



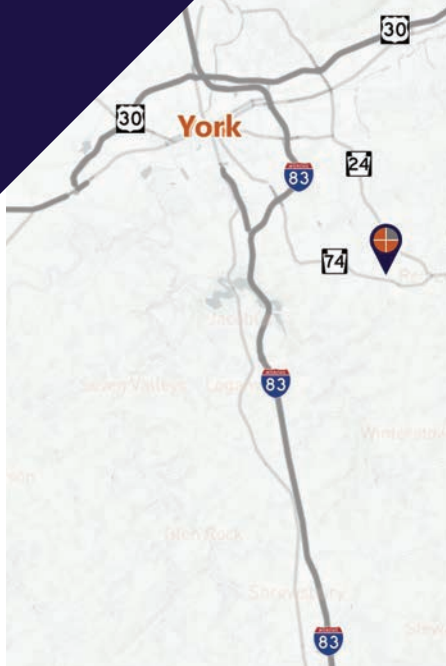
# INDUSTRIAL / MANUFACTURING SPACE

Dallastown Borough | York County

400 E. Locust St. Dallastown, PA 17313

## FOR LEASE & FOR SALE

58,865± SF of industrial/  
manufacturing space  
in Dallastown, PA.  
Located just  
minutes from  
I-83.



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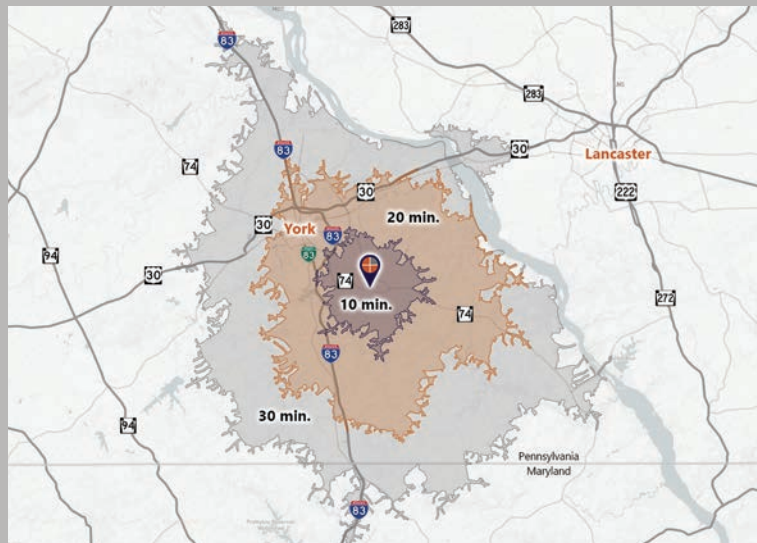
## DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83 (Leader Heights / Exit 14)	4.2 miles	9.0 minutes
Interstate-83 / Route 30 Split	10.2 miles	17.0 minutes
US Route 30 / PA Route 283 Split	27.7 miles	36.0 minutes
PA Turnpike Harrisburg West Interchange	28.2 miles	33.0 minutes
Interstate-83 / Interstate-81 Split (Hsbg.)	39.7 miles	45.0 minutes
Interstate-83 / Interstate-695 Split	41.5 miles	42.0 minutes

Demographics	400 E. Locust St. Dallastown, PA		
	10 min.	20 min.	30 min.
Total Population	45,226	193,126	341,663
Population Density (Pop. per Sq. Mile)	1,178.6	853.9	631.7
Total Households	17,986	75,323	133,548
Per Capita Income	\$39,596	\$37,360	\$38,656
Average Household Income	\$99,313	\$95,304	\$98,400
Average Disposable Income	\$76,476	\$73,202	\$75,530
Total (SIC01-99) Businesses	1,089	6,692	10,424
Total (SIC01-99) Employees	12,100	93,266	145,238

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Large industrial building just minutes from Interstate-83 in York County, PA. This former manufacturing facility boasts almost 59,000 SF of manufacturing/warehouse space, heavy power, twelve (12) loading docks, and three (3) drive-ins.

Inside, the building is separated into two different spaces, the front and rear. The front space boasts over 30,000 SF of space, eight (8) exterior loading docks, and one (1) drive-in door. The rear space is about 28,000 SF with three (3) exterior loading docks and two (2) drive-in doors. Each space can be leased separately or combined for the entire building.

Outside, the yard provides ample space for additional lay-down storage, parking, and turnaround space. There is dedicated access, a fence, and electronic gates to provide additional security for property, equipment, outside inventory, etc.

Convenient access to Interstate-83 in York County, PA provides efficient access to other major transportation hubs and arteries and accessibility to approximately 40 million people within a 4-hour drive time. This location covers an area from the New York metropolitan area to Richmond, VA., and from the eastern seaboard to Pittsburgh.

## PROPERTY DETAILS

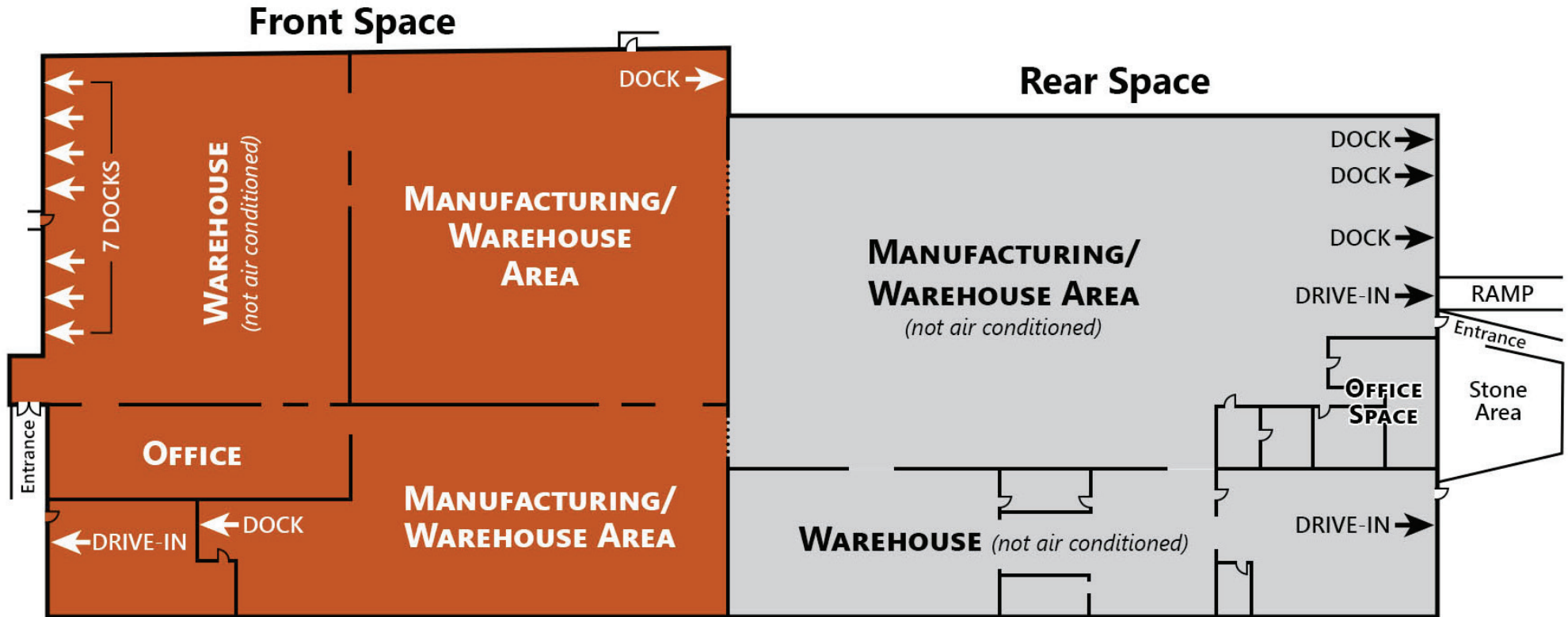
- Total Building Size:.....58,865± SF
- Lease Rate:.....\$6.50/SF/NNN
- Lease Terms:.....Negotiable
- NNN Costs (Est.):.....\$2.00/SF
- Sale Price:.....Negotiable
- Zoning:.....IG - Industrial General
- Land/Lot Size:.....4.62 acres
- Parking:.....On-Site, Shared
- Year Built:.....1980
- Roof Type:.....Rubber
- Construction:.....Masonry
- Column Spacing:.....Various
- Heating:.....Modine & Heat Pump
- Cooling:.....Some Areas Air Conditioned
- Water/Sewer:.....Public

## TRAFFIC COUNTS

- E. Main St./PA Route 74:.....13,852 VPD
- N. Pleasant Ave./PA Route 214: ... 6,057 VPD

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# FLOOR PLAN | ENTIRE BUILDING



## SPACES AVAILABLE

### Front Space

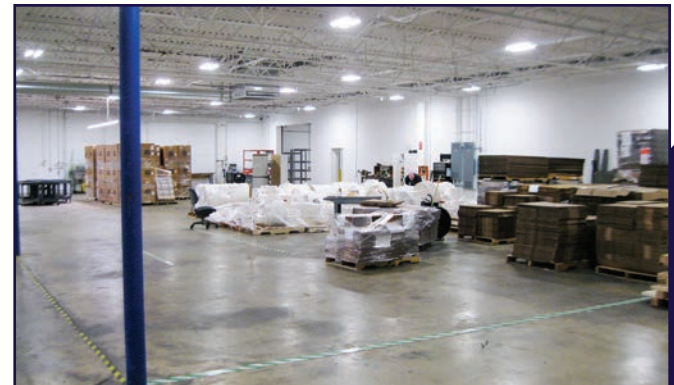
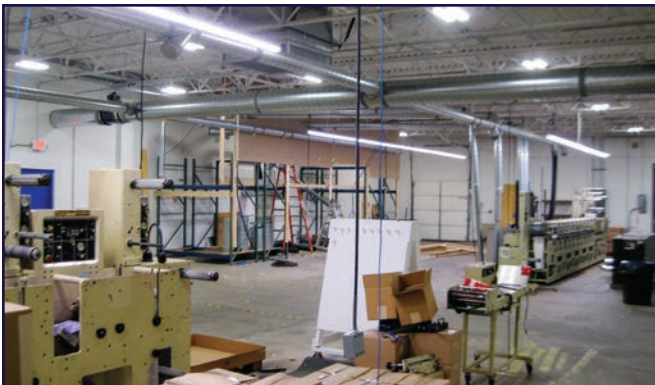
- Front Space Size: .....30,865± SF
- Warehouse Space:.....28,865± SF
- Office Space:.....2,000± SF
- Date Available:..... Immediately
- Ceiling Height:..... 13 ft.
- Loading Docks (Exterior): .....8
- Drive-In Doors:.....1
- Electric: ..... 1,200 amp/480v

### Rear Space

- Rear Space Size: .....28,000± SF
- Warehouse Space:.....27,700± SF
- Office Space:.....300± SF
- Date Available:..... December 1, 2024
- Ceiling Height:..... 13 ft.
- Loading Docks (Exterior): .....3
- Drive-In Doors:.....2
- Electric: ..... TBD

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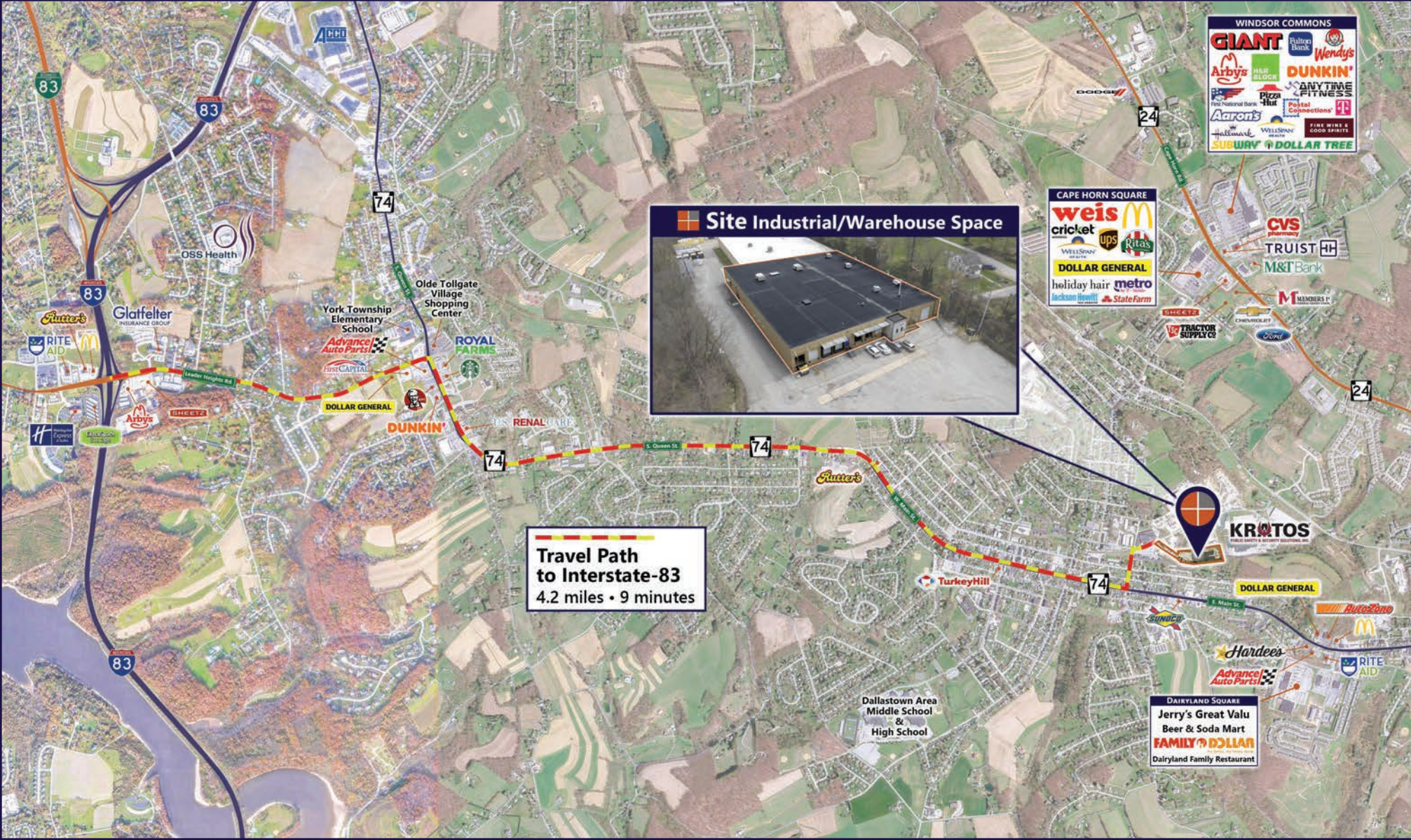
# INTERIOR & EXTERIOR PHOTOS | FRONT SPACE



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# ESTABLISHED REGIONAL AREA MAP

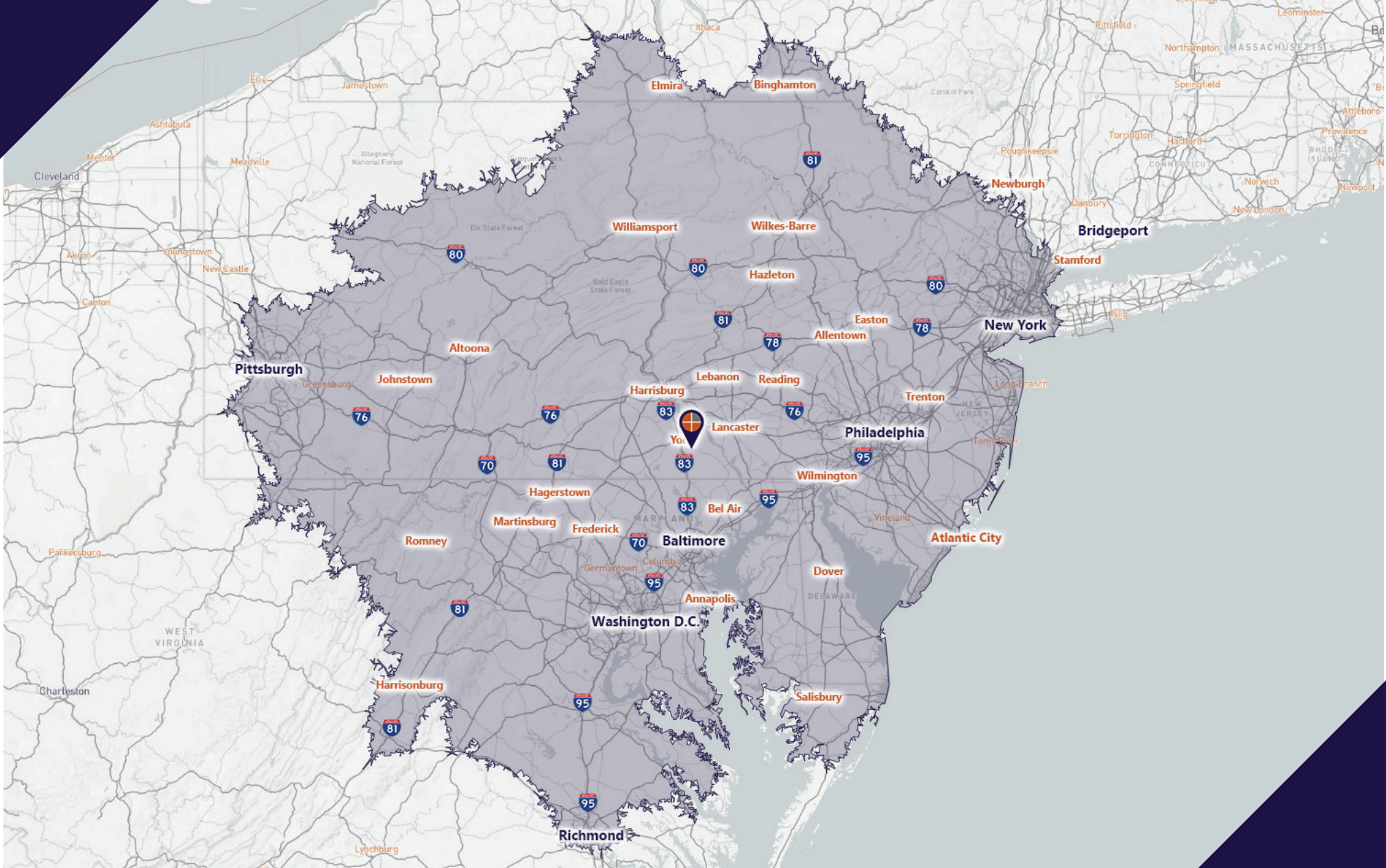


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# 4 HOUR DRIVE DISTANCE FROM SITE



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# AERIAL DRONE PHOTO



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