

**PRICE REDUCED**  
*Motivated Seller*



*19,764 SF Office Building*

FOR SALE OR LEASE

841 VOGELSONG ROAD, YORK, PA

841 VOGELSONG ROAD · YORK, PA 17401

19,764 SF OFFICE BUILDING

FOR SALE OR LEASE



### PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present 841 Vogelsong Road, currently leased through the end of 2025 and ready for a new tenant or owner. The property was built in 1997 and had many recent upgrades in 2022. Solid masonry constructed property centrally located in the heart of the York Market.

### OFFERING SUMMARY

Building Size	19,764 SF
Lot Size	2.16 Ac
Sale Price	\$2,175,000
Price per SF	\$110.00 per SF
Property Taxes	\$36,414
APN	14-628-16-0015-MO
Lease Rate	\$12.00 per SF/yr
Lease Type	NNN
Zoning	EC - Employment Center
Municipality	City of York
County	York County

**STRONG MIX OF CORPORATE NEIGHBORS**

### PROPERTY HIGHLIGHTS

- Quality masonry office building ideal for single user or multi-tenanted owner/investor
- Current lease expires end-of-year 2025
- Ideally located off **30**/Loucks Road & **83**
- Surrounded by a strong mix of corporate neighbors

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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## 19,764 SF OFFICE BUILDING

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### PROPERTY DETAILS

Building Size	19,764 SF
Lot Size	2.16 AC
Building Class	B+
Tenancy	Single or Multi-tenanted
Number of Floors	1
Restrooms	2
Parking	104 Spaces
Year Built / Renovated	1997/2022

### BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Asphalt Shingle
Lighting	Flourescent
Heating/Cooling	Forced Hot Air / Central AC
Parking	104 Spaces
Security	Yes
Signage	Yes

### MARKET DETAILS

Cross Streets	Vogelsong Rd & Borom Rd
Traffic Count on	26,870 ADT
Municipality	York City
County	York County
Zoning	EC: Employment Center
Limitations	None

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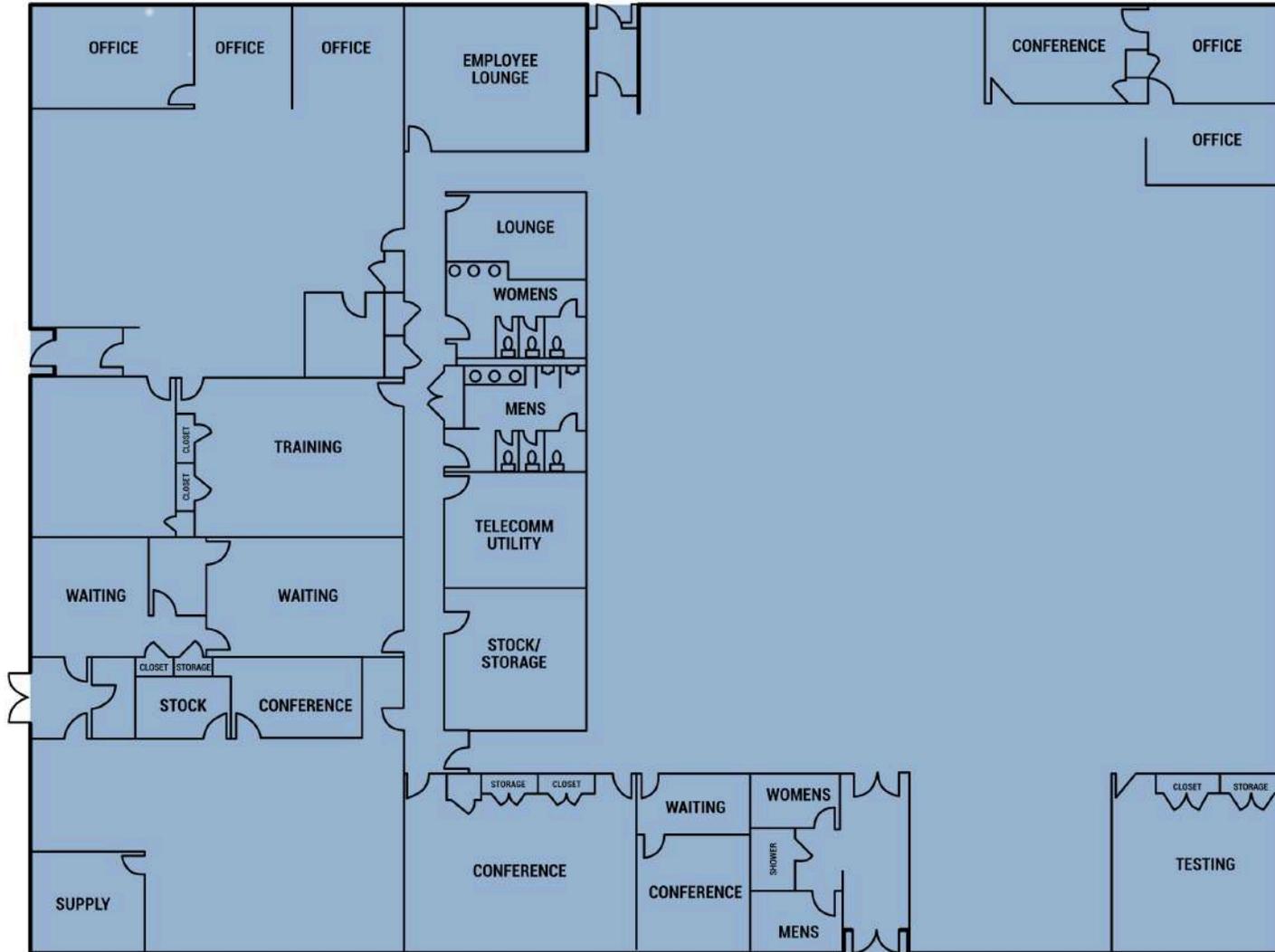
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FLOOR PLAN



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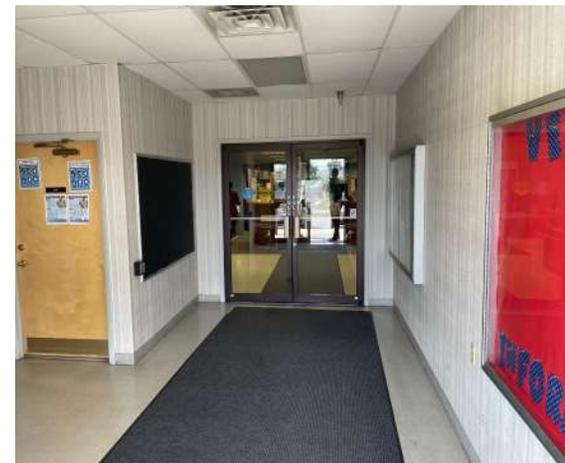
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INTERIOR IMAGES



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	6,739
3 MILE	93,135
5 MILE	150,736

HOUSEHOLDS

1 MILE	3,003
3 MILE	36,158
5 MILE	59,199

AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,578
3 MILE	\$91,411
5 MILE	\$99,824

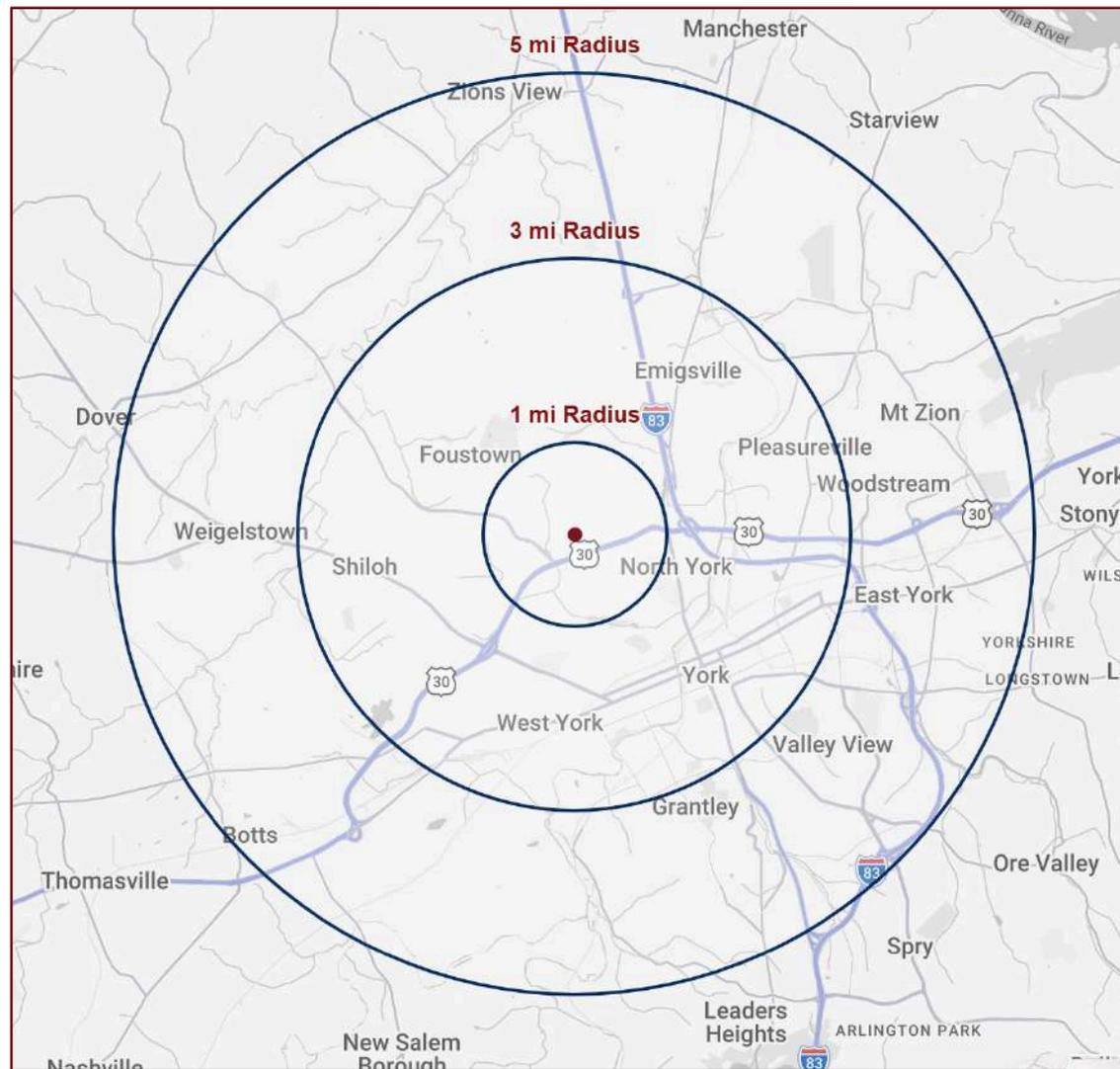
TOTAL BUSINESSES

1 MILE	332
3 MILE	3,252
5 MILE	5,410

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	4,770
3 MILE	45,272
5 MILE	74,058

\* 2025 Estimates



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AREA OVERVIEW

York County is nestled in the scenic heart of south-central Pennsylvania. It is conveniently located just North of Baltimore off Interstate 83, an easy jump from I-95, I-495, and I-695, providing only a short drive to most east coast metropolitan areas, including Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

Because of it's central location, York has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more. The diverse roster of major employers corporate headquarters, financial service firms, healthcare institutions, major manufacturers and distribution companies provides a stable foundation for consistent economic growth.

The County has great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities.



DEMOGRAPHICS

2022 ESTIMATED POPULATION 459,651



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

LARGEST EMPLOYERS

- York Hospital
- Federal Government
- Wellspan Medical Group
- Wal-Mart Associates Inc
- County of York

HIGHER EDUCATION

- York College of Pennsylvania
- Harrisburg Area Community College (HACC) York Campus
- Penn State York Campus

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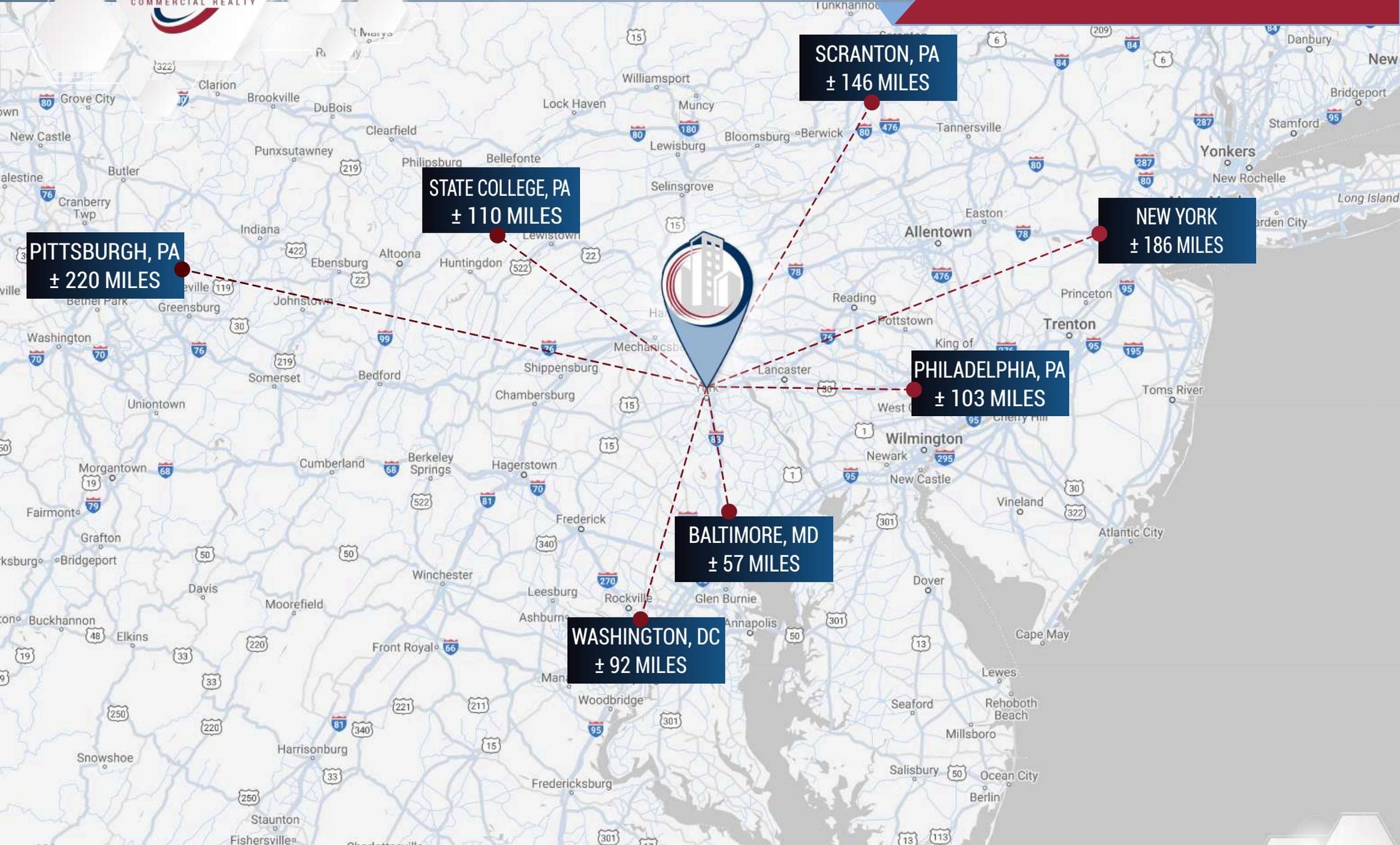


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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