover a prime leasing opportunity at 1001 Loucks Mill Rd, York, PA, 17402. This premier property offers a range of impressive features to elevate your business operations. Boasting an open 9,000 sf warehouse space, a garage door and shared dock access, and ample parking, this location provides a versatile canvas to bring your vision to life. With its strategic positioning and easy access to major roadways, the property ensures seamless connectivity for employees and clients alike.

#### OFFERING SUMMARY

<b>Lease Rate</b>	\$7.50 SF/yr (MG)
<b>Available SF</b>	9,000 SF
<b>Lot Size</b>	5.21 Acres
<b>Building Size</b>	57,980 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	7,345	\$69,703
<b>5 Miles</b>	154,949	\$93,427
<b>10 Miles</b>	274,709	\$97,691

For more information

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PROPERTY ADDRESS:	1001 Loucks Mill Rd York, PA 17402
PROPERTY TYPE:	Industrial
APN:	48-000-01-0008.00-00000
LOT SIZE:	226,773 SF
BUILDING CLASS:	B
ZONING:	ID
RAIL ACCESS:	N/A
YEAR BUILT:	1948
NUMBER OF STORIES:	1
MEZZANINE:	1
NUMBER OF UNITS:	1
CEILINGS:	16
POWER:	3 phase 240V

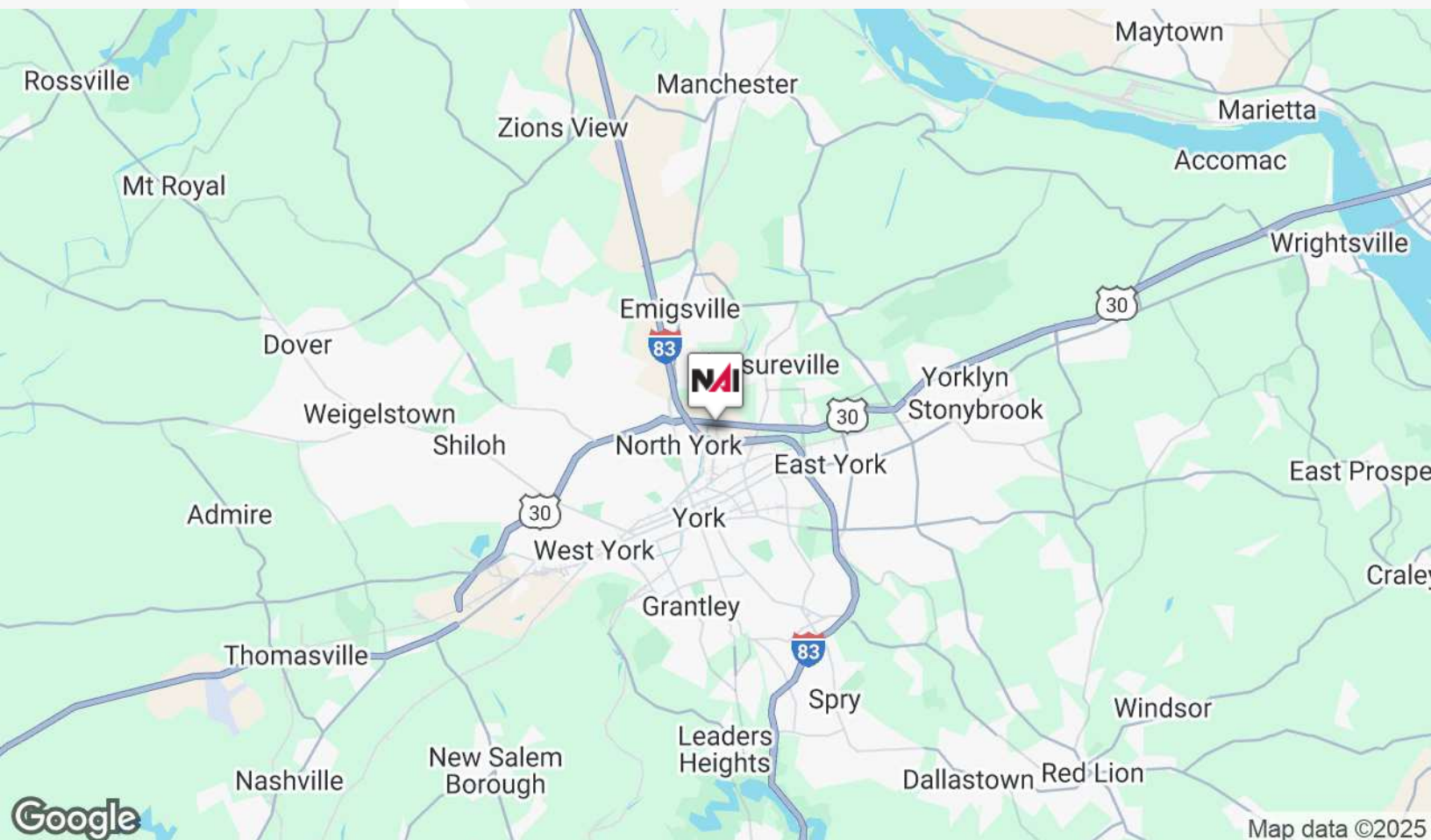
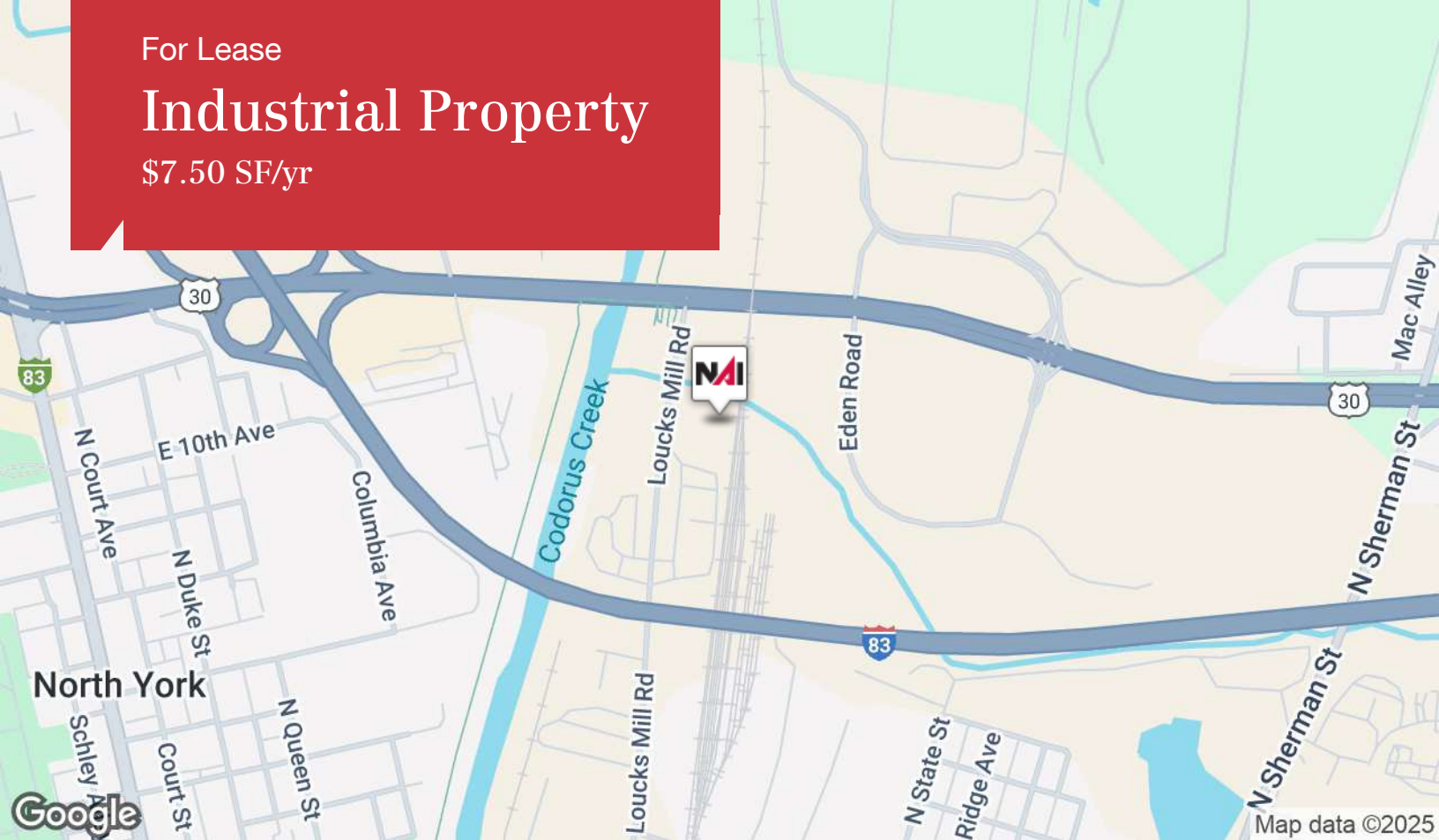




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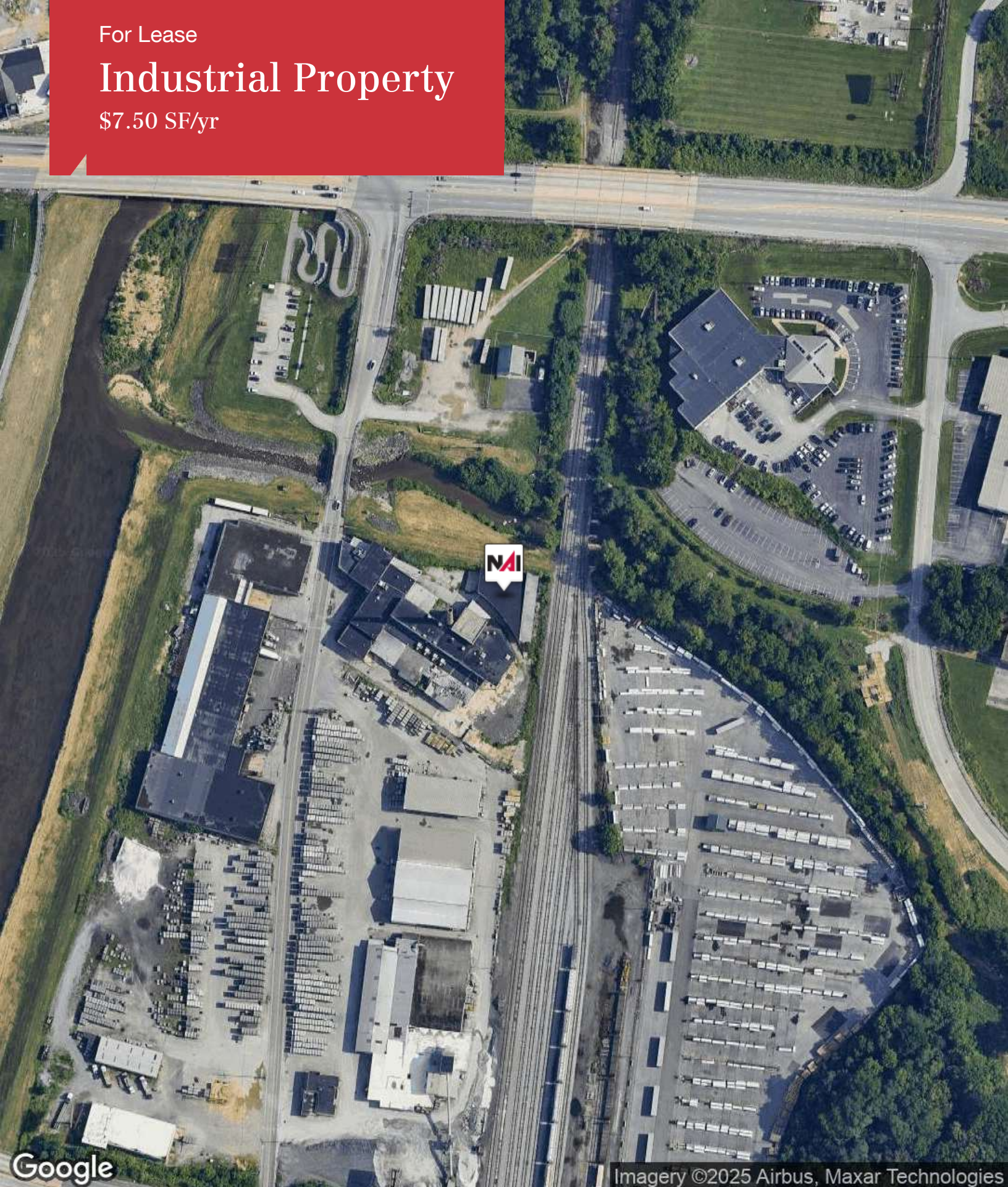




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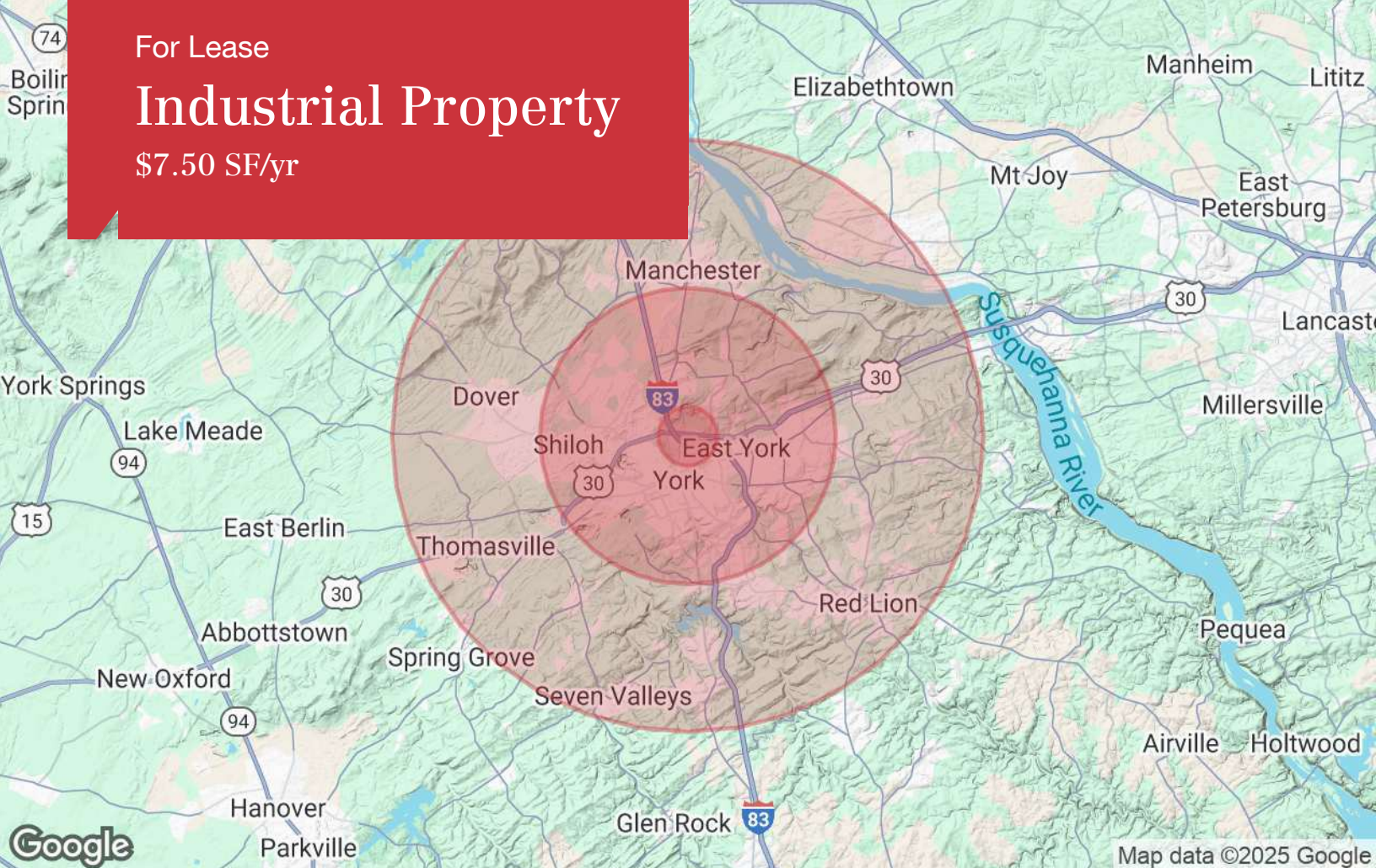
\$7.50 SF/yr



Google

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### Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,345	154,949	274,709
MEDIAN AGE	37	41	41
MEDIAN AGE (MALE)	36	39	40
MEDIAN AGE (FEMALE)	38	42	42

### Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,902	59,972	106,393
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$69,703	\$93,427	\$97,691
AVERAGE HOUSE VALUE	\$157,098	\$234,283	\$251,363

\* Demographic data derived from 2020 ACS - US Census