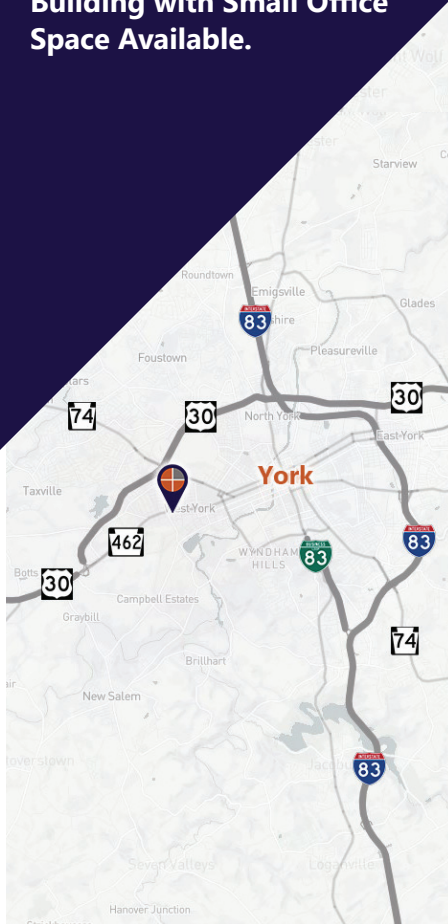




## FOR LEASE

4,545 SF Industrial Warehouse  
Building with Small Office  
Space Available.



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

# INDUSTRIAL WAREHOUSE BUILDING

West Manchester & West York Borough | York County

1880 W. Mason Ave. York, PA 17403



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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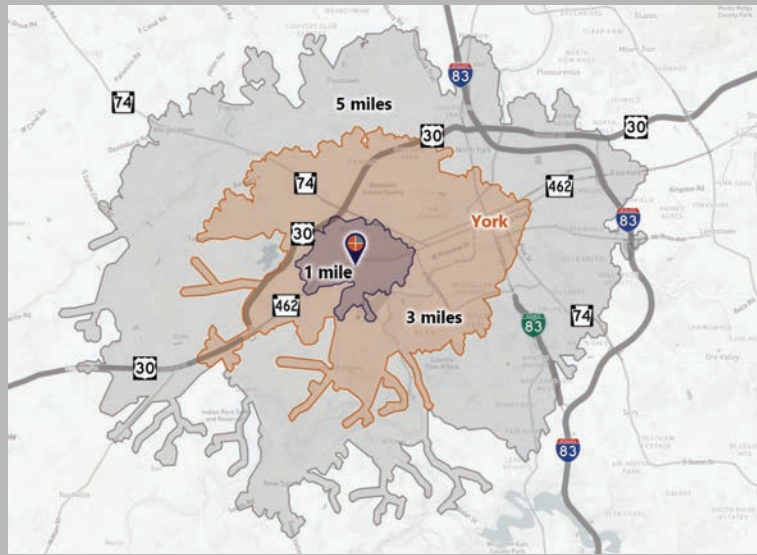


# INDUSTRIAL WAREHOUSE BUILDING

## DEMOGRAPHICS

Variable	1880 W. Mason Ave. York, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	7,725	52,277	107,405
Population Density (Pop per Sq. Mile)	4,293.5	3,645.0	2,331.0
Total Daytime Population	8,219	61,155	121,977
Total Households	3,236	20,268	41,854
Per Capita Income	\$27,480	\$24,374	\$30,808
Average Household Income	\$65,824	\$63,147	\$78,799
Average Disposable Income	\$53,497	\$50,141	\$61,628
Aggregate Disposable Income	\$173,115,419	\$1,016,254,617	\$2,579,385,444
Total (SIC01-99) Businesses	391	2,329	4,359
Total (SIC01-99) Employees	4,745	32,378	63,085
Total (SIC01-99) Sales (\$000)	\$633,320	\$4,072,149	\$9,281,082
Annual Budget Expenditures	\$184,498,841	\$1,110,482,451	\$2,843,253,335
Retail Goods	\$55,924,368	\$329,883,651	\$853,412,499

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

This well-maintained industrial warehouse space offers an ideal solution for users seeking clean, functional space in a convenient West York location. The building features four drive-in doors, including two oversized 14' x 12' doors and two additional 10' x 10' doors, providing excellent accessibility and efficient loading capabilities.

The warehouse is in excellent condition, making it suitable for a variety of industrial uses such as warehousing, distribution, or light manufacturing. A small, dedicated office area is included, allowing for seamless on-site administrative operations.

Conveniently located with easy access to surrounding roadways and local amenities, this property presents a high-quality leasing opportunity in a desirable industrial market.

## PROPERTY DETAILS

- Buildings Total GLA: ..... 15,274± SF
- Available Space: ..... 4,545± SF
- Lease Rate: ..... \$7.00/SF/NNN
- Lease Terms: ..... Negotiable
- NNN Costs: ..... \$1.60/SF
- Land/Lot Size: ..... 1.33 acres
- Zoning: ..... Commercial
- Date Available: ..... February 1, 2026
- Year Built: ..... 1952
- Topography: ..... Flat
- Roof Type: ..... Various
- Construction: ..... Various
- Drive-In Doors: ..... 4
- Water: ..... Public
- Sewer: ..... Public

## TRAFFIC COUNTS

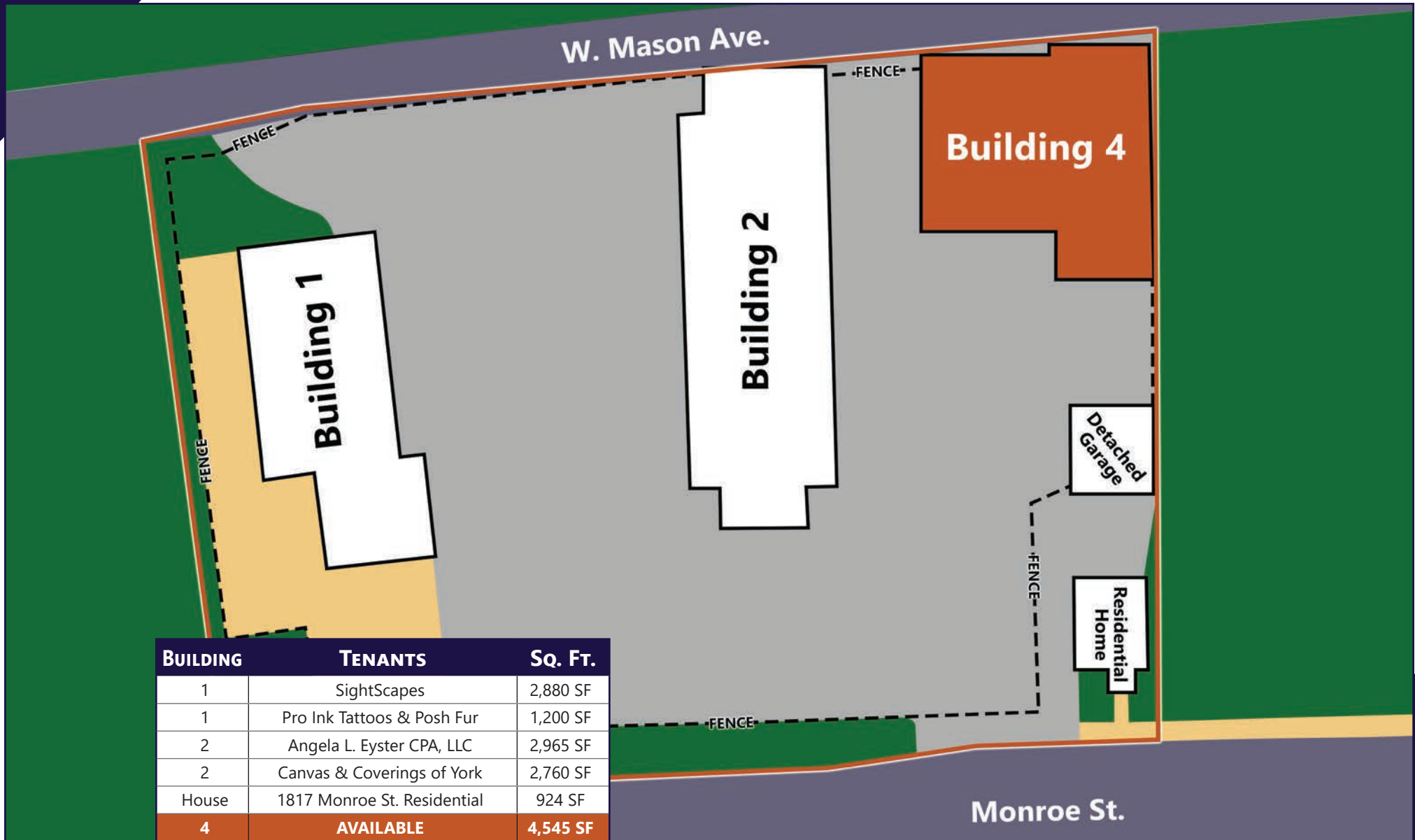
- W. Market St./Route 462: ..... 10,553 VPD
- Hokes Mill Rd.: ..... 7,438 VPD

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# 1880 W. MASON AVE | SITE PLAN



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# ESTABLISHED REGIONAL AREA MAP



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# BUILDING & INTERIOR PHOTOS



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# AERIAL DRONE PHOTO



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