



INDUSTRIAL IOS LOT AVAILABLE

1128 ROOSEVELT AVE | YORK, PA 17404



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

Available	1.5 Acres
Lease Rate	Negotiable
Space Use	Industrial IOS
Trailer Parking	Approx 70 Spaces
Submarket	South Central PA
County	York
Municipality	West Manchester Twp
Zoning	General Industrial (I-3)
Corridor	US-30 (Loucks Rd)

PROPERTY HIGHLIGHTS

- Opportunity to lease industrial IOS lot in established business park setting in York, PA
- The space is a turn-key out-parcel to a 204,800 SF fully leased industrial warehouse and offers:
 - 1.5 acre fully paved parking lot with access from both Roosevelt Ave & Marbrook Dr
 - Able to accommodate up to approx 70 trailers with opportunity to add gates and secure yard
- Corporate neighbors include York Building Products, Ciocca Automotive Dealerships (Chevrolet, BMW, Subaru, Nissan, Honda), Ciocca Collision of York, Enterprise Rent A Car, and unparalleled amenities along Loucks Rd (US-30) such as Weis Markets, ALDI, Tractor Supply, Hobby Lobby, and myriad of national retailers
- Excellent location just off  with quick access to 



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PROPERTY AERIAL



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

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PROPERTY DETAILS

Available Space	1.5 AC
Use	IOS / Trailer Drop Lot
Lease Rate	Negotiable
Lease Type	NNN
Property Address	1128 Roosevelt Ave, York, PA 17404
Property Type	Industrial Warehouse
Property Size	204,800 SF
Lot Size	11.94 Acres
Year Built/Renovated	1953/2019
Dock Doors	15
Drive In Doors	8
Clear Ceiling Height	14' - 23'
Cranes	Yes (Bridge Cranes)
Parking	Ample
Construction	Brick, Masonry & Steel
Roof	Rubber Membrane
Lighting	T-5
HVAC	Gas
Power	3-Phase (Heavy)
Sprinkler	Yes (Wet)
Submarket	South Central PA
County	York
Municipality	West Manchester Twp
Zoning	General Industrial (I-3)
APN	51-000-JH-0034.00-00000
Taxes	\$108,786.22 (2025)



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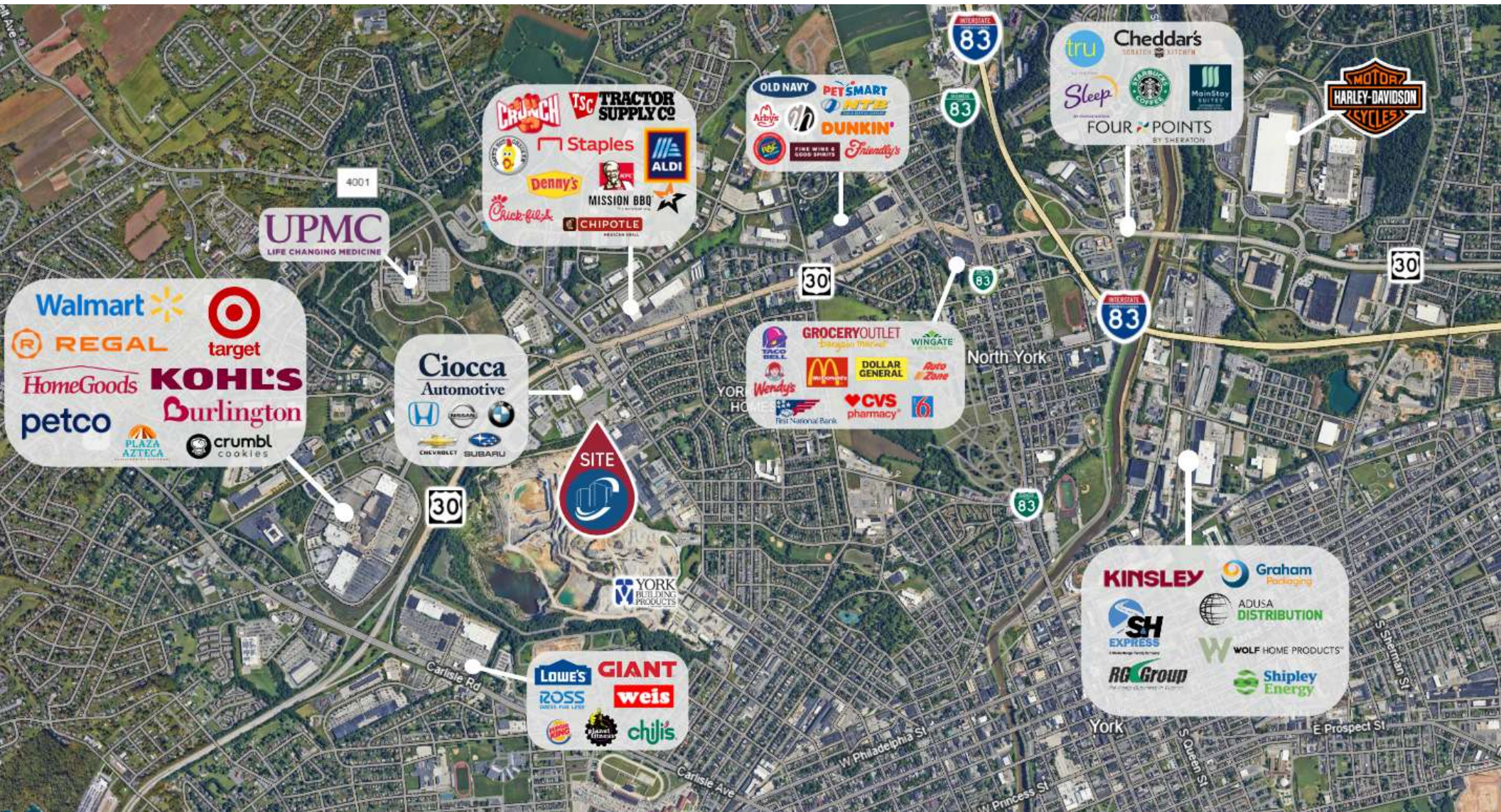


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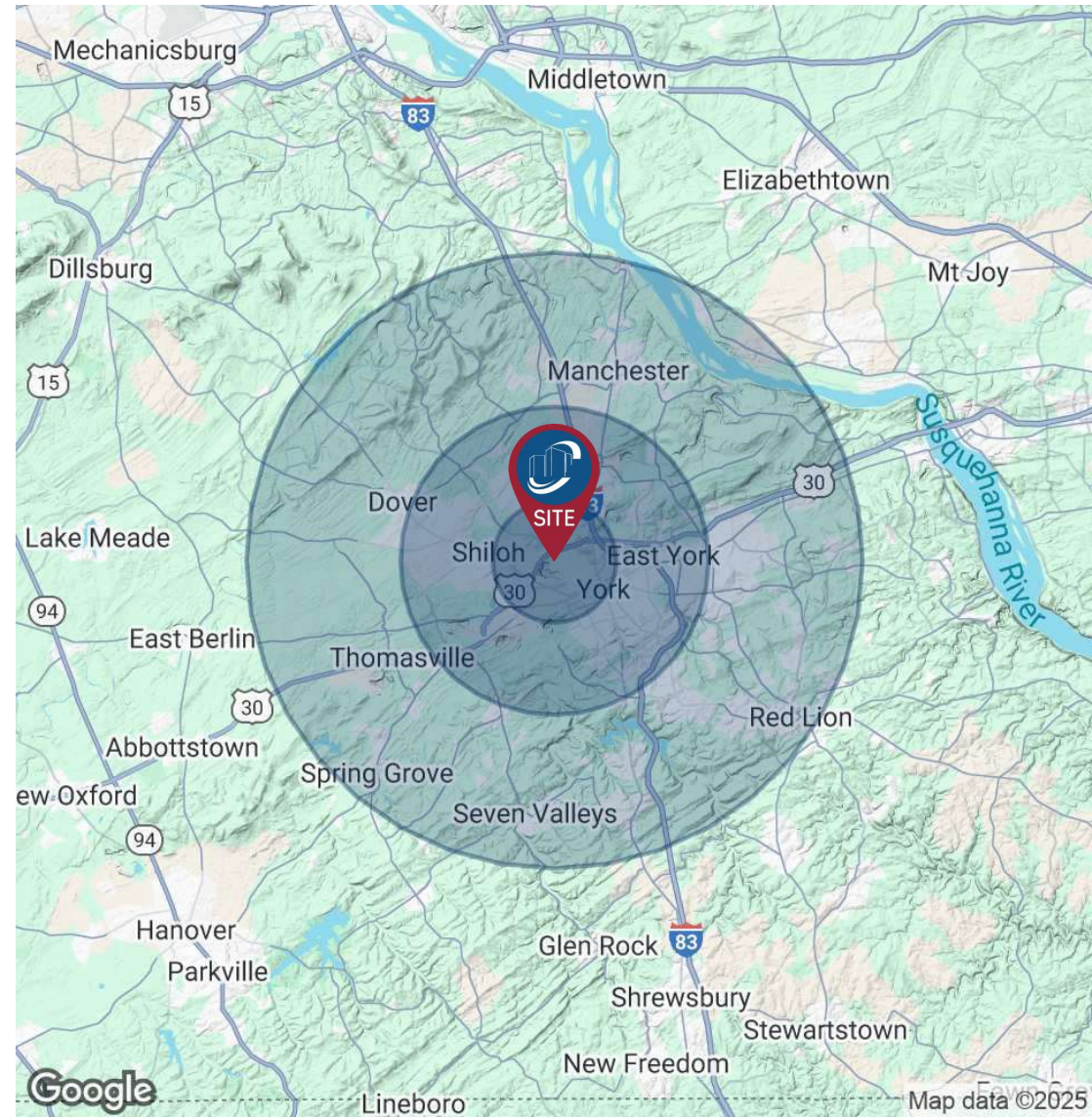
TRADE MAP



DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	47,767	146,180	278,582
Average age	40	41	41
Average age (Male)	38	39	40
Average age (Female)	41	42	42

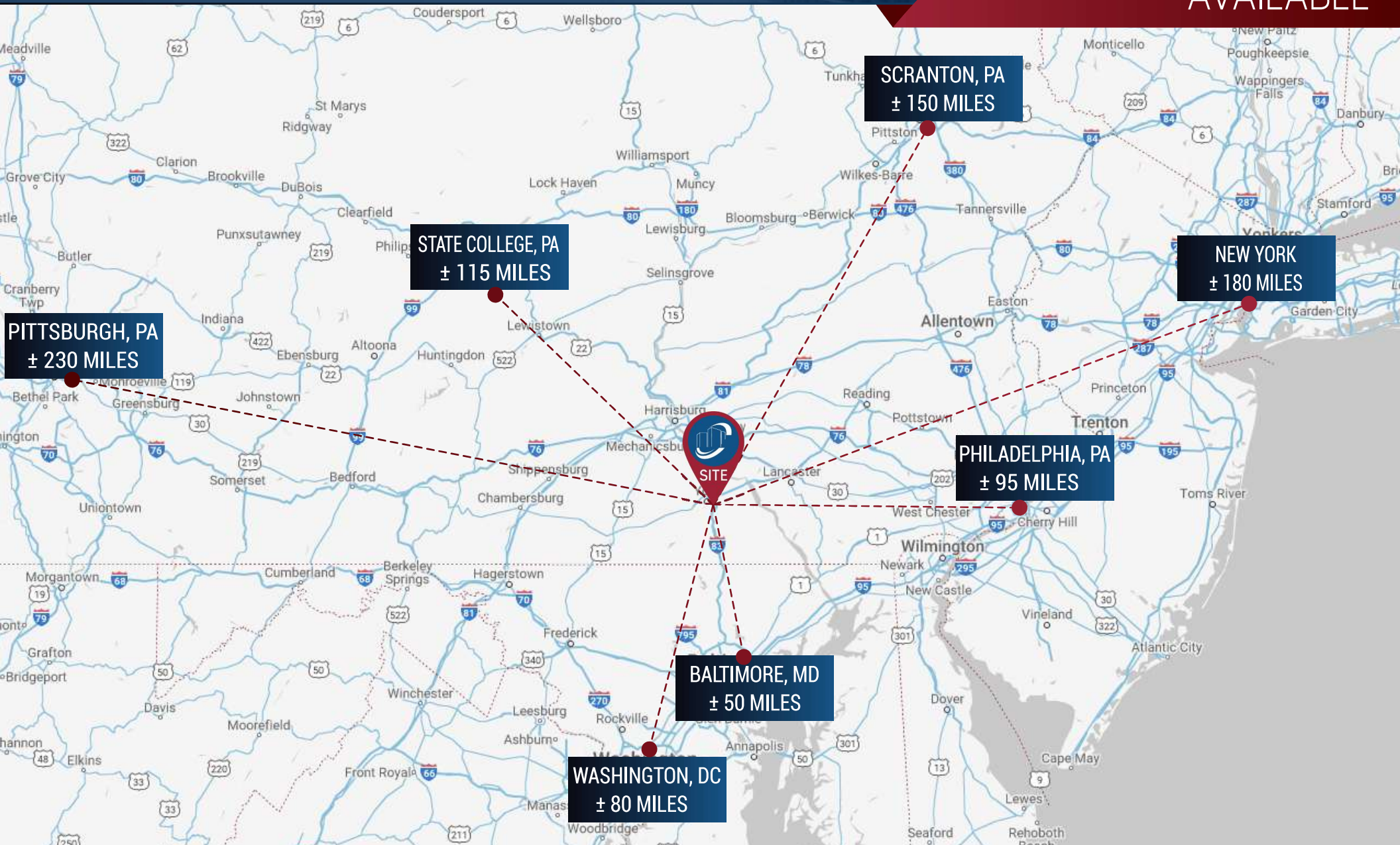
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	19,294	56,810	108,176
# of persons per HH	2.5	2.6	2.6
Average HH income	\$74,387	\$93,007	\$97,741
Average house value	\$164,822	\$223,794	\$252,930





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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 of 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 Realty in compliance with all applicable fair housing and equal opportunity laws.



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