

OFFICE | MULTIUSE | FOR SALE



1401 York Street

HANOVER, PA

EXCELLENT INVESTMENT
OPPORTUNITY. READY TO
CUSTOMIZE TO YOUR VISION.

» Owner-User » Multi-tenant Investment » Coworking Model » Medical Office » Research & Development Space

Property Overview

1401 YORK STREET

Constructed by a local snack food visionary, this ±62,000 square foot, state-of-the-art research and development facility towers over the thriving industry center of Hanover, PA. Situated on ±7.38 acres, this stately office building is the perfect blend of beauty and function, offering the ideal space for professional office, R&D, medical, multi-tenant or light manufacturing space.



Abundant area amenities including restaurants, retail and lodging



Physician's office with 4 exam rooms, a break room, reception and lobby



Ample offices, conferences, and meeting rooms

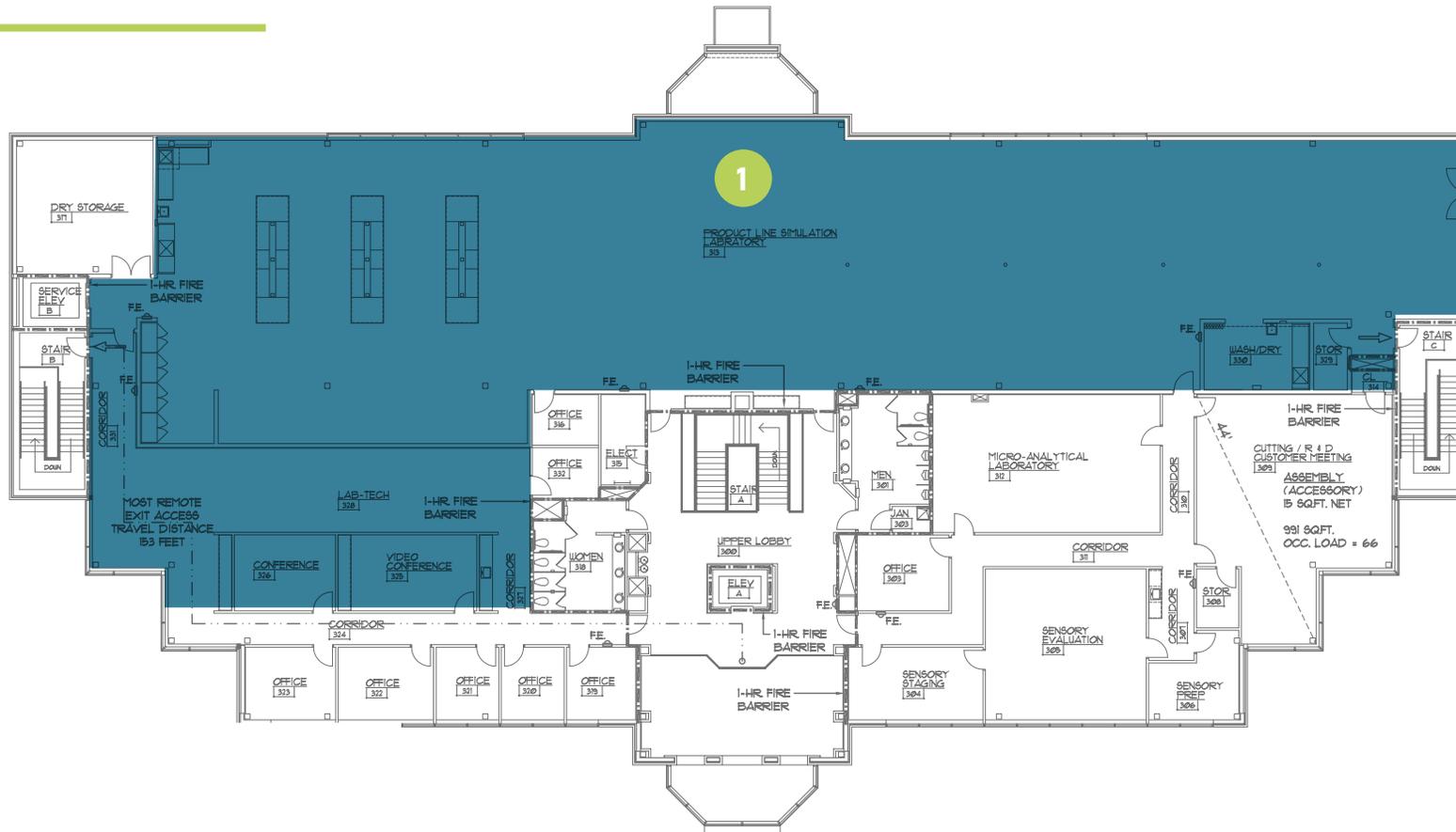


3 story, Class A space



Building Floorplan

UPPER LEVEL

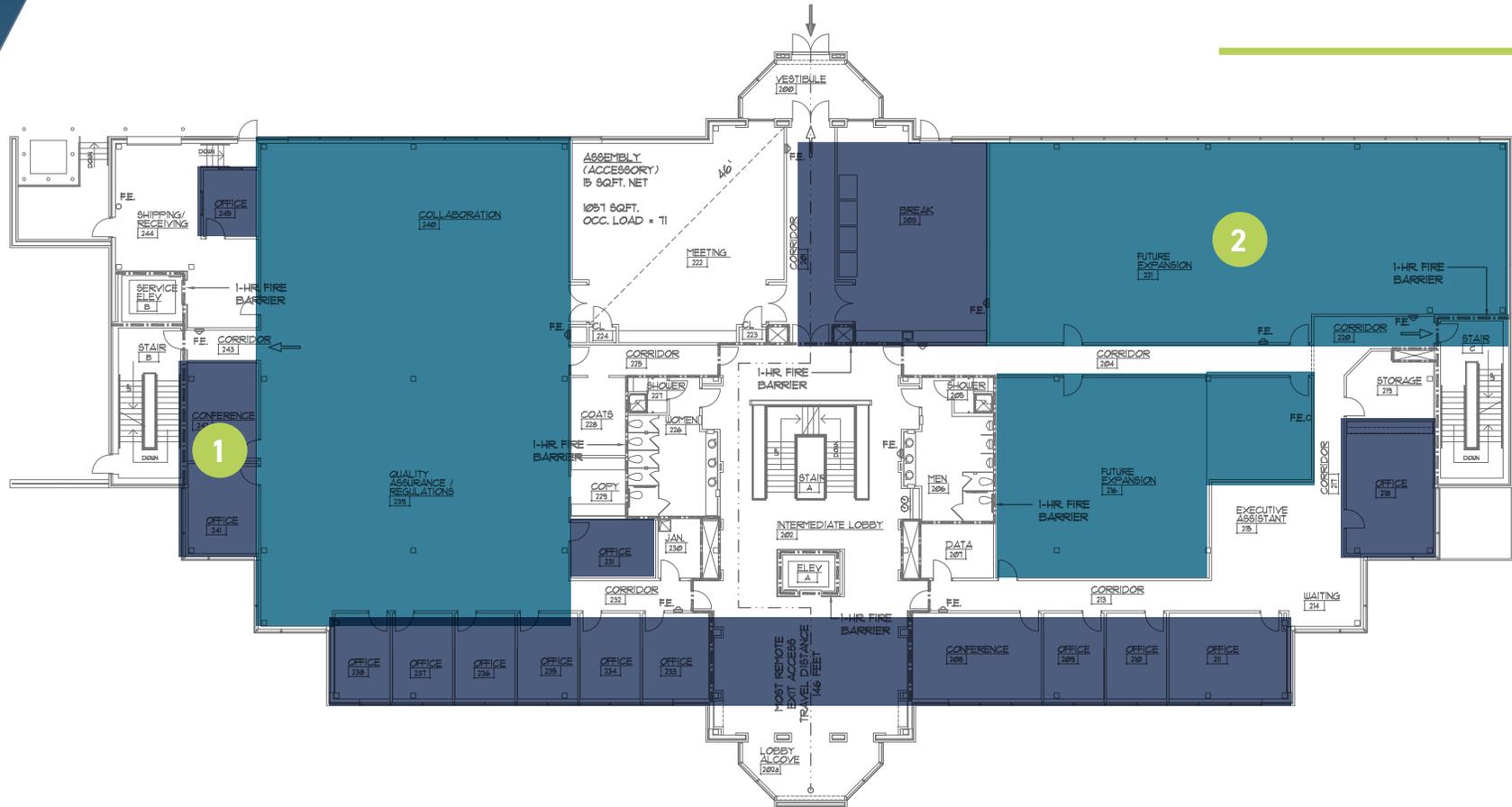


1 RESEARCH & DEVELOPMENT SPACE

This space includes a fully equipped $\pm 11,000$ SF test kitchen, production area, fire suppression system, seating area and a compressed air/wash station.

Building Floorplan

INTERMEDIATE LEVEL

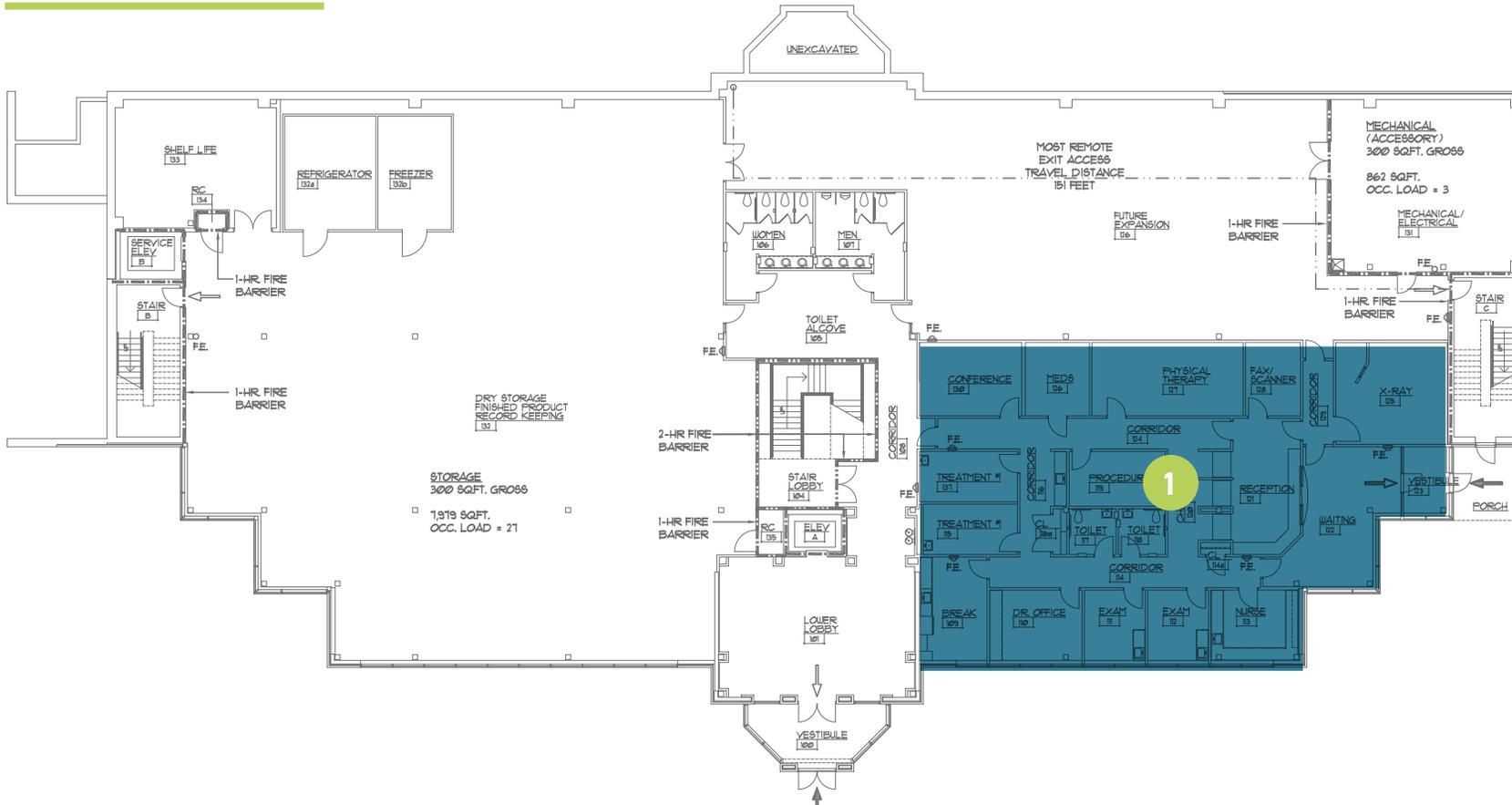


1 OFFICE SPACE
Building includes 38 private offices, conference and meeting rooms.

2 FUTURE EXPANSION
Ample customizable space for future expansion featuring a service elevator.

Building Floorplan

LOWER LEVEL



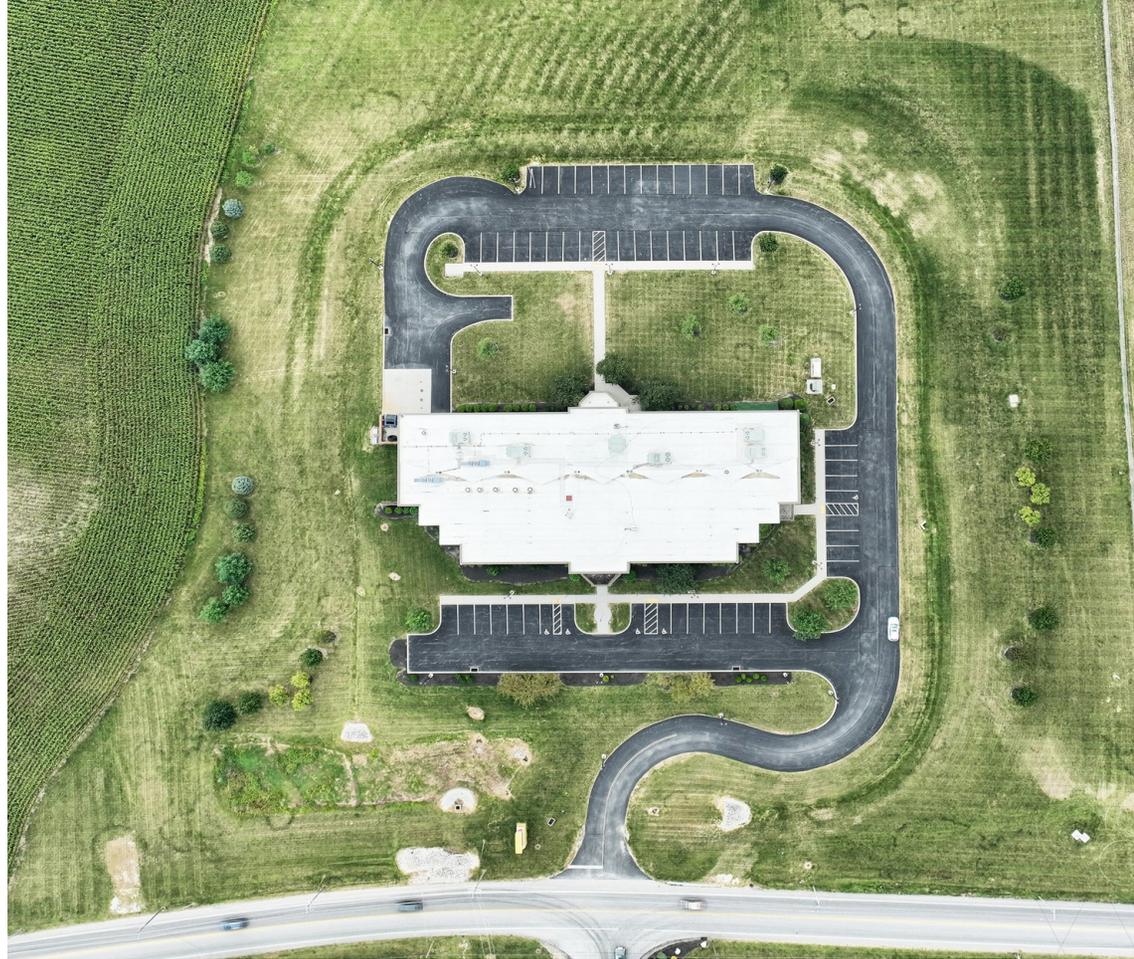
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MEDICAL OFFICE

A separately entranced, ±1,800 SF physician's office includes four exam rooms, a break room, reception, lobby and restrooms.

Property Snapshot

Acres	±7.385 AC
Total Availability	±62,024 SF
Restrooms	8 areas
Private Office Spaces	38 spaces
Cubical Space	±7,000 SF
Expansion Area	±10,000
Medical Area	±1,800 SF
Test Kitchen	±11,000 SF



EXPANSION

DESIGNED WITH
PARKING EXPANSION
IN MIND



CENTRAL

SITUATED IN THE
HEART OF HANOVER'S
INDUSTRY CENTER



PROXIMITY

±3 MILES TO
RESTAURANTS,
RETAIL AND LODGING

Prime Labor Pool

1401 York Street | Available
▶ Class A Opportunity



2025 POPULATION CURRENT YEAR ESTIMATE

WITHIN A 15 MIN DRIVE

78,227

WITHIN A 30 MIN DRIVE

289,928

WITHIN A 45 MIN DRIVE

694,886



2025 EMPLOYED CIVILIAN POPULATION 16+

WITHIN A 15 MIN DRIVE

40,429

WITHIN A 30 MIN DRIVE

147,561

WITHIN A 45 MIN DRIVE

356,101



2025 BUSINESSES SURROUNDING 1401 YORK STREET

WITHIN A 15 MIN DRIVE

2,498

WITHIN A 30 MIN DRIVE

8,897

WITHIN A 45 MIN DRIVE

22,248



WHITE COLLAR WORKERS WITHIN THE EMPLOYED POPULATION

WITHIN A 15 MIN DRIVE

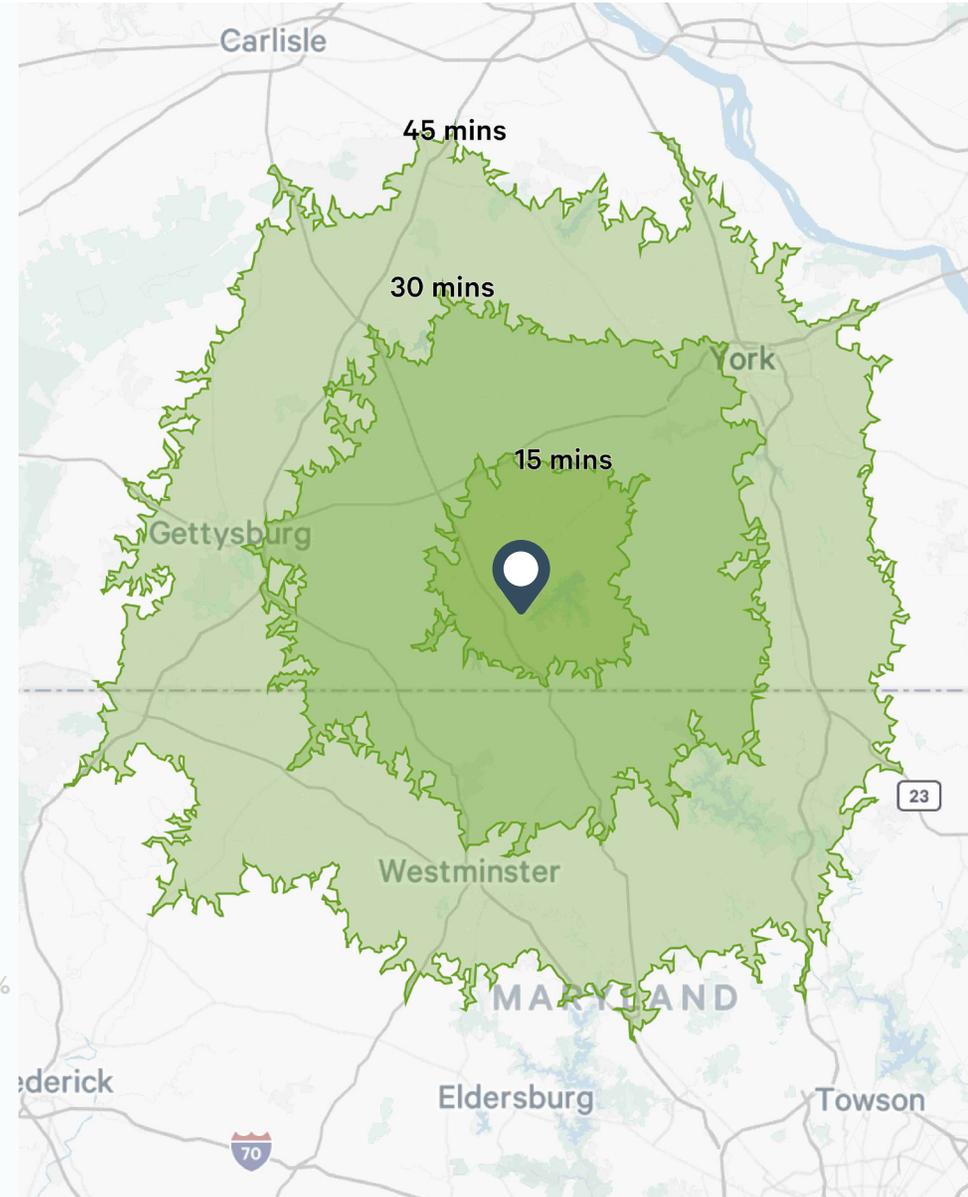
21,575 53.4%

WITHIN A 30 MIN DRIVE

81,598 55.3%

WITHIN A 45 MIN DRIVE

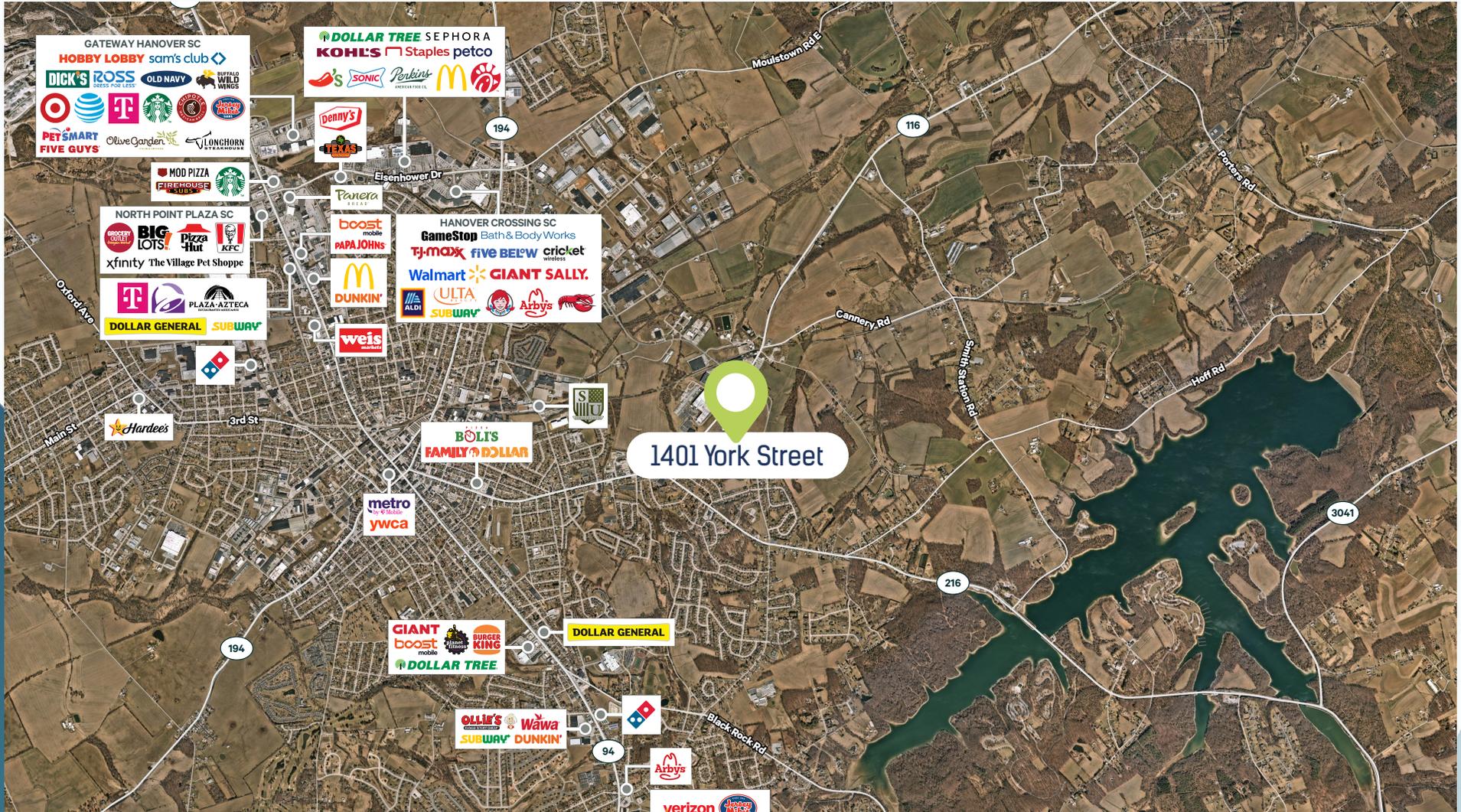
212,377 59.6%



Vibrant, Amenity-Rich Community

1401 York Street | Available
▶ Class A Opportunity

REACH RESTAURANTS, GYMS, GROCERIES AND ENTERTAINMENT WITHIN MINUTES



1401 York Street

HANOVER | PA



PLEASE CONTACT



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