

**TO BE BUILT**



*12,000 SF Industrial  
Truck Repair Facility*

FOR SALE OR LEASE

**DEVCO DRIVE, MANCHESTER**





# BUILD TO SUIT: 12,000 SF INDUSTRIAL TRUCK REPAIR FACILITY



DEVCO DRIVE · MANCHESTER, PA 17345

## FOR SALE OR LEASE

### PROPERTY OVERVIEW

Exciting opportunity to purchase or lease land for a build to suit 12,000 SF industrial truck repair facility (plan approved) in East Manchester Township, York County. Spanning 6.2 acres, the site is strategically positioned with direct access to I-83, ensuring seamless connectivity for logistics and transportation operations. Ideal for a build-to-suit development, the property includes plans for expanded trailer parking and outdoor storage, making it a perfect fit for trucking, warehousing, or distribution needs. Don't miss the chance to establish your operations in this high-demand industrial corridor.

### PROPERTY HIGHLIGHTS

- Ability to customize facility for buyers specific needs.
- Join neighboring industrial facilities & strong commercial district on N George St Extension
- Close proximity to  and  providing convenient access to York, Lancaster and Harrisburg

### OFFERING SUMMARY

Available SF for Lease	12,000 SF
Lease Rate	\$15,500 per Month
Lease Type	NNN
CAM	TBD
Building Size	12,000 SF
Sale Price	\$690,000
Price per SF	\$57.50 per buildable SF
Property Taxes	\$8,228.72
Zoning	Industrial
Municipality	East Manchester Township
County	York County





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### PROPERTY DETAILS

Number of Buildings	1
Building Size	12,000 SF
Lot Size	6.2 Ac
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	TBD
Parking	Ample on-site
Year Built	2025

### BUILDING SPECIFICATIONS

Construction	Brick   Metal
Roof Type	Metal
Power	220V
HVAC	Gas Heat   Central AC
Sprinklers	TBD
Security	TBD
Signage	Per Township Regulations

### MARKET DETAILS

Cross Streets	Sunset Drive   N George St Ext.
Traffic Count at Intersection	6,000 VPD
Municipality	East Manchester Township
County	York
Zoning	Industrial

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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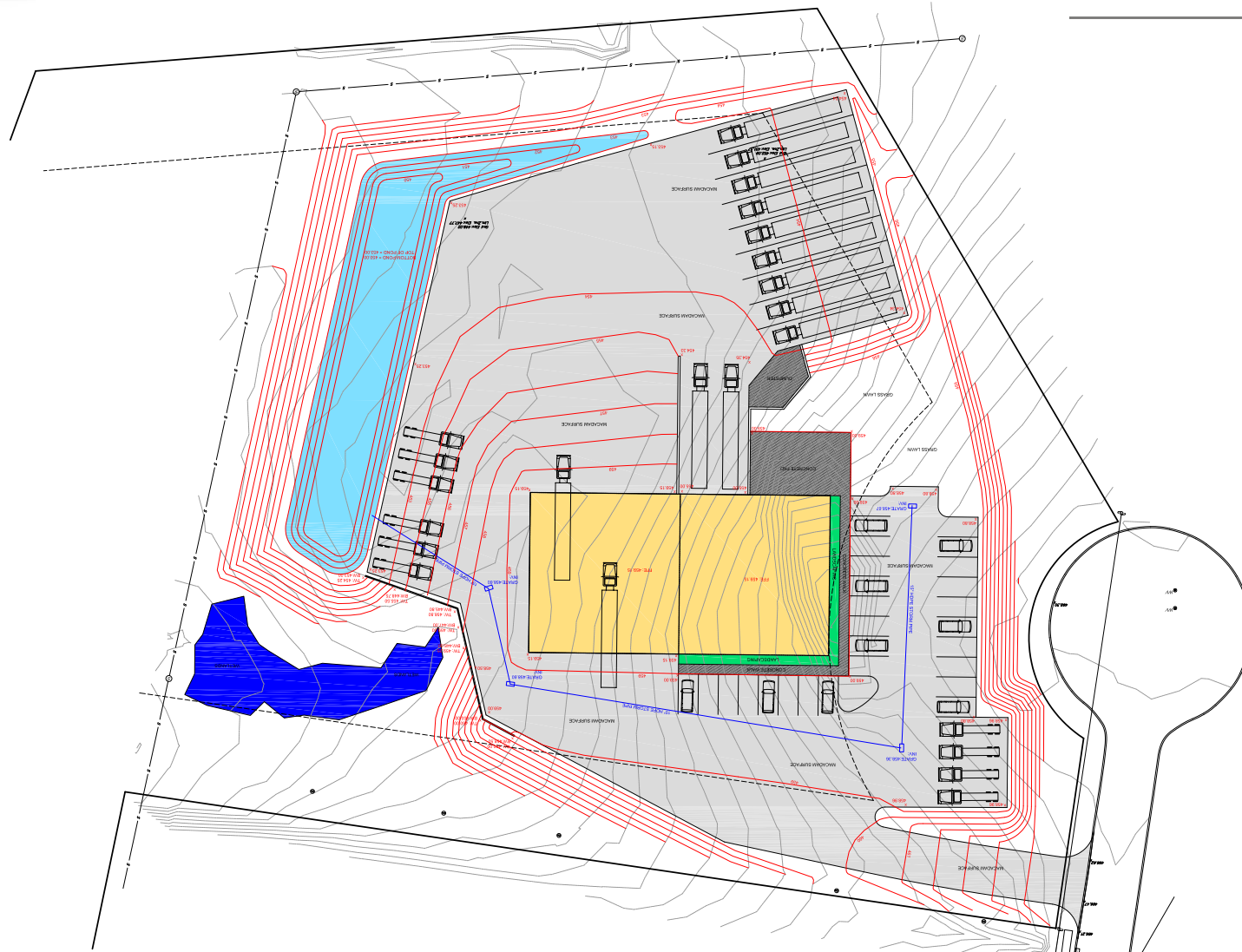


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SITE PLAN



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LOCATION



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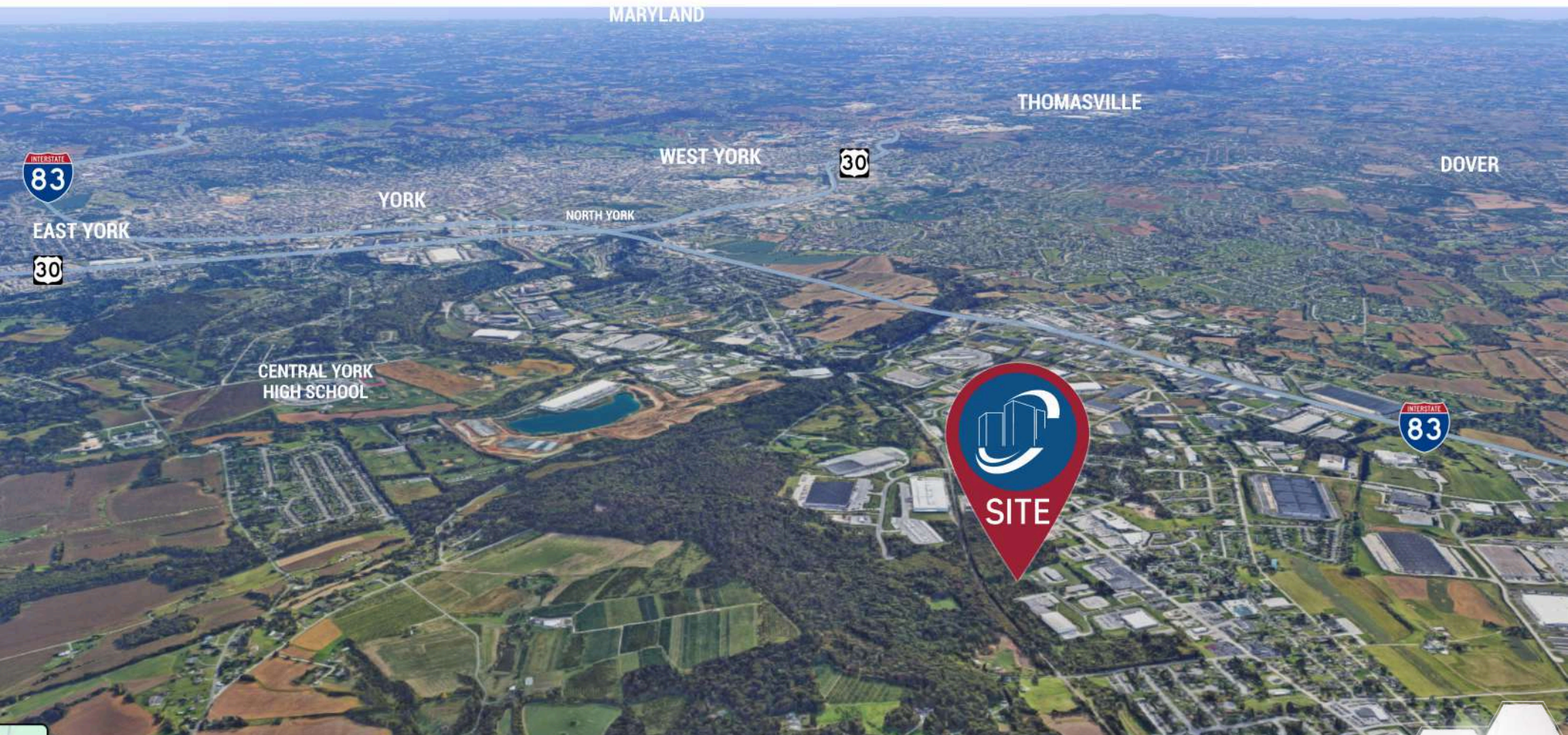


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AREA



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### DEMOGRAPHICS

#### POPULATION

1 MILE	2,632
3 MILE	19,558
5 MILE	55,973

#### HOUSEHOLDS

1 MILE	1,062
3 MILE	7,540
5 MILE	21,871

#### AVERAGE HOUSEHOLD INCOME

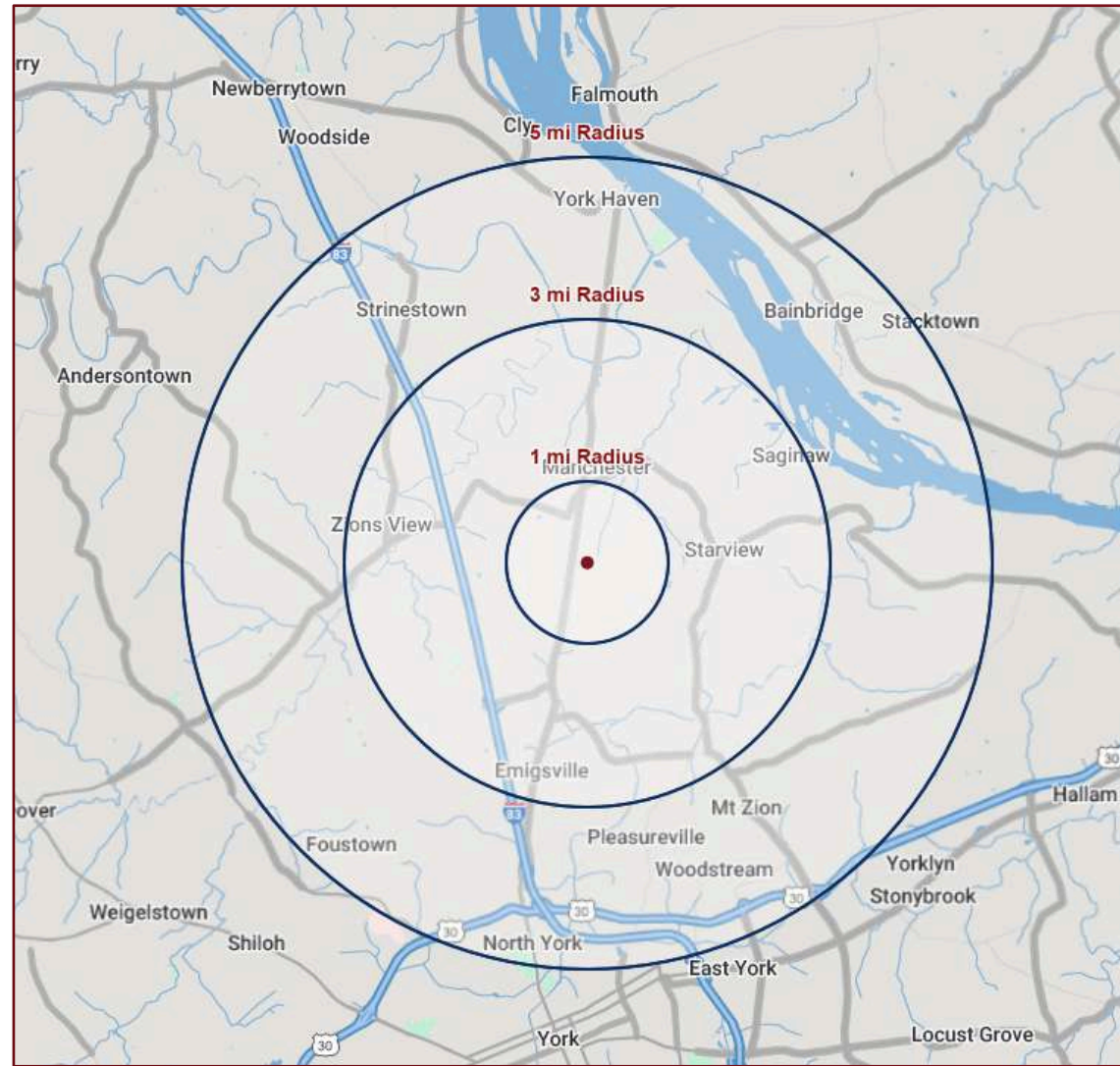
1 MILE	\$90,906
3 MILE	\$109,739
5 MILE	\$114,617

#### TOTAL BUSINESSES

1 MILE	123
3 MILE	597
5 MILE	1,695

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,812
3 MILE	10,950
5 MILE	25,888



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### AREA OVERVIEW

**EAST MANCHESTER TOWNSHIP, PA**, located in York County, offers a prime investment opportunity for businesses looking to establish or expand operations. Strategically positioned near I-83 and Route 30, the township provides seamless access to major metropolitan areas, including York, Harrisburg, and Lancaster, making it a key logistics and distribution hub. This connectivity enhances supply chain efficiency, workforce accessibility, and overall business operations, benefiting industries such as manufacturing, warehousing, and trucking. The township's pro-business climate, competitive tax rates, and expanding industrial infrastructure create a strong foundation for investment.

Beyond its logistical advantages, East Manchester Township offers proximity to key points of interest, including the York Expo Center, Harley-Davidson Factory, and Rocky Ridge Park, which contribute to a dynamic local economy and attract both workforce talent and visitors. Nearby shopping centers, dining options, and recreational amenities enhance the quality of life, making it an appealing location for employees and business owners alike. The combination

of strategic location, economic stability, available land for build-to-suit projects, and a supportive business environment makes East Manchester Township a smart choice for investors seeking long-term growth and profitability.



There's no better place to live, work or play than historic **YORK COUNTY**, nestled in the fertile Susquehanna River Valley of South-Central Pennsylvania.

Home to more than 440,000 people, York offers big-city amenities with small-town charm. Whether you're after a chic urban loft or a countryside retreat, York County has it all.

While continuing to embrace its agricultural roots, York also has evolved into a manufacturing and business hub. Major companies with roots here include Harley-Davidson, York Barbell, Voith Hydro, York International, Utz Quality Foods, Snyder's of Hanover, BAE Systems and more.

But it's more than just the bustling local economy that has made York one of the fastest-growing counties in all of Pennsylvania.

Here you'll find great schools, a low cost of living, quality health care and boundless entertainment opportunities. There's a park in nearly every corner of the county, a strong performing arts community, sports and lots of shopping opportunities. Plus, York is only a short drive away from Philadelphia, Harrisburg, Pittsburgh, Baltimore, Washington, D.C. and New York City.

At the heart of the county is York City, which is in the midst of a renaissance. It features a wide variety of restaurants, a growing nightlife and is home to York County's independent league baseball team, the York Revolution.



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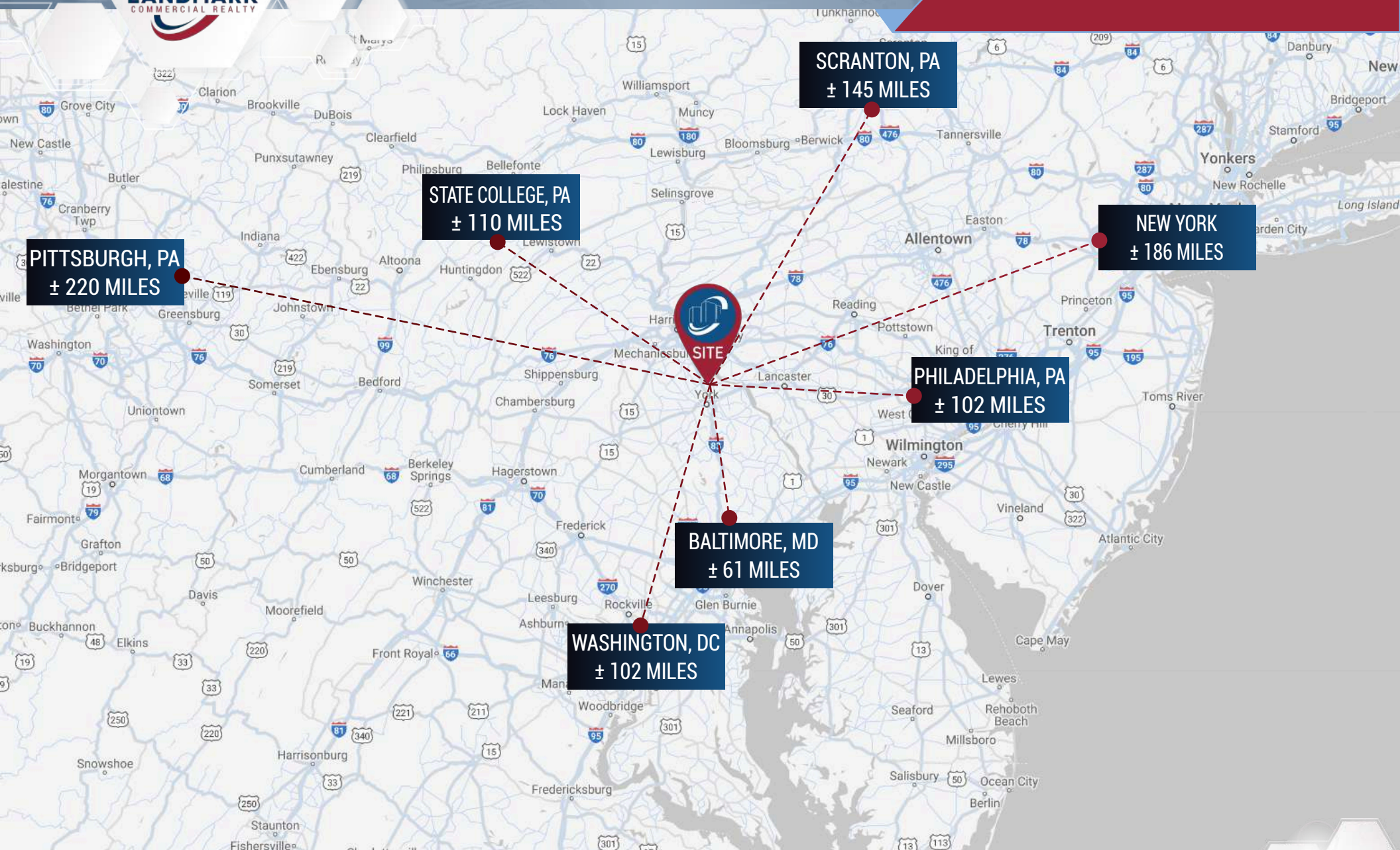




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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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