

FOR LEASE

# Freespan Industrial & Paved Lot

335 North Constitution Avenue | New Freedom, PA 17349

Available: 12,600 SF Building with .5-acre lot: 1.4 (net) acre lot

Zoning: Light Industrial Employment District

New Freedom Borough

York County

Building \$3.75/SF MG  
Lot - \$3,500/MO Gross

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## PROPERTY HIGHLIGHTS

### Industrial Outside Storage

- ✓ Paved lot with ample hard surface, the site is well-suited for:
  - Trailer drops and staging
  - Outdoor equipment or containers
  - Short-term fleet parking
  - Overflow inventory

- ✓ 1.63 acres of paved lot (1.4 net acres)
- ✓ The paved surface ensures clean, stable, and secure access for heavy vehicles and trailers, making it an ideal solution for businesses needing supplemental yard space in a high-accessibility location just minutes from I-83.

### Building and ½ Acre Lot

- ✓ Large freespan building with .5 acre gravel lot
- ✓ Oversized 20' X 16' Drive-in door

### Property has gated entrances

## CONTACT

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## PROPERTY INFORMATION

Acreage	26.37
Number of Stories	1
Year Built	1972
Roof Construction	Metal
Heat Type & Fuel	None- Gas Service Exists Window unit in Shed Office
Air Conditioning	
Floor Construction	Concrete
Ceiling Height	18'6" Eaves, 23' Center
Daily Traffic Count	6,514
Parking	.5 acre lot with building 1.4 acre separate lot
Power	3 Phase, 400+ Amps
Drive-Ins	1 – 20'W X 16'H

## GENERAL INFORMATION

Parcel ID	67-78-000-BI-0019-00-00000
Availability	Immediate
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-ed

## LOCATION DESCRIPTION

Located between Shrewsbury and New Freedom in Southern York County

## NOTES

Two opportunities that can be leased together or separately.

First is a large freespan building with .5 acre gravel lot.

Second is a 1.4 acre paved lot.

Property has gated entrances.

## EXPENSE RESPONSIBILITY

Electric	Tenant - Submeter
Gas	Tenant
Water	Landlord
Sewer	Landlord
Refuse	Tenant
Janitorial	Tenant
Repairs Int.	Tenant
Repairs Ext.	Landlord
Roof/Structure	Landlord
Lawn/Snow	Landlord
Parking Maint.	Tenant
Contents/Liability Ins.	Tenant
Fire Ins.	Landlord
RE Taxes	Landlord



## 12,600 SF Building & .5 Acre Lot

221 W Philadelphia St | Ste 19  
York, PA 17401

313 W Liberty St | Ste 117  
Lancaster, PA 17603

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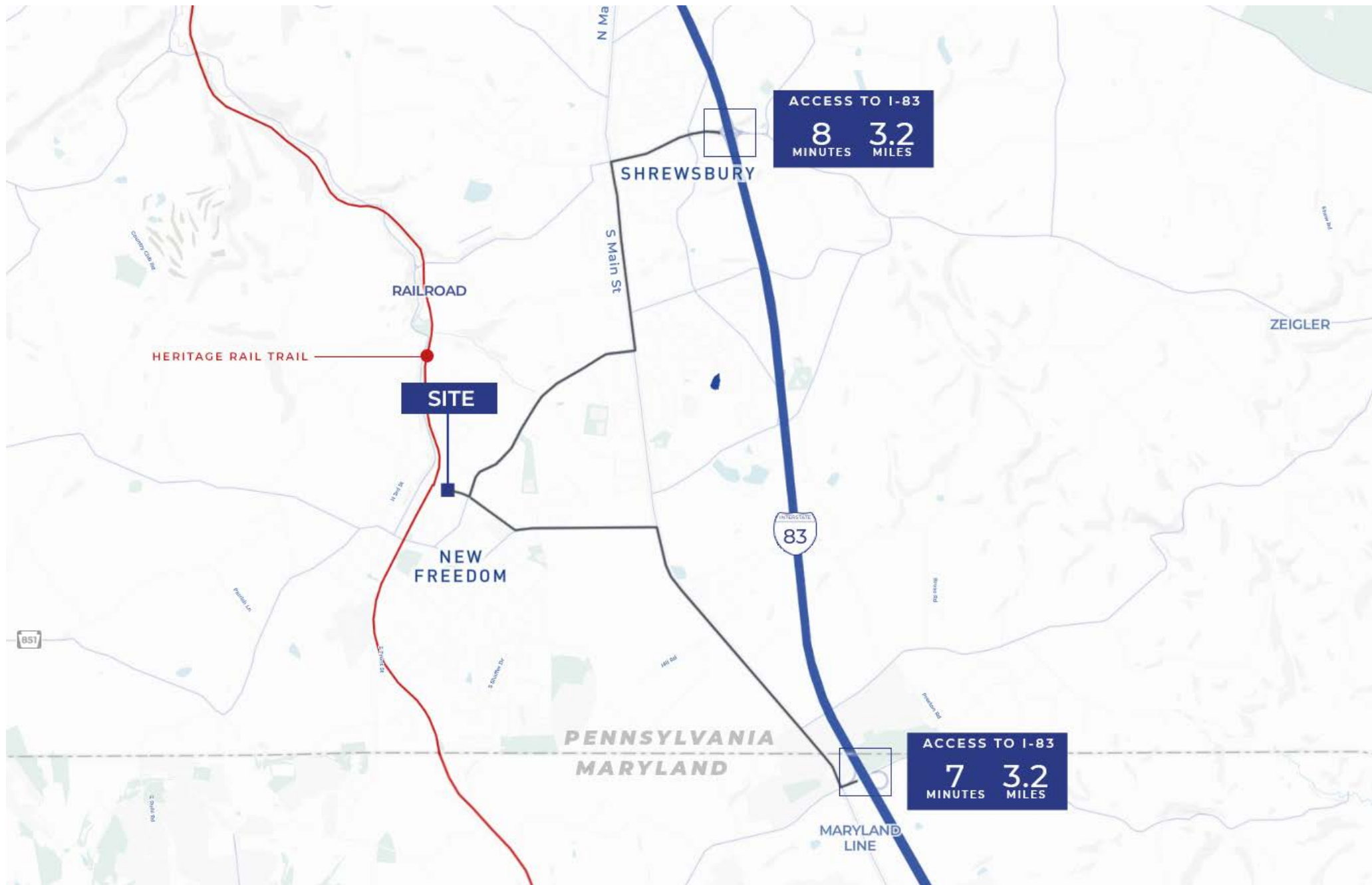
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## Location Map

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