

FOR LEASE

28,000 SF clear span
industrial building
located within minutes
of Interstate-83.



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CLEAR SPAN INDUSTRIAL BUILDING

Manchester Township | York County

305 Busser Road York, PA 17406



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



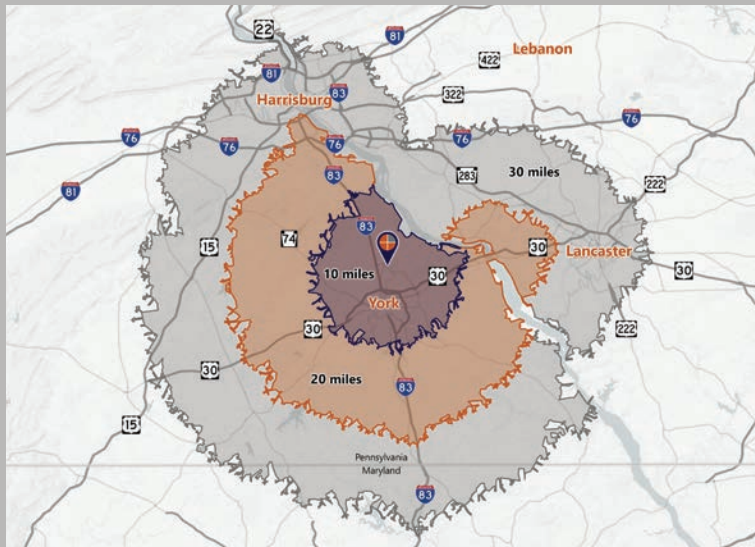
CLEAR SPAN INDUSTRIAL BUILDING

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83	2.0	6.00
Interstate-83/Route 30 Interchange	3.2	8.00
PA Turnpike Harrisburg East Interchange	24.1	30.00
Harrisburg International Airport	26.9	31.00
Route 30/Route 222 Interchange	27.1	30.00
Interstate-83/Interstate-81 Interchange	28.3	32.00
Interstate-83/Interstate-695 Maryland	47.4	47.00

Demographics	Busser Road York, PA 17406		
	10 miles	20 miles	30 miles
Total Population	215,535	444,153	1,269,299
Total Daytime Population	228,436	406,164	1,272,354
Total Households	84,115	175,469	502,064
Per Capita Income	\$40,358	\$42,690	\$43,524
Average Household Income	\$102,686	\$107,754	\$109,478
Total (SIC01-99) Businesses	7,150	13,053	43,458
Total (SIC01-99) Employees	107,020	169,334	641,628

Travel Distance from Site

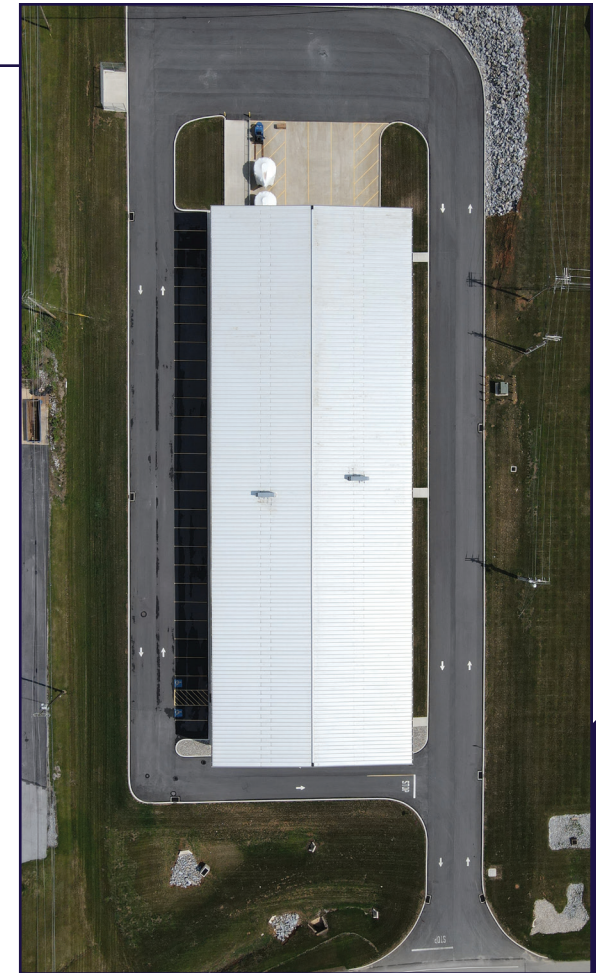


PROPERTY & MARKET OVERVIEW

This newly constructed industrial building offers 28,000 SF of clear span space and is conveniently located just minutes from Interstate 83. It is situated within an industrial park, surrounded by various industrial and office facilities. The building features 28,000 SF of warehouse space, equipped with three loading docks and one drive-in door.

PROPERTY DETAILS

- Total Building Size:.....28,000 SF
- Lease Rate:.....\$7.95/SF NNN
- Lease Terms:.....Negotiable
- Est. OPEX:.....\$2.12/SF
- Zoning:.....Industrial
- Warehouse Space SF:.....28,000 SF
- Office Space SF:.....TBD
- Parking:.....28 spaces
- Date Available:.....January 1, 2026
- Construction:.....Masonry/Metal
- Ceiling Height:.....28 ft.
- Loading Docks:.....3
- Drive-In Doors:.....1
- Heating:.....Cambridge Heaters
- Cooling:.....Central Air In Office
- Electric:.....800 amps/480v
- Sprinklered:.....Yes



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE & EXTERIOR PHOTOS



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AERIAL DRONE PHOTO



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