

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

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

DEMOGRAPHICS

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

For more information

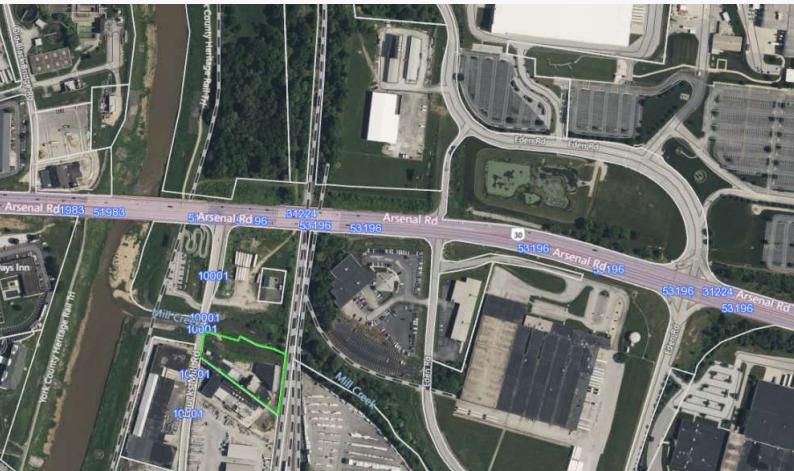
Kevin Wolfe

O: 610 370 8523
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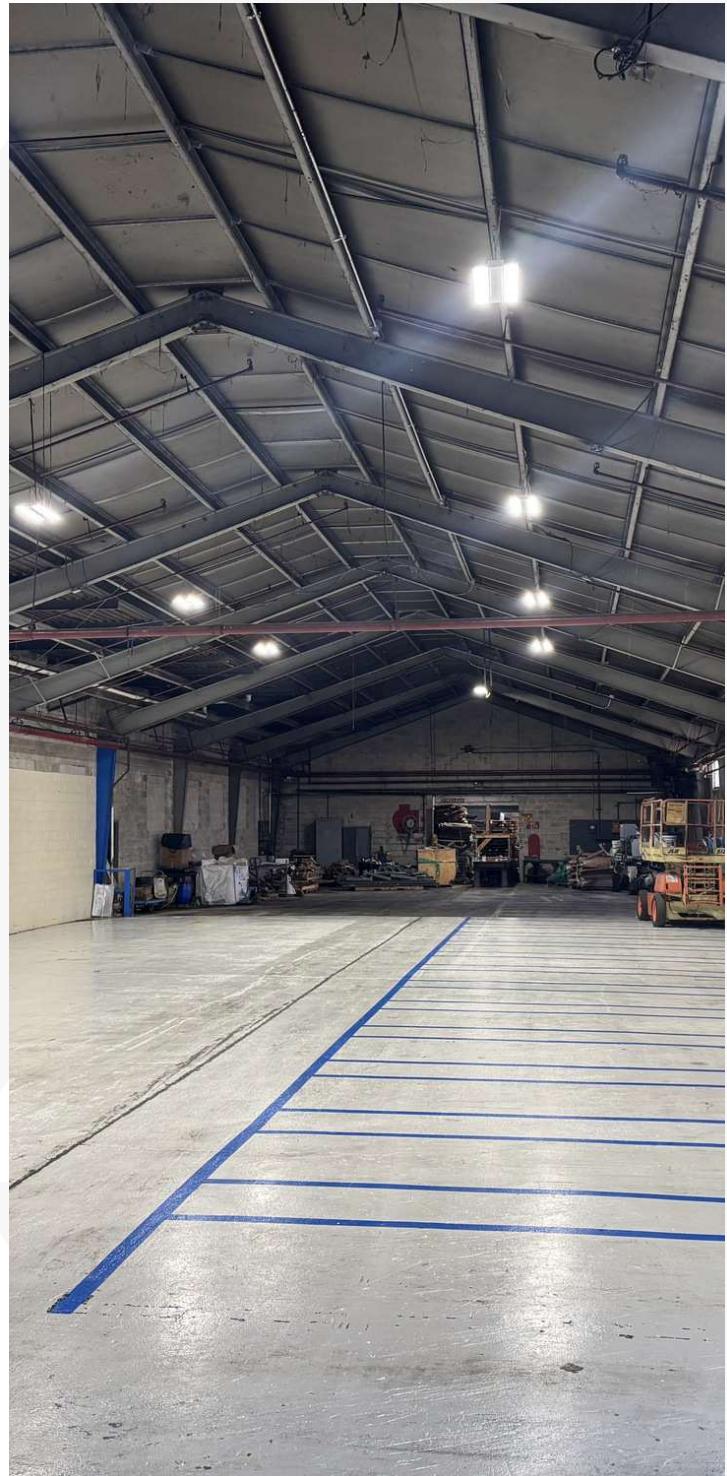


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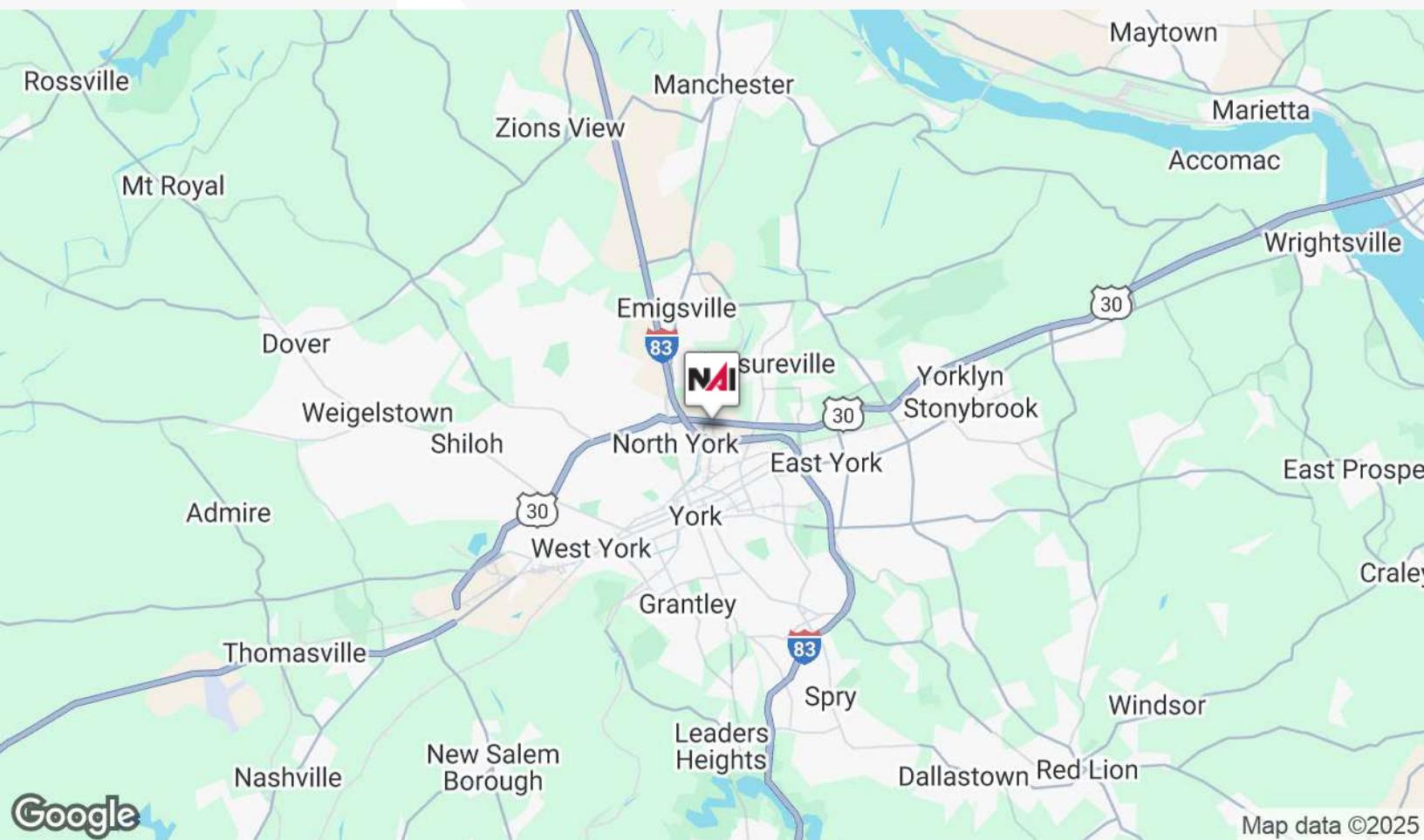
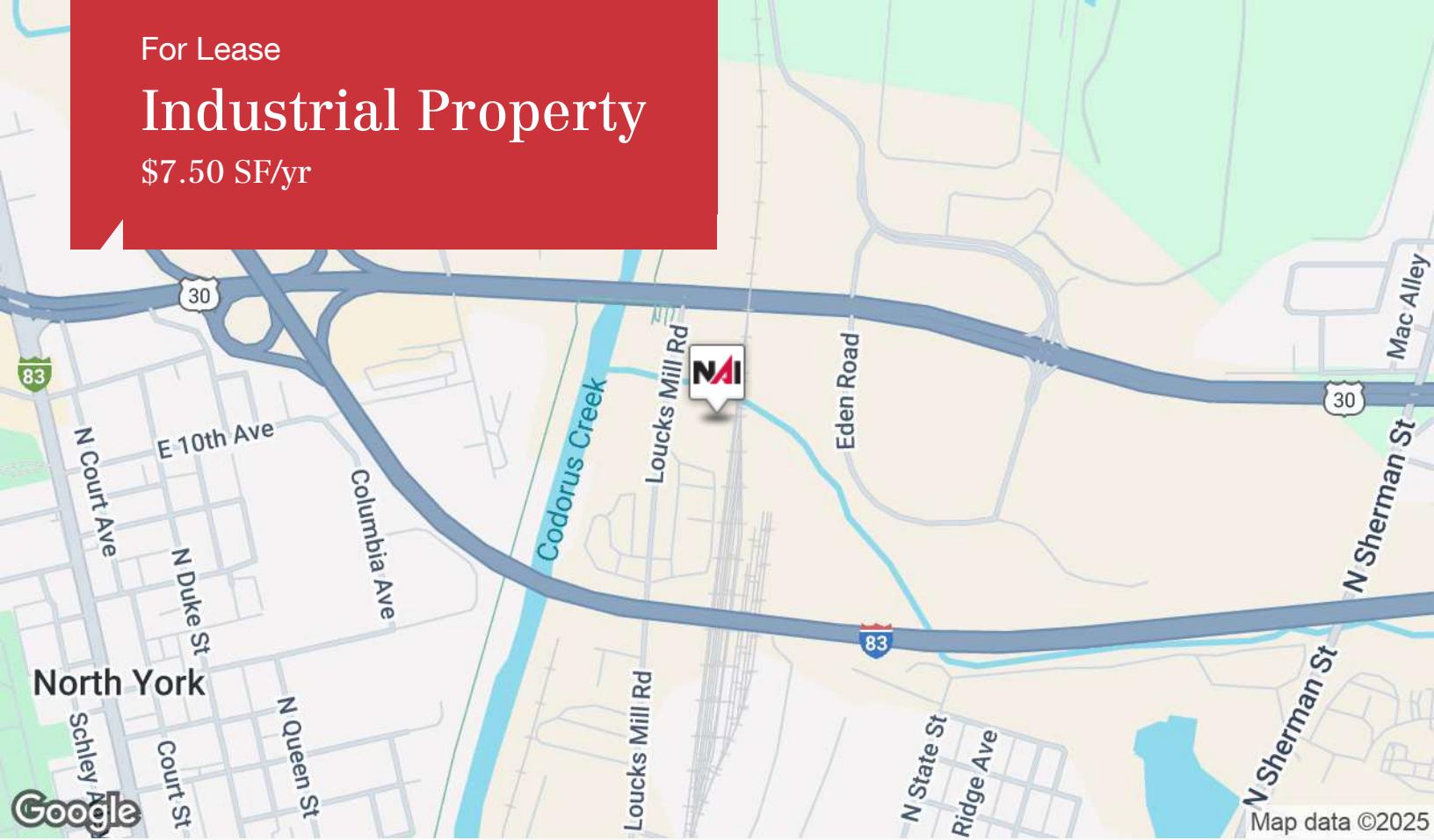
PROPERTY ADDRESS:	1001 Loucks Mill Rd York, PA 17402
PROPERTY TYPE:	Industrial
APN:	48-000-01-0008.00-00000
LOT SIZE:	226,773 SF
BUILDING CLASS:	B
ZONING:	ID
RAIL ACCESS:	N/A
YEAR BUILT:	1948
NUMBER OF STORIES:	1
MEZZANINE:	1
NUMBER OF UNITS:	1
CEILINGS:	16
POWER:	3 phase 240V



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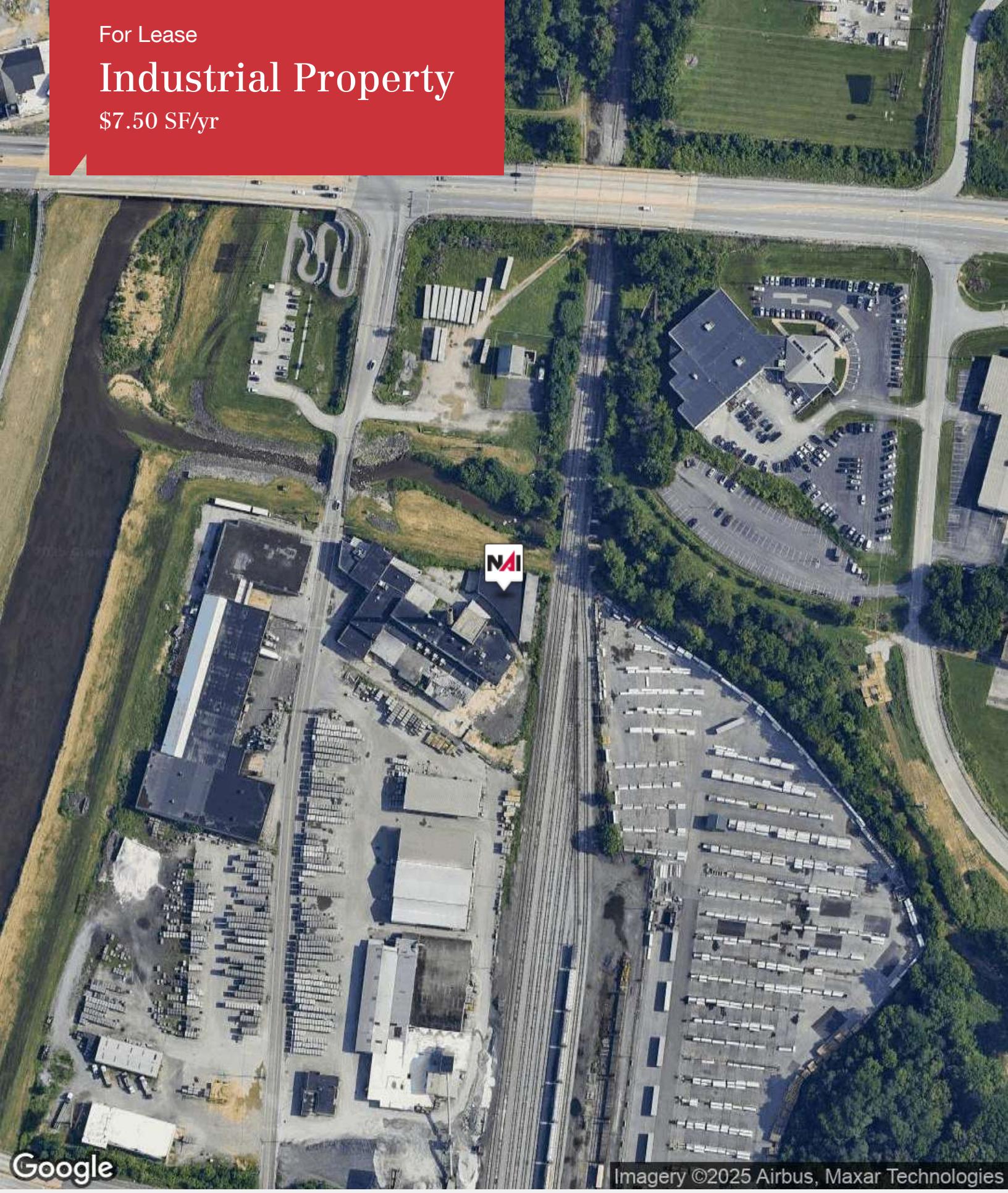
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Google

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NAIKeystone

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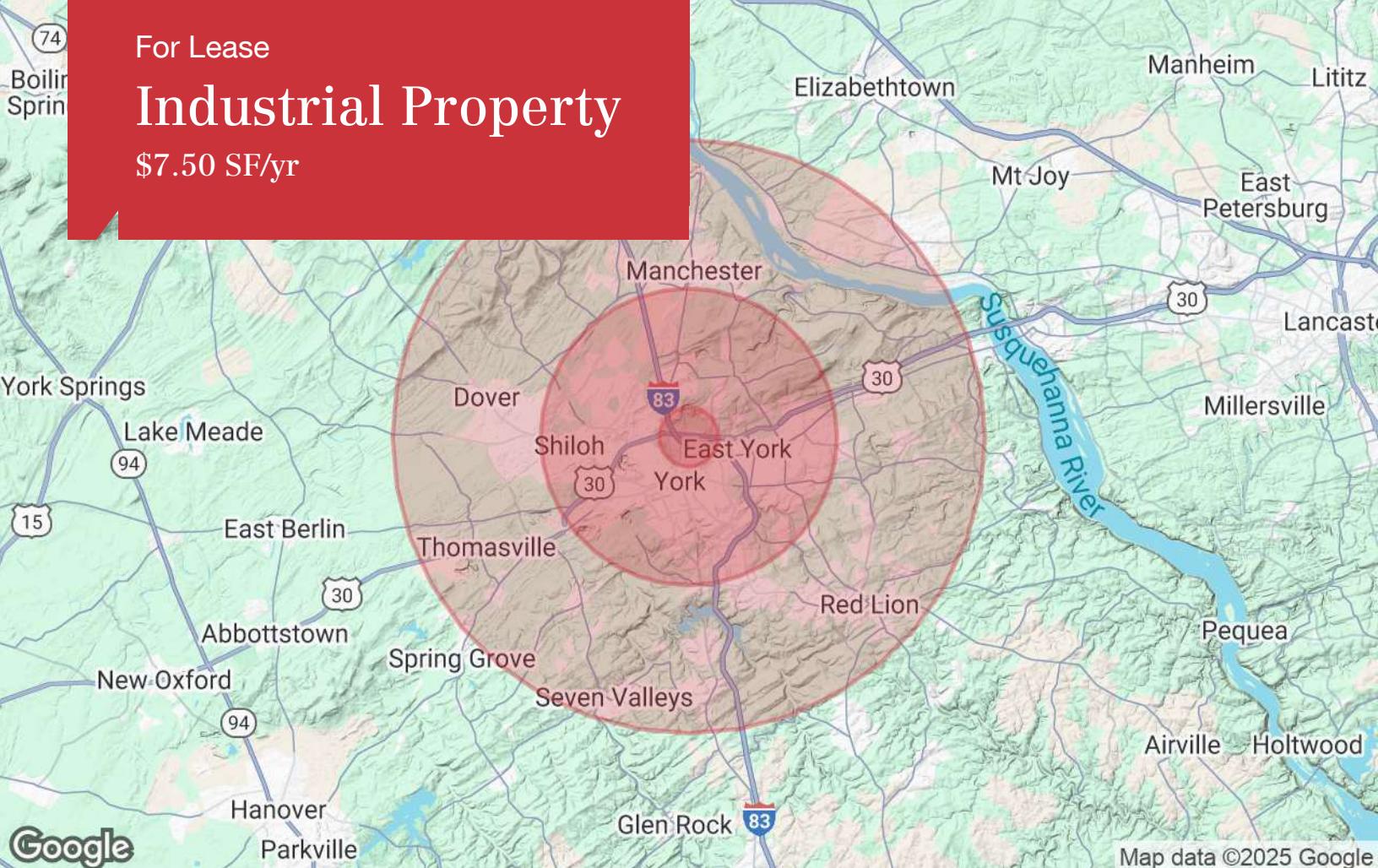
610 779 1400 tel

naikeystone.com

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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