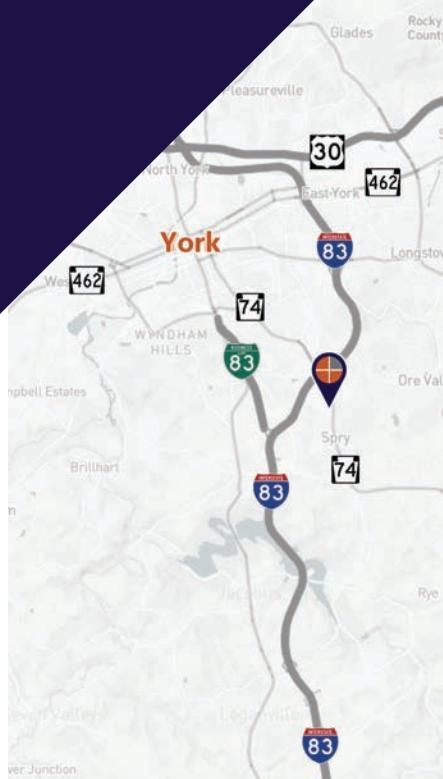




Commercial Real Estate LLC

## FOR LEASE

Industrial warehouse/flex space available in the Acco Business Park with easy access to I-83.



**Gordon Kauffman**  
Cell: 717.880.7301  
[gordon@truecommercial.com](mailto:gordon@truecommercial.com)

# INDUSTRIAL WAREHOUSE/FLEX SPACE

York Township | York County

75 Acco Drive York, PA 17402



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

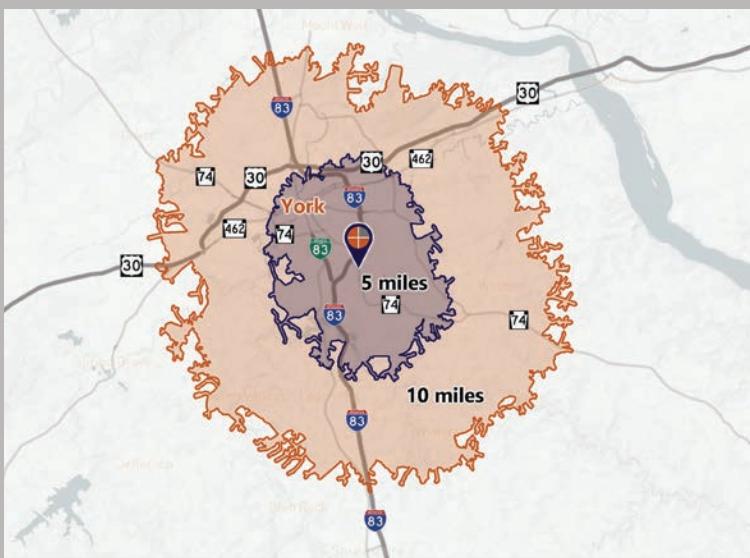
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# INDUSTRIAL WAREHOUSE/FLEX SPACE

## DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83	0.70 miles	3.00 min.
Interstate 83/Route 30 Split	6.1 miles	8.00 min.
PA Turnpike - Harrisburg West Interchange	24.1 miles	26.00 min.
Route 30/Route 283 Split	26.0 miles	31.00 min.
Harrisburg International Airport	33.6 miles	36 min.
Interstate 83/Interstate 81 Split	35.2 miles	40 min.
Interstate 83/Interstate 695 Split	39.8 miles	38 min.
Demographics	75 Acco Drive York, PA 5 miles	10 miles
Total Population	102,171	221,450
Population Density (Pop per Sq. Mile)	2,461.9	1,172.0
Total Households	39,526	86,083
Per Capita Income	\$32,999	\$35,990
Average Household Income	\$84,634	\$92,081
Total (SIC01-99) Businesses	4,106	7,903
Total (SIC01-99) Employees	56,277	112,283

## Travel Distance from Site



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## PROPERTY & MARKET OVERVIEW

Industrial space available in the Acco Business Park at 75 Acco Drive in York, PA. This business park, located just off S. Queen St./Route 74, offers easy access to Interstate-83. Warehouse/flex space complete with loading docks and drive-in doors. Ideal location for contractors, wholesalers and warehouse uses.

Space available located in Building B. Suite B 8-9 is 10,950 SF, and has four (4) loading docks and two (2) drive-in doors.

## PROPERTY DETAILS

- Total Building Size:.....91,500 SF
- Lease Rate:.....\$7.25/SF/NNN
- Lease Terms:.....Negotiable
- NNN Cost (Est.) .....\$1.65/SF
- Zoning: .....Industrial
- Land/Lot Size: .....5.39 Acres
- Year Built:.....1975
- Parking:.....On-Site, Paved, Shared
- Ceiling Height:.....17.5 ft.
- Heating:.....Gas Modine
- Water/Sewer:.....Public

## AVAILABLE SPACE

- Suite B 8-9.....10,950 SF
- Loading Docks: .....4
  - Drive-In Doors:.....2

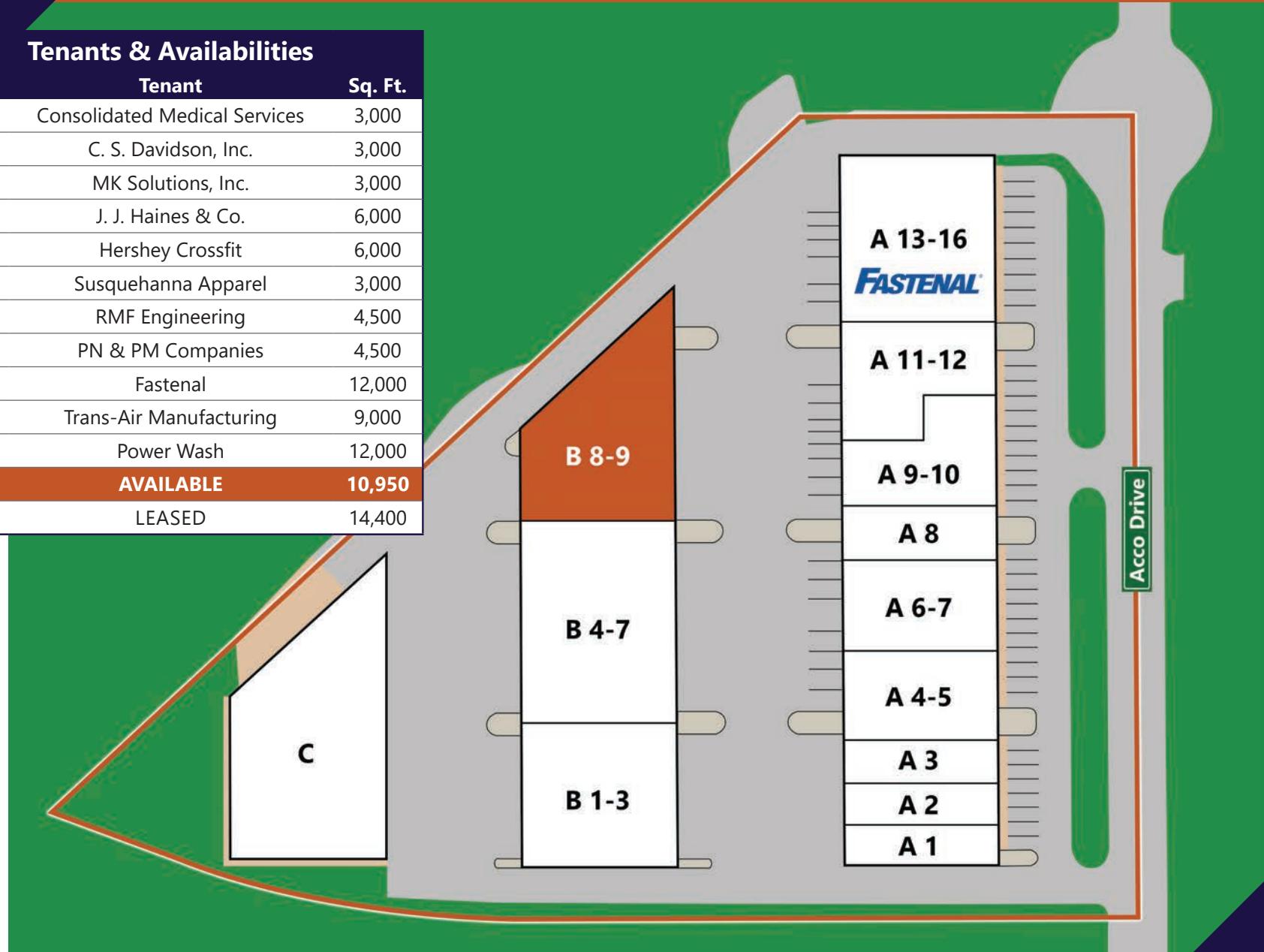


## TRAFFIC COUNTS

- S. Queen St./Route 74: .....13,498 VPD
- Interstate-83:.....55,949 VPD

# SITE PLAN | Acco DRIVE

Tenants & Availabilities		
Suite #	Tenant	Sq. Ft.
A 1	Consolidated Medical Services	3,000
A 2	C. S. Davidson, Inc.	3,000
A 3	MK Solutions, Inc.	3,000
A 4-5	J. J. Haines & Co.	6,000
A 6-7	Hershey Crossfit	6,000
A 8	Susquehanna Apparel	3,000
A 9-10	RMF Engineering	4,500
A 11-12	PN & PM Companies	4,500
A 13-16	Fastenal	12,000
B 1-3	Trans-Air Manufacturing	9,000
B 4-7	Power Wash	12,000
<b>B 8-9</b>	<b>AVAILABLE</b>	<b>10,950</b>
C	LEASED	14,400



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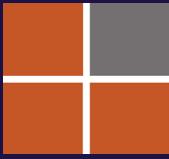
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# ESTABLISHED REGIONAL COMPETITION MAP



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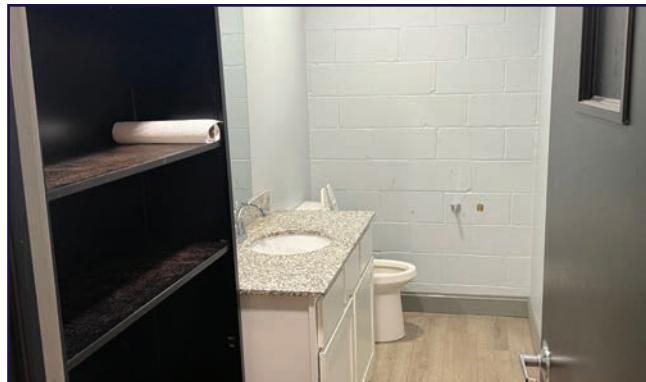
# SUITE B 8-9 | OVERVIEW & INTERIOR PHOTOS



## SUITE OVERVIEW

Available Space ..... 10,950 SF

- Loading Docks: ..... 4
- Drive-In Doors: ..... 2



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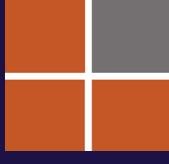


# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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# AERIAL DRONE PHOTO



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