

# 60

## GRUMBACHER ROAD

### YORK, PENNSYLVANIA

# FOR LEASE

## Industrial Office / Flex Space



# 142,116 SF

## AVAILABLE

# KINSLEY PROPERTIES

### Contact:

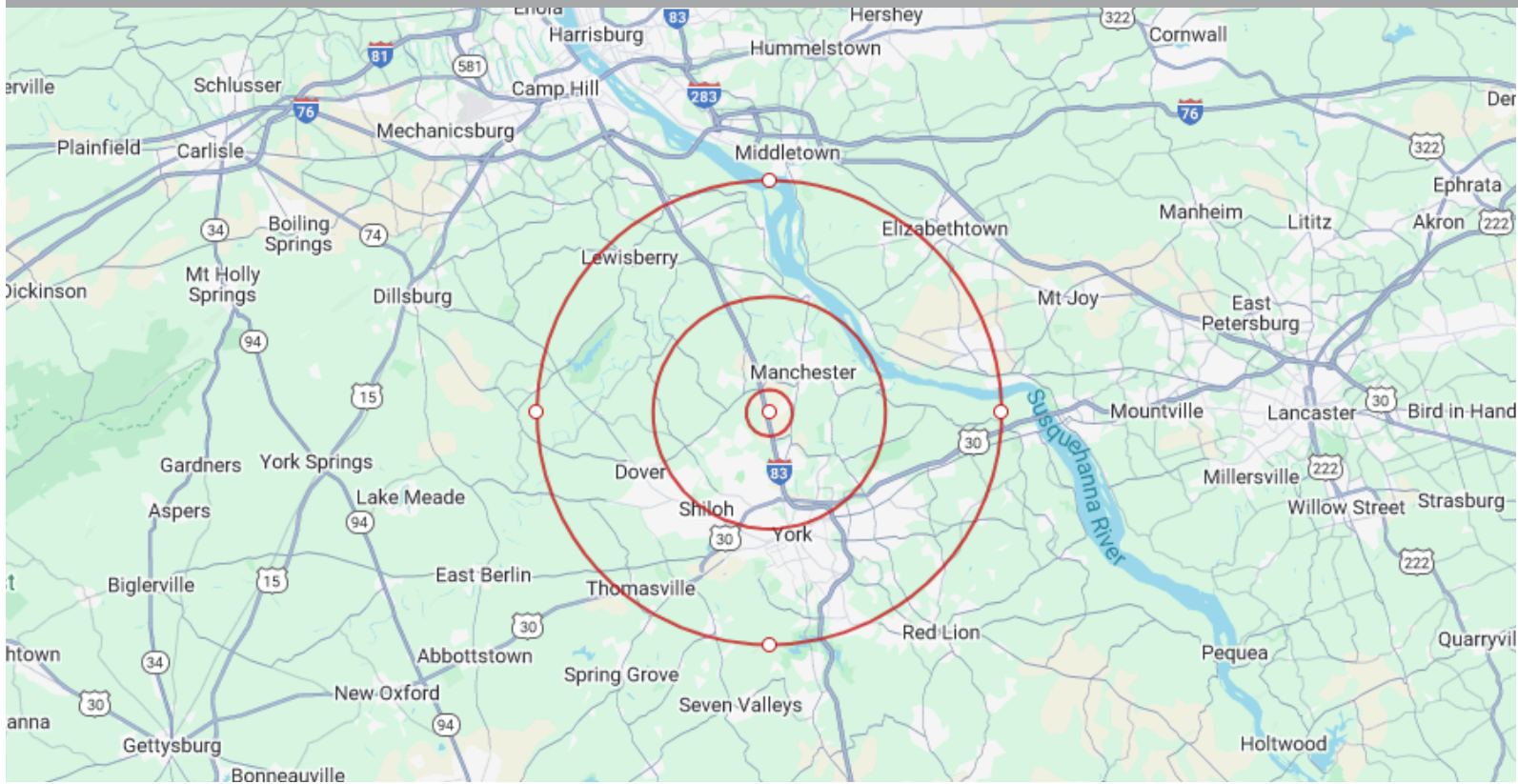
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**Building Specifications:**

|                |            |                 |                 |
|----------------|------------|-----------------|-----------------|
| Township       | Manchester | Dock doors      | 11              |
| Zoning         | Industrial | Drive-In Door   | 12' x 14'       |
| Tenancy        | Single     | Fire Protection | Wet             |
| Column Spacing | 32' x 25'  | Clear Height    | 21'             |
| Building Area  | 142,116 SF | Bathrooms       | In Suite        |
| HVAC           | Yes        | Power           | 2000AMP 480/277 |



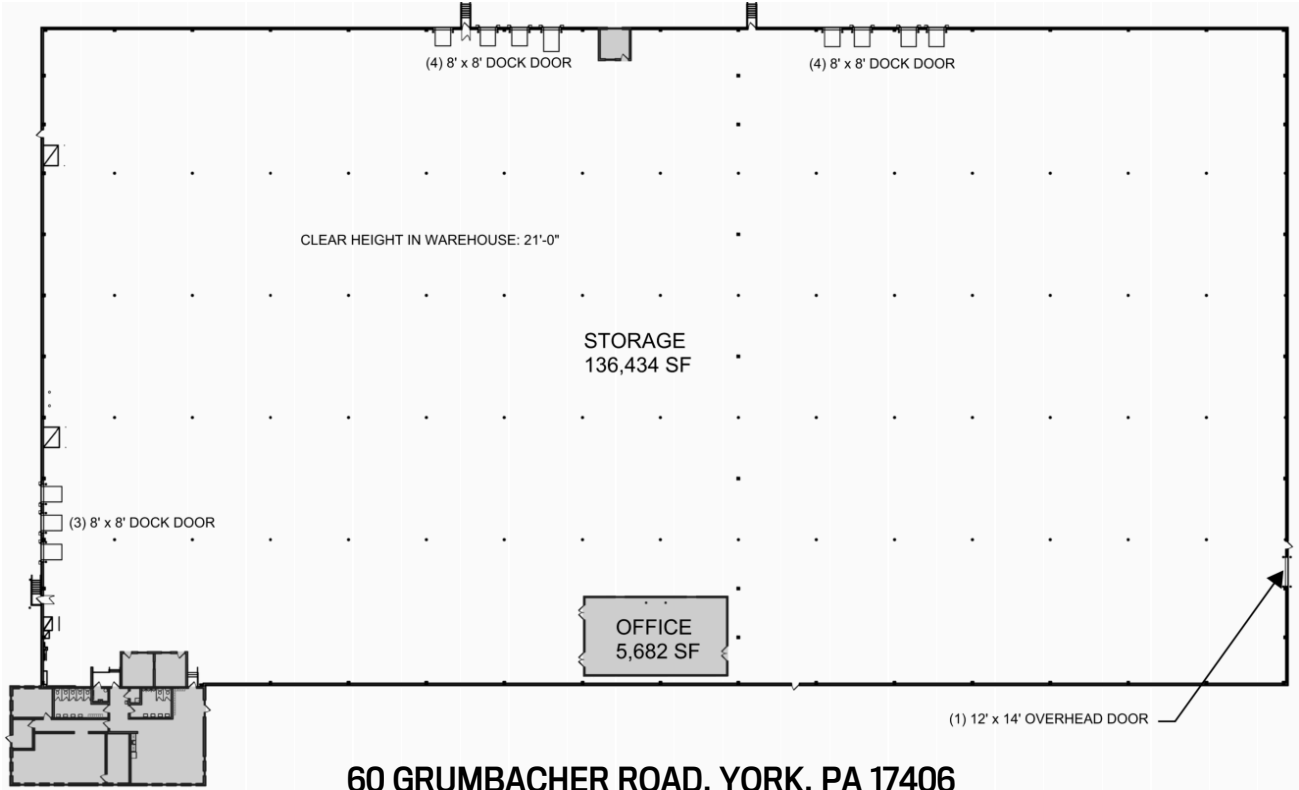
### Distances to Cities:

|                  |           |               |
|------------------|-----------|---------------|
| Harrisburg, PA   | 23 miles  | 30 min        |
| Baltimore, MD    | 60 miles  | 1 hr          |
| Philadelphia, PA | 110 miles | 2 hrs. 20 min |
| New York, NY     | 190 miles | 3 hrs. 30 min |

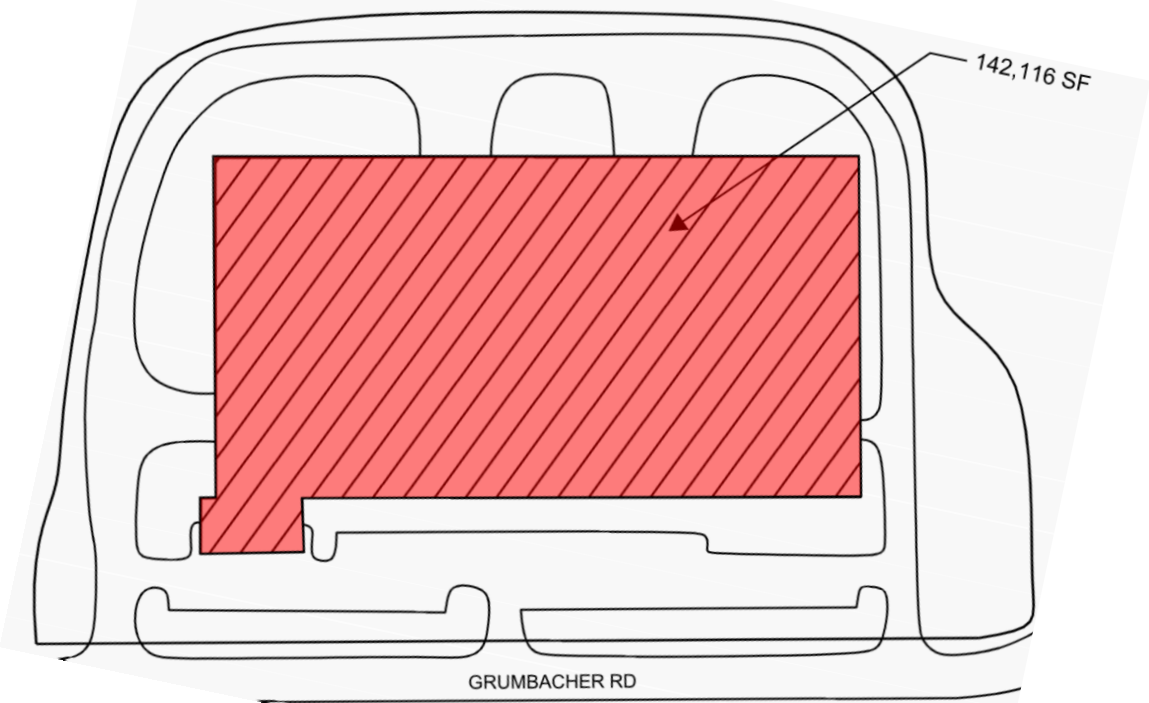
### Labor Statistics:

|                         | 1 Mile: | 5 Miles: | 10 Miles: |
|-------------------------|---------|----------|-----------|
| Total Population        | 1,198   | 67,134   | 260,495   |
| Labor Population        | 3,475   | 34,676   | 122,512   |
| Median Household Income | 96,913  | 74,492   | 70,685    |

**60 GRUMBACHER ROAD YORK, PA 17406**  
**142,116 SF - FLOOR PLAN**  
**"B" BUSINESS**



**60 GRUMBACHER ROAD, YORK, PA 17406**  
**SITE PLAN**





# **KINSLEY**

## PROPERTIES

### **About Kinsley Properties**

Kinsley Properties is a privately held real estate development and management company. We develop new projects from the ground up and also acquire existing properties to hold long-term in our real estate investment portfolio. We develop and acquire different types of real estate in partnership with others or to be wholly owned. We have the capability, resources, and staff in order to facilitate and guide our clients through a successful real estate process. We work together with our clients in order to complete the entire real estate process from the beginning to the end. Starting from acquisition to development and design, construction, leasing, and asset management, we take pride in our product and work to provide all of these services in connection with the properties that are held in our portfolio. We have over 50 years of experience developing and managing a diverse portfolio of various property types across the mid-Atlantic region. We have a goal to provide solutions and high-quality customer service in order to ensure the success and growth of our clients, tenants, and partners. We believe in long-term relationships, collaboration, and teamwork because we are all in this together and we want to do what we can to ensure the entire team's success.

### **Mission:**

**WE PROVIDE REAL ESTATE SOLUTIONS THAT CREATE LASTING RELATIONSHIPS AND CLIENT SUCCESS.**

### **Vision:**

**BE THE MOST RESOURCEFUL REAL ESTATE EXPERT.**

### **Values:**

**OUR REPUTATION IS BUILT ON INTEGRITY.  
WE DEVELOP PEOPLE.  
WE'RE IN IT WITH YOU.  
SHARED SUCCESS.  
ALWAYS BE RESPONSIBLE.**



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