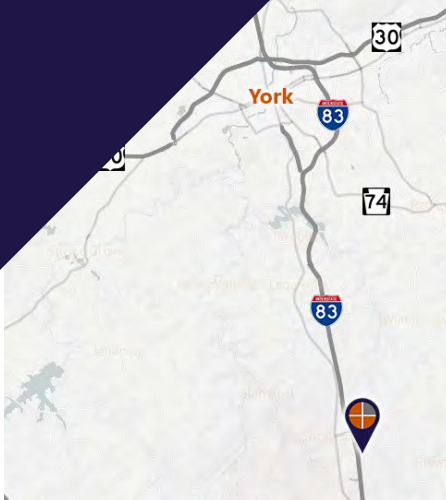


FOR LEASE

22,500 SF of Insulated,
Heated and Cooled Flex
Warehouse Space



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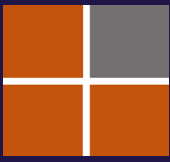


AERIAL DRONE PHOTO



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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



DEMOGRAPHICS | 917 TOLNA RD



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to market this strategically-positioned warehouse/flex space located just off of Interstate 83 in Shrewsbury/New Freedom in Southern York County.

Offering up to 22,500 square feet of insulated, heated and cooled warehouse flex space, the space is equipped with approximately 1,100 SF of office space, up to 21' clear height and 25' column width, two (2) oversize 12' docks with levelers, 200A/480V/3P power and offers outstanding access to I-83, a primary North/South transportation artery, and provides unequalled access to population, transportation and distribution.

Outside, the property provides a large trailer-staging area. The property has been well maintained and, until recently, was occupied by property owner's business.

PROPERTY DETAILS

- GLA:22,500 SF
- Lease Rate: \$8/SF, NNN
- Lease Terms:Negotiable
- Zoning: Interchange District
- Land/Lot Size: ±3.09
- Date Available: Immediately
- Parking: On-Site
- Column Width: 25'
- Docks:2
- Clear Height: 17'-21'
- Heating:Gas
- Cooling:Electric
- Electric:200A / 480V / 3P
- Water:Public
- Sewer:Public



Representative Photo

TRAFFIC COUNTS

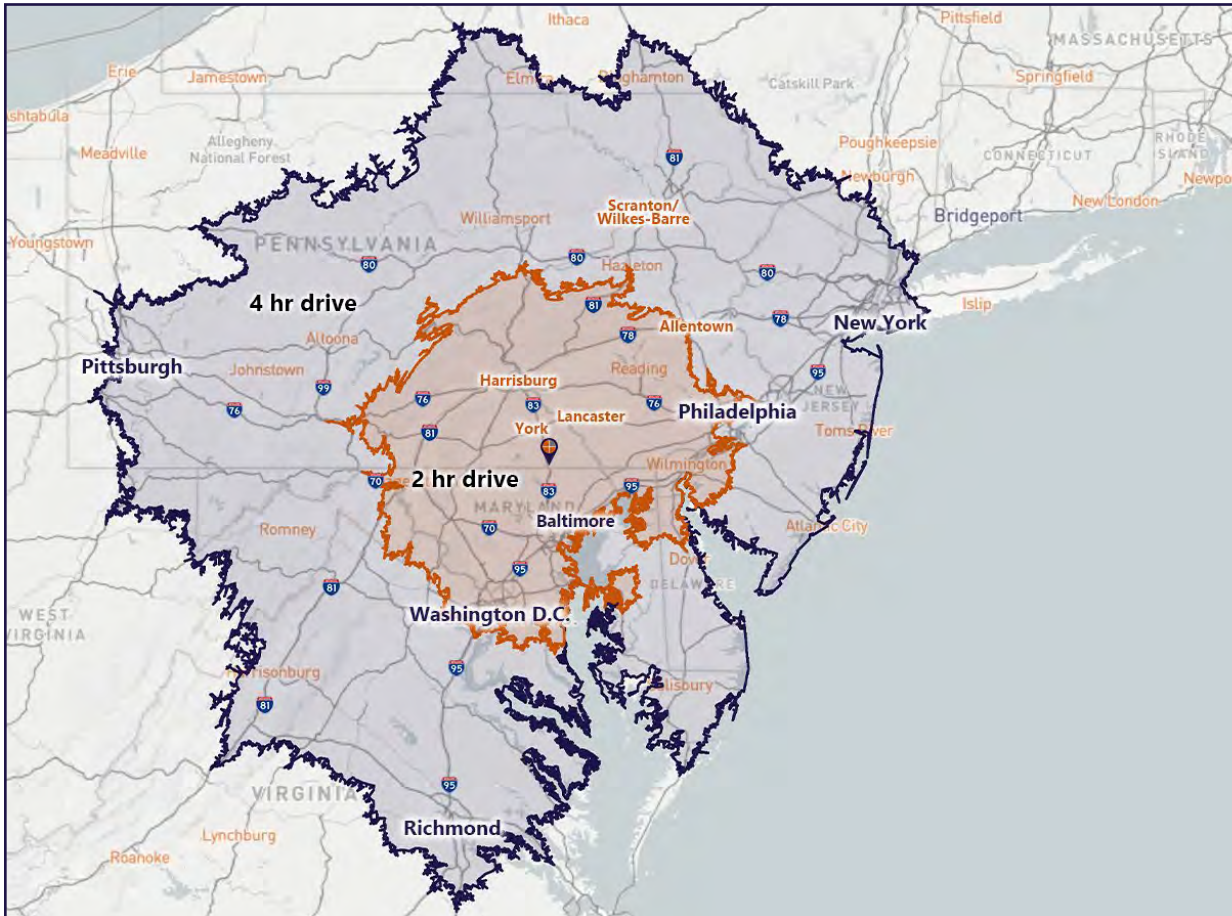
- W. Main St.: 4,465 VPD
- Second St.: 2,250 VPD
- Route 83:39,644 VPD

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ACCESS TO TRANSPORTATION AND POPULATION

This unique location affords convenient and quick access to major US interstates, transportation arteries, and ports.

Located in York County, PA on I-83, a major transportation artery which connects the country's Mid-Atlantic and Northeast regions. Distribution within a four (4)-hour drive time allows access to major Mid-Atlantic and Northeast seaports, major airports, rail and other intra-modal hubs, including population centers from New York City to Richmond, Virginia and from Philadelphia /



TRAVEL METRICS

Distance Points	Distance/miles	Travel Time/minutes
Interstate 83	1.2	3
Interstate 83 / 30 Split	19.4	22
PA Tpk Harrisburg (West)	37.4	40
Interstate 83 / 81 Split	47.3	51
Interstate 83 / 695 Split	27.6	28
Baltimore/Washington Intl Airport	51.2	54
Seagirt Marine Terminal, Port Baltimore	47	53

DEMOGRAPHICS

Distance Points	2 hr	4 hr
Total Population	13,422,351	45,444,407
2025 Population Density	860.7	636.5
2025 Total Households	5,202,239	17,623,389
Total Businesses (SIC)	510,209	1,624,454
Total Employees (SIC)	6,496,563	20,003,237
Total Sales (SIC)	\$1,151,942,318,334	\$3,625,672,434,671
2025 Per Capita Income	\$55,752	\$51,641

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BUILDING PHOTOS



Representative Photo



Representative Photo

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