



1401 York Street

HANOVER | PA

OFFICE | FOR SALE | CLASS A

Property Overview

1401 YORK STREET

Constructed by a local snack food visionary, this ±62,000 square foot, state-of-the-art research and development facility towers over the thriving industry center of Hanover, PA. Situated on ±7.38 acres, this stately office building is the perfect blend of beauty and function, offering the ideal space for professional office, R&D, medical, multi-tenant or light manufacturing space.



Abundant area amenities including restaurants, retail and lodging



Physician's office with 4 exam rooms, a break room, reception and lobby



Ample offices, conferences, and meeting rooms

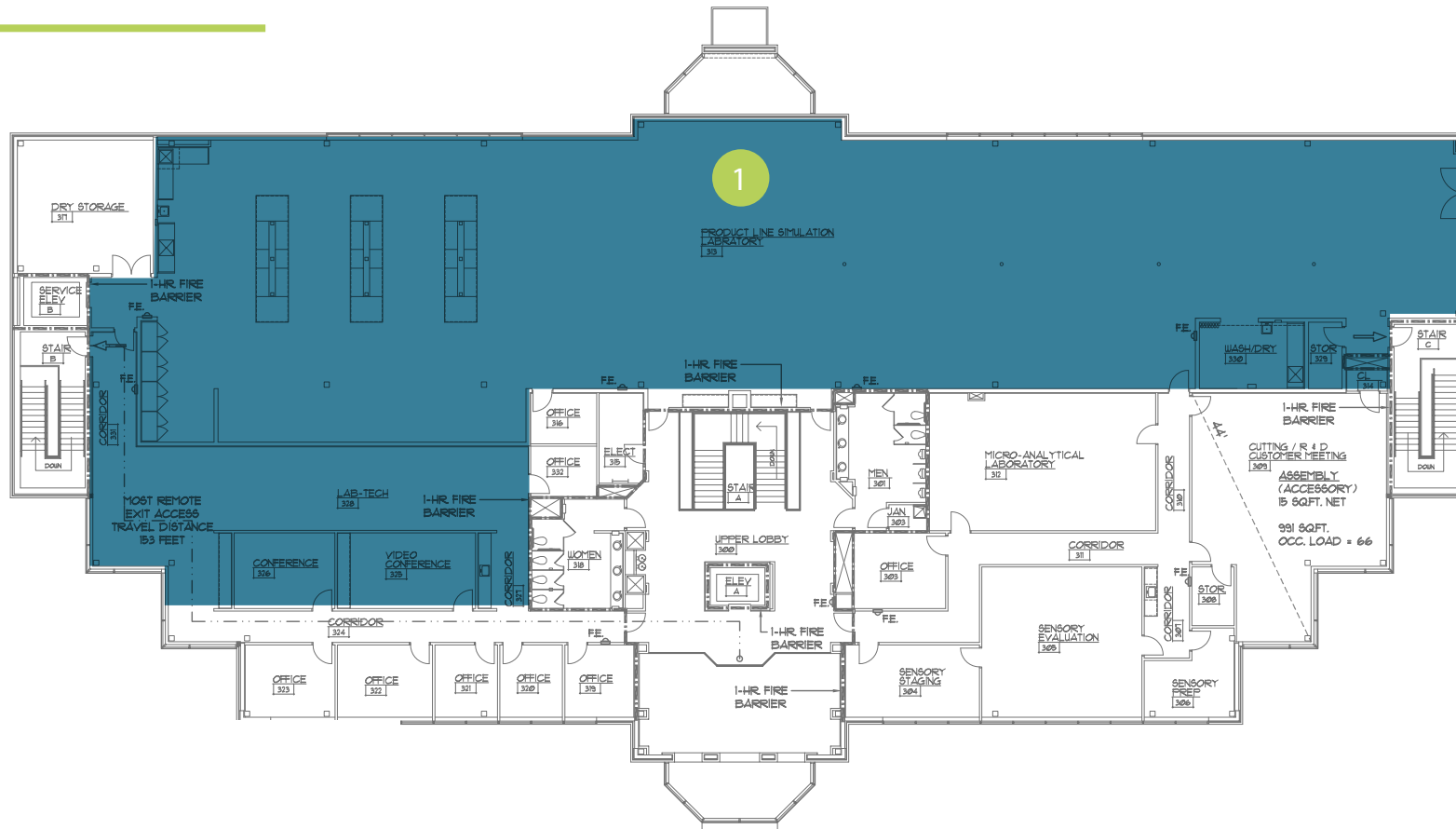


3 story, Class A space



Building Floorplan

UPPER LEVEL

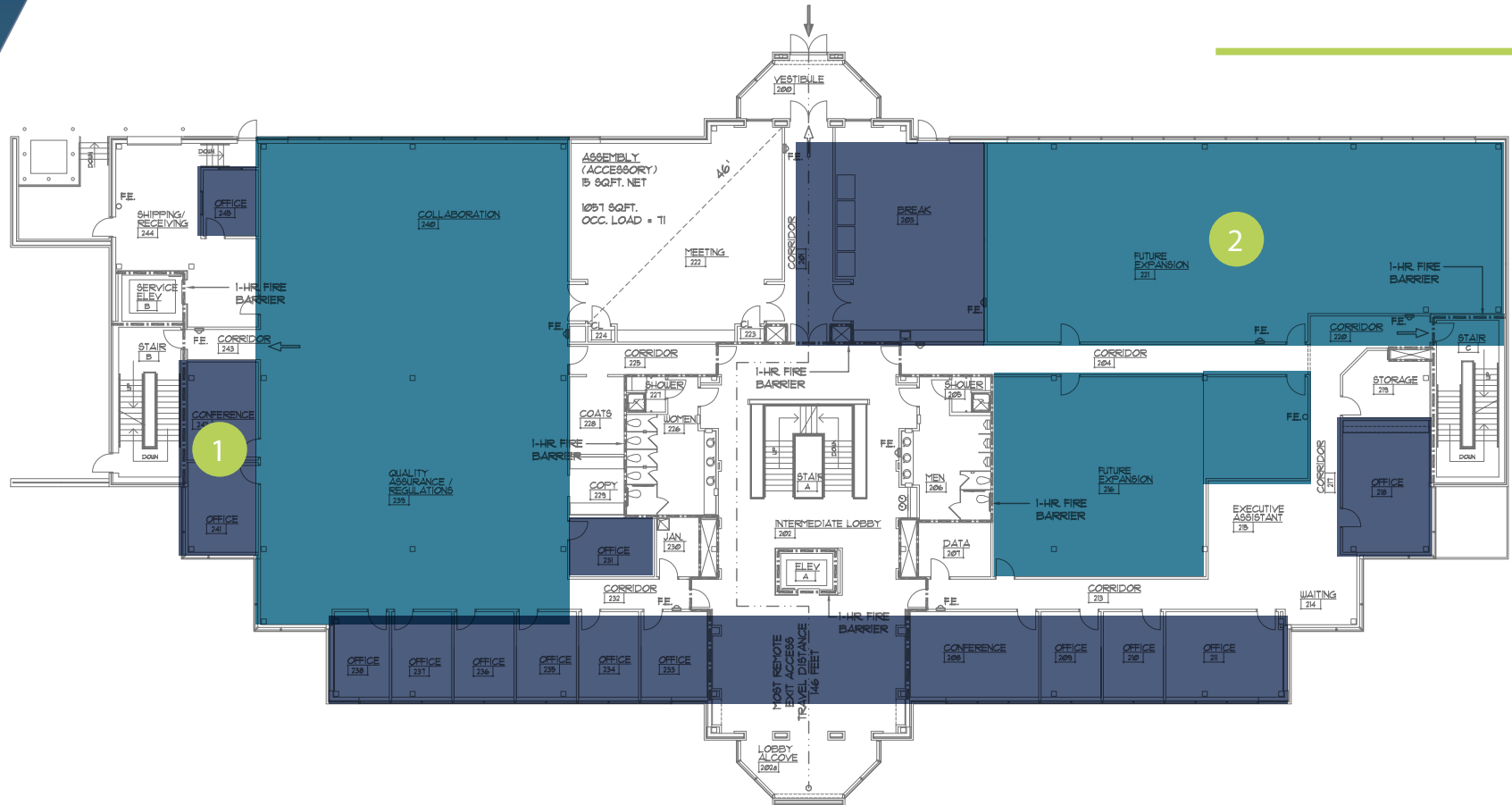


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RESEARCH & DEVELOPMENT SPACE

This space includes a fully equipped $\pm 11,000$ SF test kitchen, production area, fire suppression system, seating area and a compressed air/wash station.

INTERMEDIATE LEVEL



OFFICE SPACE

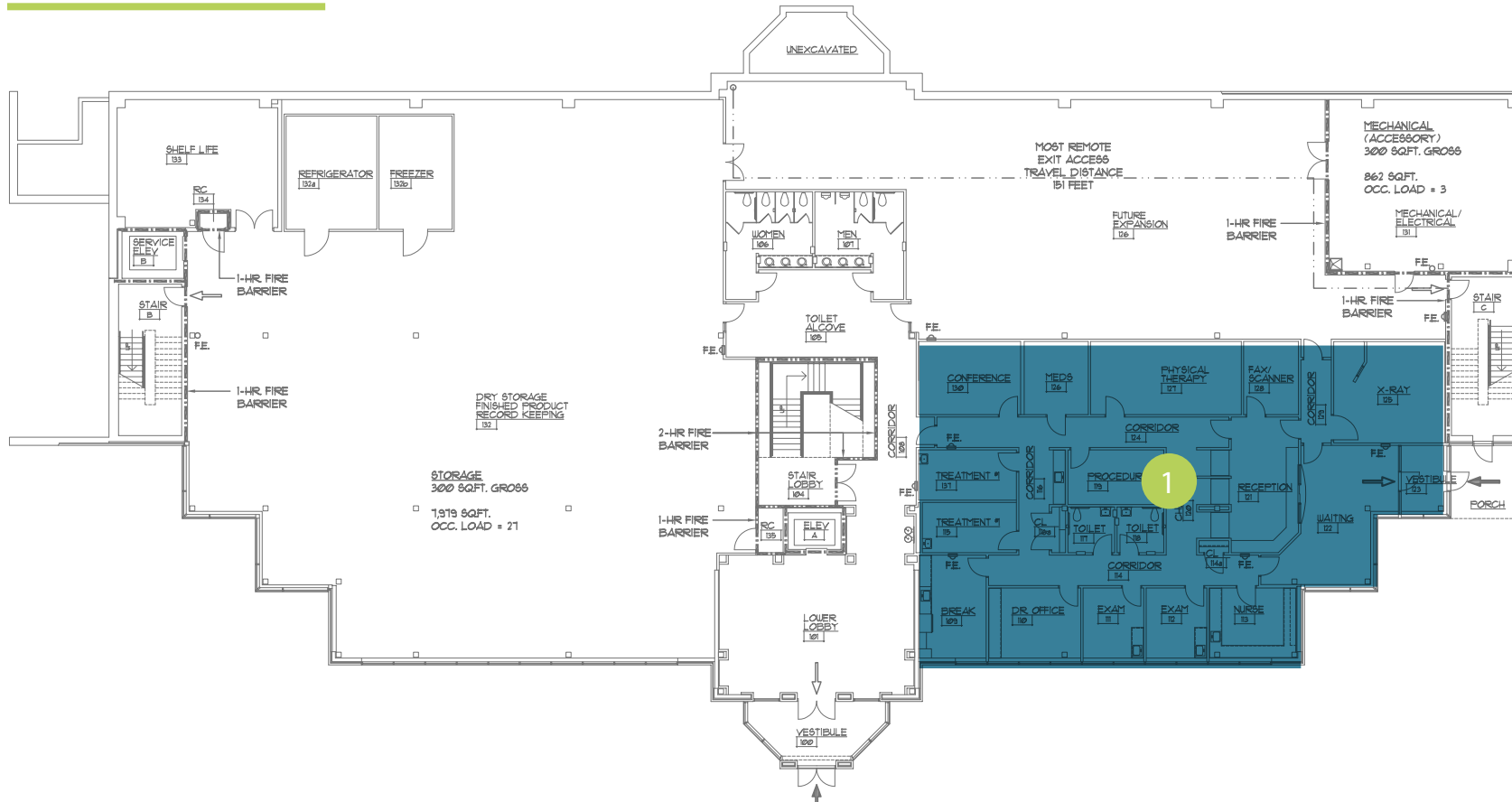
1 Building includes 38 private offices, conference and meeting rooms.

FUTURE EXPANSION

2 Ample customizable space for future expansion featuring a service elevator.

Building Floorplan

LOWER LEVEL



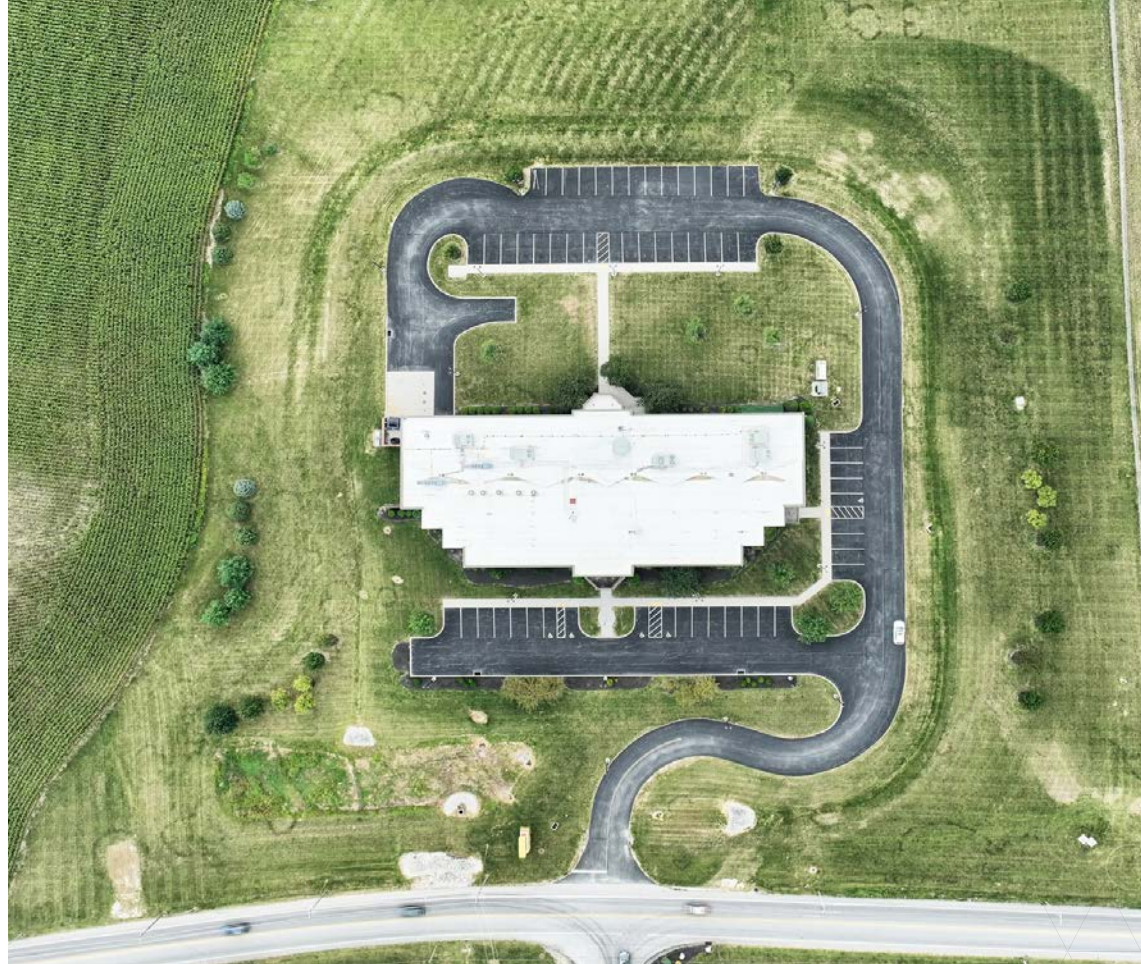
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MEDICAL OFFICE

A separately entranced, $\pm 1,800$ SF physician's office includes four exam rooms, a break room, reception, lobby and restrooms.

Property Snapshot

Acres	±7.385 AC
Total Availability	±62,024 SF
Restrooms	8 areas
Private Office Spaces	38 spaces
Cubical Space	±7,000 SF
Expansion Area	±10,000
Medical Area	±1,800 SF
Test Kitchen	±11,000 SF



EXPANSION

DESIGNED WITH
PARKING EXPANSION
IN MIND



CENTRAL

SITUATED IN THE
HEART OF HANOVER'S
INDUSTRY CENTER



PROXIMITY

±3 MILES TO
RESTAURANTS, RETAIL
AND LODGING

Hanover, PA on the Map

40 mi

HARRISBURG, PA

1 HOUR

48 mi

LANCASTER, PA

1 HOUR

50 mi

BALTIMORE

1 HOUR

80 mi

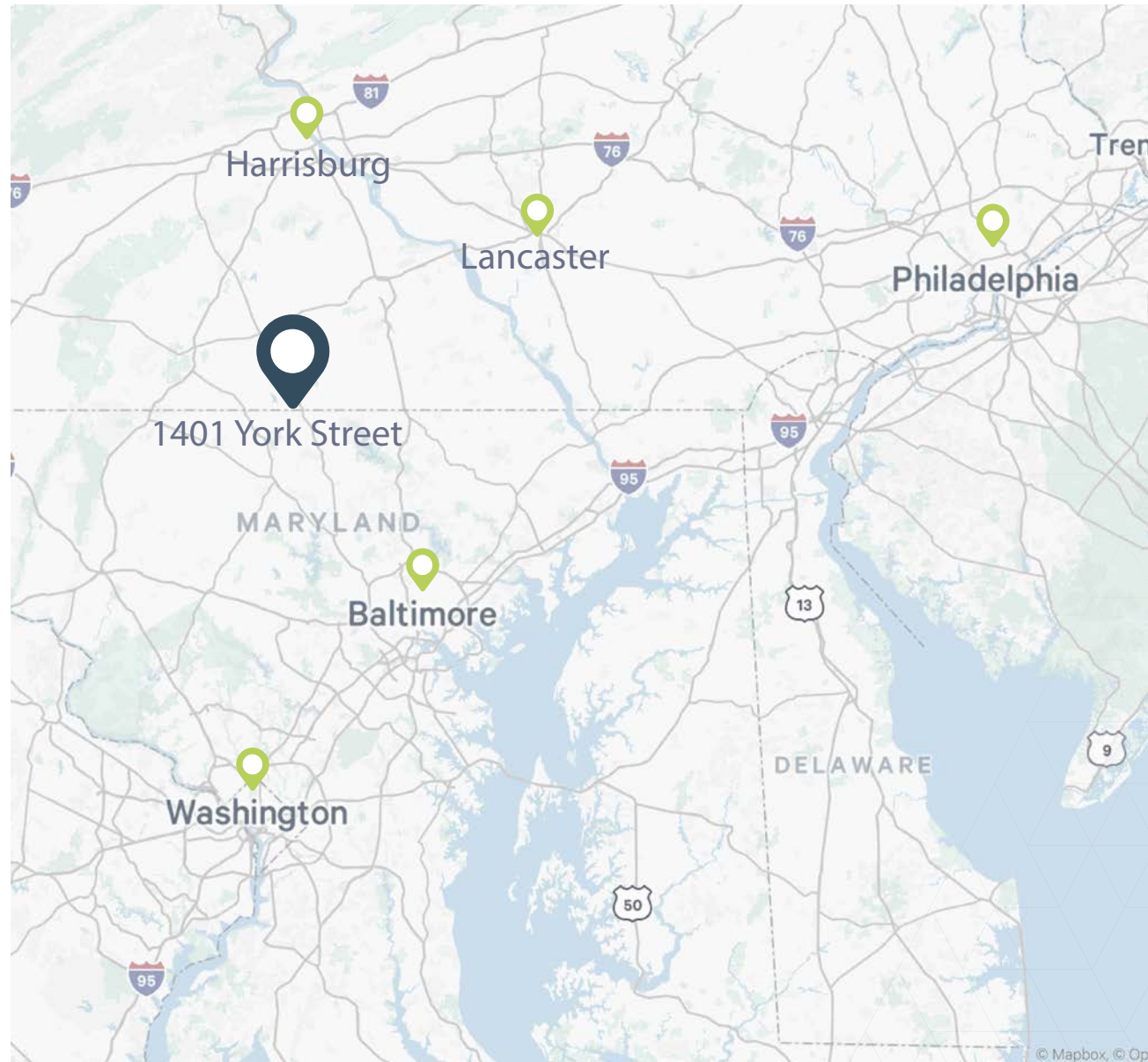
WASHINGTON, DC

2 HOURS

115 mi

PHILADELPHIA

2.5 HOURS



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HANOVER | PA



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