

2161 PENNSYLVANIA AVENUE, YORK

SALE

42,000 ± SF
OFFICE/FLEX BUILDING

Adjoining 52,000+/- SF building at 2101 Pennsylvania Ave also available



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OFFERING SUMMARY

PROPERTY OVERVIEW

Office/Flex building for sale in York Industrial Business Park, conveniently located near Route 30 and Interstate-83. Accessible to Route 30 linking to Lancaster County and Interstate-81 for direct access to the Baltimore/Washington area. Tenants in York City Industrial Park include Pennex Aluminum, Schaedler Yesco, Bowlers Supply and Dauphin Electric Supply.

Sale Price	\$5,150,000.00
Building SF	42,000 ±
Lot Size	6.01 ± Acres

PROPERTY HIGHLIGHTS

- Large in-common parking lot
- Conveniently accessible to Route 30 and Interstate-83
- Building can be modified for single or multiple tenants
- Last building renovations completed in 2010 totaling ~\$3 million



PROPERTY DETAILS

Total Estimated Taxes: \$84,719.17

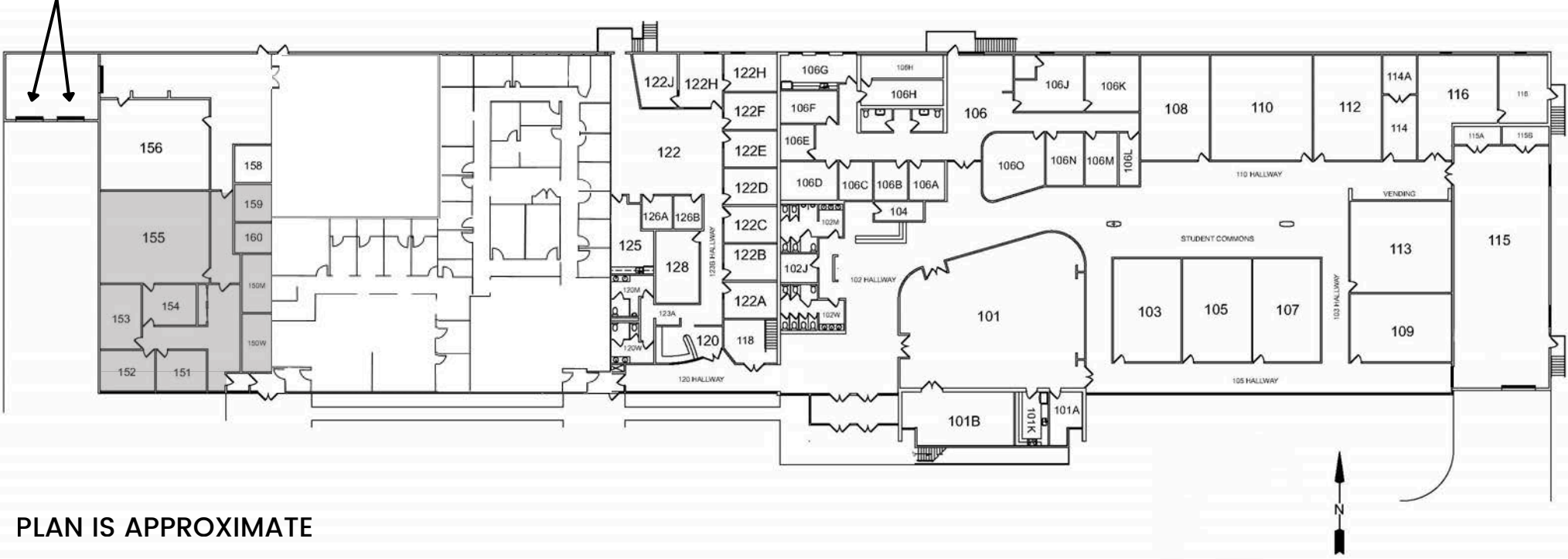
Building SF: 42,000 ±
Space Type: OFFICE, INSTITUTIONAL
Construction Type: STEEL AND MASONRY
Foundation: CONCRETE SLAB
Roof: ROLLED WITH STONE BALLAST
Number of Floors: ONE
Floor Type: CARPET AND VINYL
Ceiling Height: 10' - 20'
Lighting: LED AND TRACK LIGHTING
HVAC: (5) ROOF MOUNTED, PACKAGE GAS HEATING, AND ELECTRIC COOLING
Electric: 1200 AMP, 480 VOLTS, THREE-PHASE SYSTEM
Water/Sewer: PUBLIC, BOILERS HEAT WATER ON EAST SIDE
Fire Protection: WET SPRINKLER SYSTEM, HARD-WIRED FIRE ALARM SYSTEM
Signage: MONUMENT AND BUILDING
Parking: 115 ± (210± W/ 2101 BUILDING)
Loading Docks: TWO (POSSIBLE THIRD)
Municipality: YORK CITY WARD 14
County: YORK
Zoning: EMPLOYMENT CENTER DISTRICT
Flood Zone: ZONE X

TAXES	
COUNTY:	\$ 1,318,318 x 0.00755000 = \$ 9,953.30
MUNICIPAL:	\$ 1,318,318 x 0.01897000 = \$ 25,088.49
SCHOOL:	\$ 1,318,318 x 0.03768240 = \$ 49,677.38
TOTAL:	\$ 84,719.17
INDICATED MARKET VALUE:	\$1,318,318 x 1.98 = \$ 2,610,269.60



FLOOR PLAN

Loading Docks



PLAN IS APPROXIMATE



VICINITY MAP



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