



50 N HARRISON ST

YORK PENNSYLVANIA, 17403

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DEAL TEAM

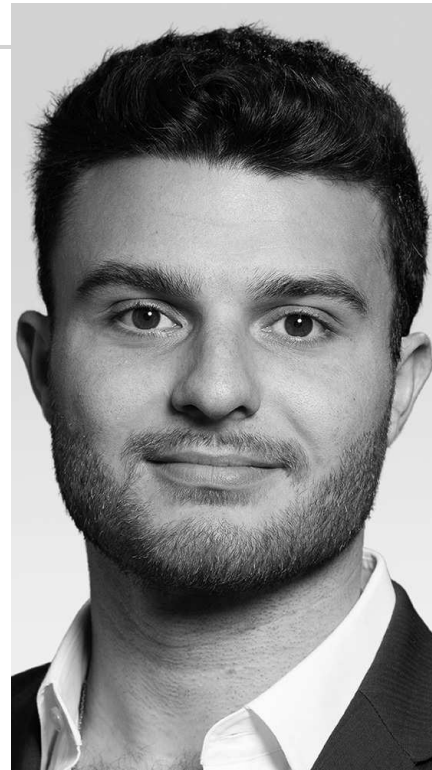


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PROPERTY INFORMATION

INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

Scope Commercial Real Estate Investment Services is pleased to exclusively present for sale 50-56 N Harrison Street in York, PA 17403.

The subject offering is comprised of one 40,000 SF and one 10,000 SF building totaling 50,000 SF rentable building area sitting on a 1.89 Acre lot. UPMC EMS is occupying the 10,000 SF building and 20,000 SF of the 40,000 SF building with the remaining 20,000 SF being occupied by Alpha Flooring Care, LLC.

There is ample parking with 40+ spaces available, 4 exterior loading docks and 1 drive-in at the 40,000 SF building, and 3 drive-ins at the 10,000 SF building. \$200k+ cap ex improvements have been made with 70% of the roof replaced.

Located just off of Market St which connects to I-83 in York, PA the property offers easy access to major interstates and routes connecting to other major cities.

INVESTMENT HIGHLIGHTS

- 20,000 SF Warehouse Facility – Flexible industrial space suitable for distribution, light manufacturing, or storage.
- Prime York Location – Centrally located in York, PA with access to Route 30, I-83, and major regional transportation corridors.
- Owner-User or Investment Opportunity – Ideal for businesses seeking immediate occupancy or investors looking for an income-producing asset.
- Functional Design – Clear span layout with open floor plan allows for efficient operations and flexible tenant build-out.
- Competitive Pricing – Positioned to attract strong demand in the York industrial market.
- Strong Industrial Market – York County continues to benefit from its proximity to Harrisburg, Baltimore, and Philadelphia distribution hubs.



Sale Price:	\$2,550,000
Number of Buildings:	2
Lot Size:	1.89 Acres
Building Size:	50,000 SF
Dock Doors:	4
Drive-In Doors:	4
Parking:	40+

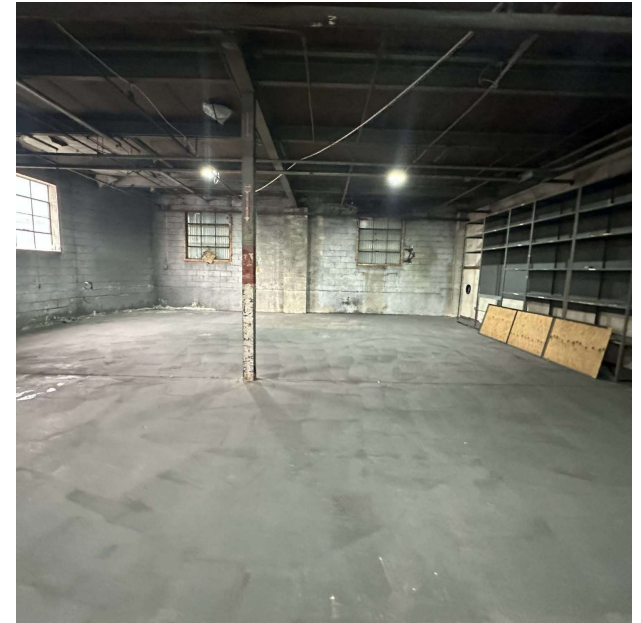
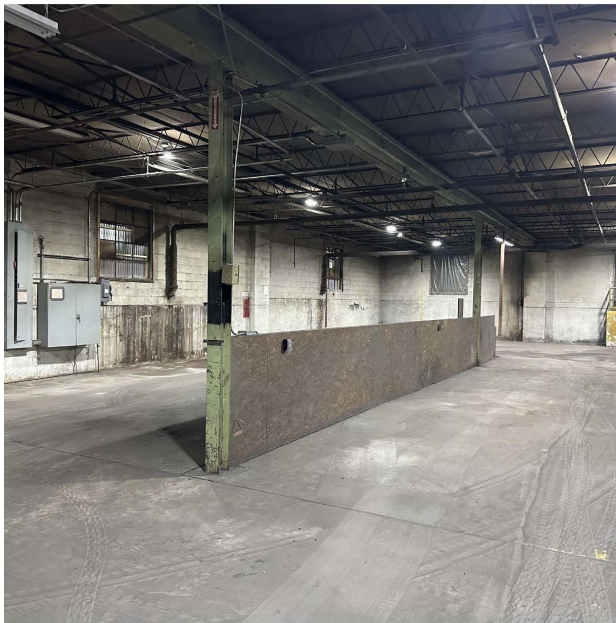
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

PRICING SUMMARY

Price	Cap Rate	PSF
\$2,550,000	7.04%	\$51

Return Highlights

NOI	\$179,451
Cash Flow After Debt	\$36,482
Cash on Cash Return	4.77%

Financing Highlights

Loan Type	Agency
Interest Rate	6.25%
LTV/LTC	70%
Amortization	25 Years
Down Payment	\$765,000
Loan Amount	\$1,785,000
Debt Service	\$142,969
DSCR	1.26

RENT ROLL

OCCUPIED RENT ROLL

AS OF: 10/1/2025

				TENANT					
SUITE	TENANT	USE	SF	GLA %	% OF INCOME	START OF INITIAL TERM	YEARS TENURE	END OF CURRENT TERM	YEARS REMAINING
1	Pinnacle UPMC	Industrial	30,000	60.0%	78.9%	1/1/2023	2.75	12/31/2027	2.25
1	Alpha Flooring Care, LLC	Industrial	20,000	40.0%	21.1%	7/1/2025	0.25	6/30/2028	2.75
TOTAL / WEIGHTED AVERAGES			50,000	100.0%	100.0%		0.00		0.00

RENT				LEASE			
CURRENT RENT	CURRENT RSF	MARKET RENT	MARKET RSF	LEASE TYPE	REMAINING OPTIONS	INCREASE (%)	INCREASE SCHEDULE
\$150,000	\$5.00	\$150,000	\$5.00	NNN	(2) 5-YEAR	0.03	AT OPTION
\$40,000	\$2	\$100,000	\$5.00	NNN	(1) 3-YEAR	0.03	AT OPTION

OPERATING STATEMENT

	IN PLACE		YEAR 2	
INCOME	ANNUAL	\$/GBA/YR	ANNUAL	\$/GBA/YR
Gross Potential Rent	\$190,000	\$3.80	\$194,000	\$3.88
<i>Expense Growth</i>				2.50%
Expense Recoveries	\$20,977	\$0.42	\$21,501	\$0.43
RE Tax	\$12,600	\$0.25	\$12,915	\$0.26
Insurance	\$5,852	\$0.12	\$5,998	\$0.12
CAM	\$2,525	\$0.05	\$2,588	\$0.05
Total Gross Revenue	\$210,977	\$4.22	\$215,501	\$4.31
Total Effective Gross Income	\$210,977	\$4.22	\$215,501	\$4.31
EXPENSES	BROKER ADJUSTED T12		YEAR 2	
Real Estate Taxes	\$12,600	\$0.25	\$12,915	\$0.26
Insurance	\$5,852	\$0.12	\$5,998	\$0.12
CAM	\$2,525	\$0.05	\$2,588	\$0.05
Management Fee	\$10,549	5.00%	\$10,775	5.00%
Total Expenses	\$31,526	\$0.63	\$32,276	\$0.65
Expenses as % of EGI	14.94%		14.98%	
Net Operating Income	\$179,451	\$3.59	\$183,225	\$3.66

LOCATION INFORMATION

SURROUNDING BUSINESS



ACCESSIBILITY



Highways & Interstates

- The property has good access to U.S. Route 30 / PA 462 (Market Street / Lincoln Highway corridor), which runs east-west through York and connects to Lancaster and other regional markets.
- Interstate I-83 lies to the east of York and is a key north-south artery for the region, connecting to Harrisburg to the north and Baltimore to the south.
- Other state routes in the area (e.g. PA 182, PA 124) provide supplemental connectivity to adjacent townships and local corridors.



Airports:

- York Airport (York Aviation / KTHV / THV) — approximately 7 nautical miles (\approx 8 mi / 13 km) southwest of central York; classified as a general aviation facility.
- Harrisburg International Airport (MDT / KMDT) — ~31 miles north of York; serves commercial passenger operations.
- Lancaster Airport (LNS / KLNS) — ~30 miles to the east; additional option for regional connectivity.



Rail & Transit

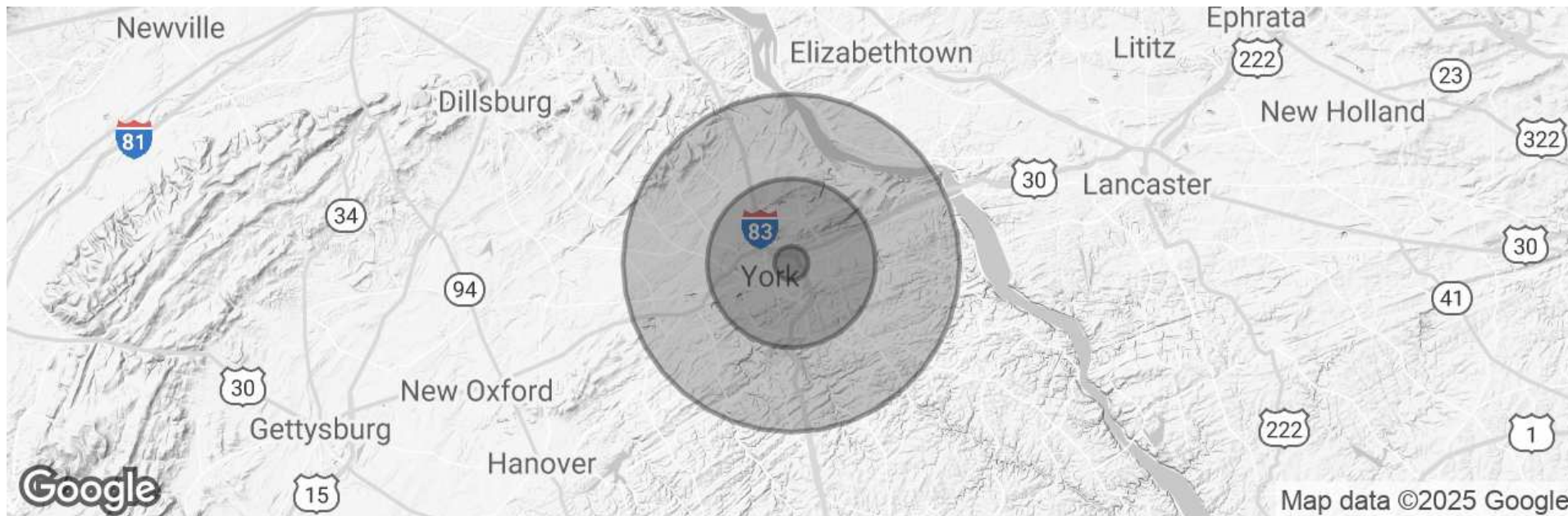
- York is served by freight rail via Norfolk Southern and York Railway, supporting local industrial and distribution needs.
- No direct passenger rail in York; Amtrak service is accessible in nearby Harrisburg and Lancaster.



Ports:

- Closest major option is the Port of Philadelphia (~84 miles east), with additional access to the Port of Baltimore.

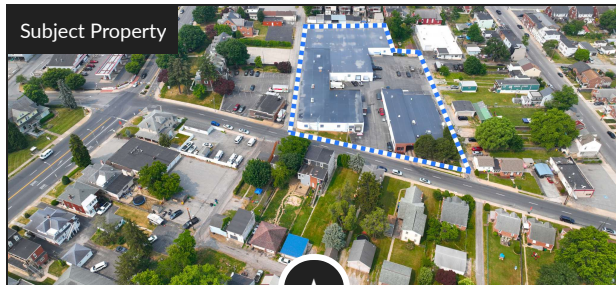
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,847	148,325	285,418
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,840	57,364	110,584
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$65,665	\$92,228	\$97,848
Average House Value	\$147,897	\$235,047	\$251,513

SALE COMPARABLES

SALE COMPARABLES



50 N HARRISON ST

50 N Harrison St, York, PA 17403

Price:	\$2,550,000
Bldg Size:	50,000 SF
Price/SF:	\$51.00

Sold 9/7/2023



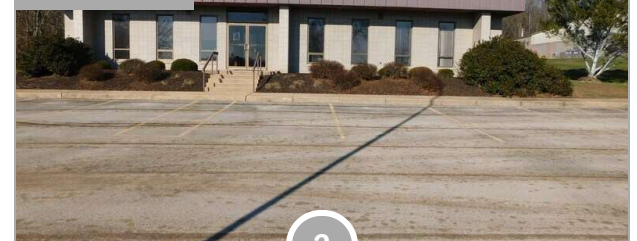
1

3495 INDUSTRIAL DR

York, PA 17402

Price:	\$3,300,000
Bldg Size:	41,288 SF
Price/SF:	\$79.93

Sold 10/11/2024



2

3320 CONNELLY RD

Emigsville, PA 17406

Price:	\$2,900,000
Bldg Size:	59,600 SF
Price/SF:	\$48.66

Sold 4/21/2025



3

120 NORTH ST

york, PA 17403

Price:	\$5,100,000
Bldg Size:	44,643 SF
Price/SF:	\$114.24

SALE COMPARABLES MAP & SUMMARY



NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	DEAL STATUS
★	50 N Harrison St 50 N Harrison St York, PA	\$2,550,000	50,000 SF	1.72 Acres	\$51.00	Subject Property
1	3495 Industrial Dr York, PA	\$3,300,000	41,288 SF	4.11 Acres	\$79.93	Sold 9/7/2023
2	3320 Connelly Rd Emigsville, PA	\$2,900,000	59,600 SF	7.30 Acres	\$48.66	Sold 10/11/2024
3	120 North St york, PA	\$5,100,000	44,643 SF	6.30 Acres	\$114.24	Sold 4/21/2025
AVERAGES		\$3,462,500	48,883 SF	4.86 ACRES	\$73.46	

RENT COMPARABLES



1

1221 WALLACE ST

York, PA 17403

Lease Rate

\$5.75 SF/yr



2

801 NORTH DUKE ST

York, PA 17404

Lease Rate

\$6.00 SF/yr



3

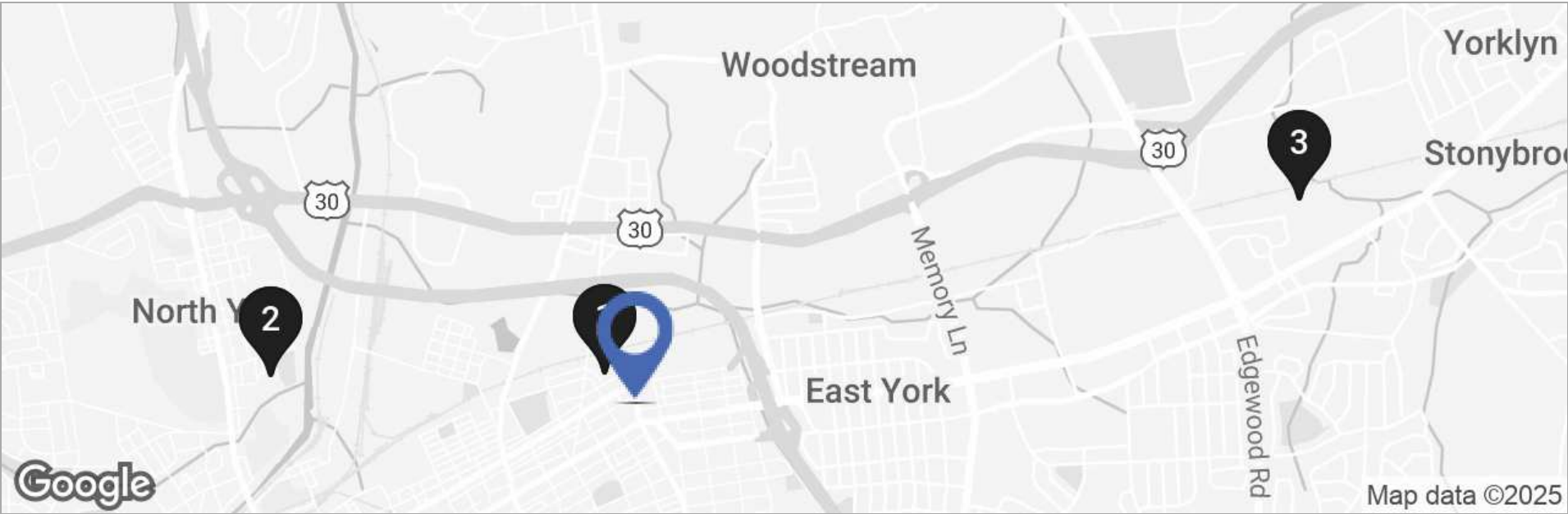
3491 INDUSTRIAL DR

York, PA 17402

Lease Rate

\$6.95 SF/yr

RENT COMPARABLES MAP & SUMMARY



NAME/ADDRESS		NO. UNITS
★	50 N Harrison St 50 N Harrison St York, PA	2
1	1221 Wallace St York, PA	-
2	801 North Duke St York, PA	-
3	3491 Industrial Dr York, PA	-
AVERAGES		