

2101 PENNSYLVANIA AVENUE, YORK

SALE

52,000 ± SF
OFFICE/FLEX BUILDING

Adjoining 42,000+/- SF building at 2161 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.

The building was originally constructed as a manufacturing facility with 33,000+/- SF of warehouse and production space and 19,000+/- SF of office space. It was fully converted into an educational facility in 2009. Former office areas became standard classrooms and offices, while the warehouse space was transformed into large, high-ceiling classrooms designed for technical training.

The building features a mix of smaller traditional classrooms and much larger lab-style classrooms. Interior finishes vary based on ceiling height and use. Additional features include a loading dock, multiple drive-in doors, and direct access to large training areas, enhancing functionality for industrial, educational, or adaptive reuse opportunities.

Sale Price: \$4,500,000

PROPERTY DETAILS

Building SF:	52,000 ±
Lot Size:	5.06 ± ACRES
Space Type:	OFFICE, INSTITUTIONAL
Built/Renovated:	1985/2009
Construction Type:	STEEL FRAMED STRUCTURE W/ INSULATED METAL PANELS & DRYVIT FACADE
Roof:	FLAT RUBBER
Number of Floors:	ONE
Floor Type:	CONCRETE, CARPET TILE & VINYL
Ceiling Height:	VARIES THROUGHOUT, UP TO 20'
HVAC:	ROOF MOUNTED HVAC UNITS
Water/Sewer:	PUBLIC
Fire Protection:	WET SPRINKLER SYSTEM, HARD-WIRED FIRE ALARM SYSTEM
Parking:	95 ± (210± W/ 2161 BUILDING)
Loading Dock:	ONE INTERIOR
Drive-in Doors:	FOUR
Municipality:	YORK CITY WARD 14
County:	YORK
Zoning:	EMPLOYMENT CENTER DISTRICT
Flood Zone:	ZONE X

TAXES & ZONING

Zoned: Employment Center District

Total Estimated Taxes: \$117,073.45

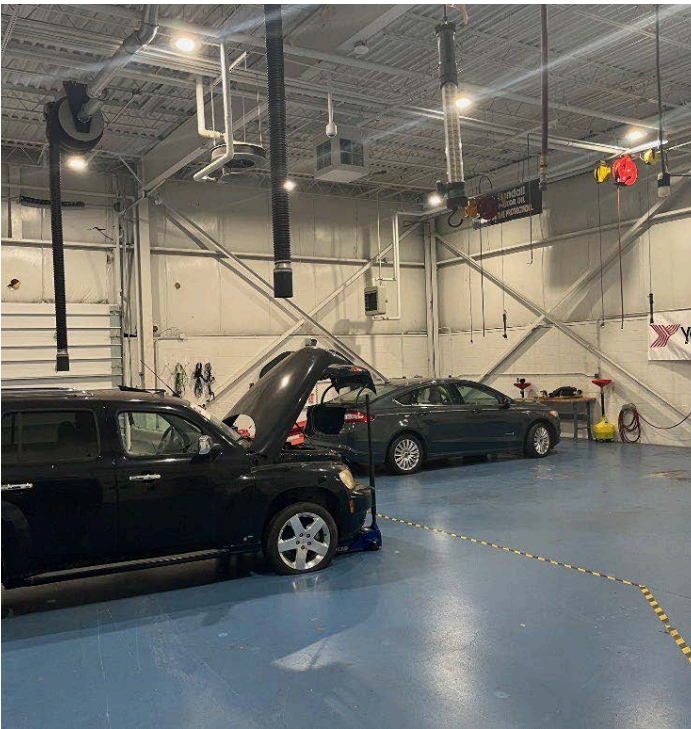
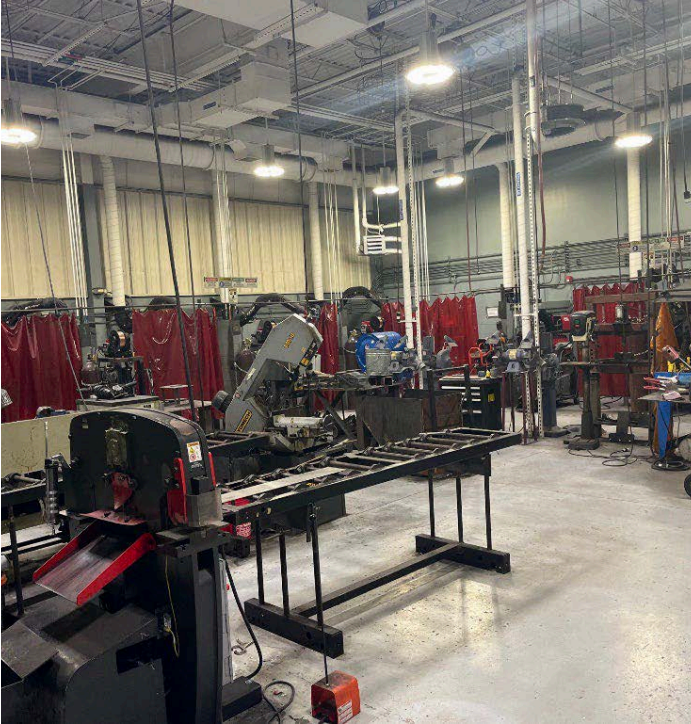
Allowed Uses:

- Library
- Community Center
- Cultural Facility
- Educational Facility - College or University
- Child Care Center
- Hospital/Medical Facility
- Veterinarian/Animal Hospital
- Adult Care Facility
- Business, Professional Office
- Eating Establishments
- Hotel/Convention Center
- Motor Vehicle Sales and Servicing
- Personal Services
- Police & Fire Stations
- Government Offices
- Parking Garage/Surface Lot
- Warehouse, Distribution, Wholesale
- Self-Storage

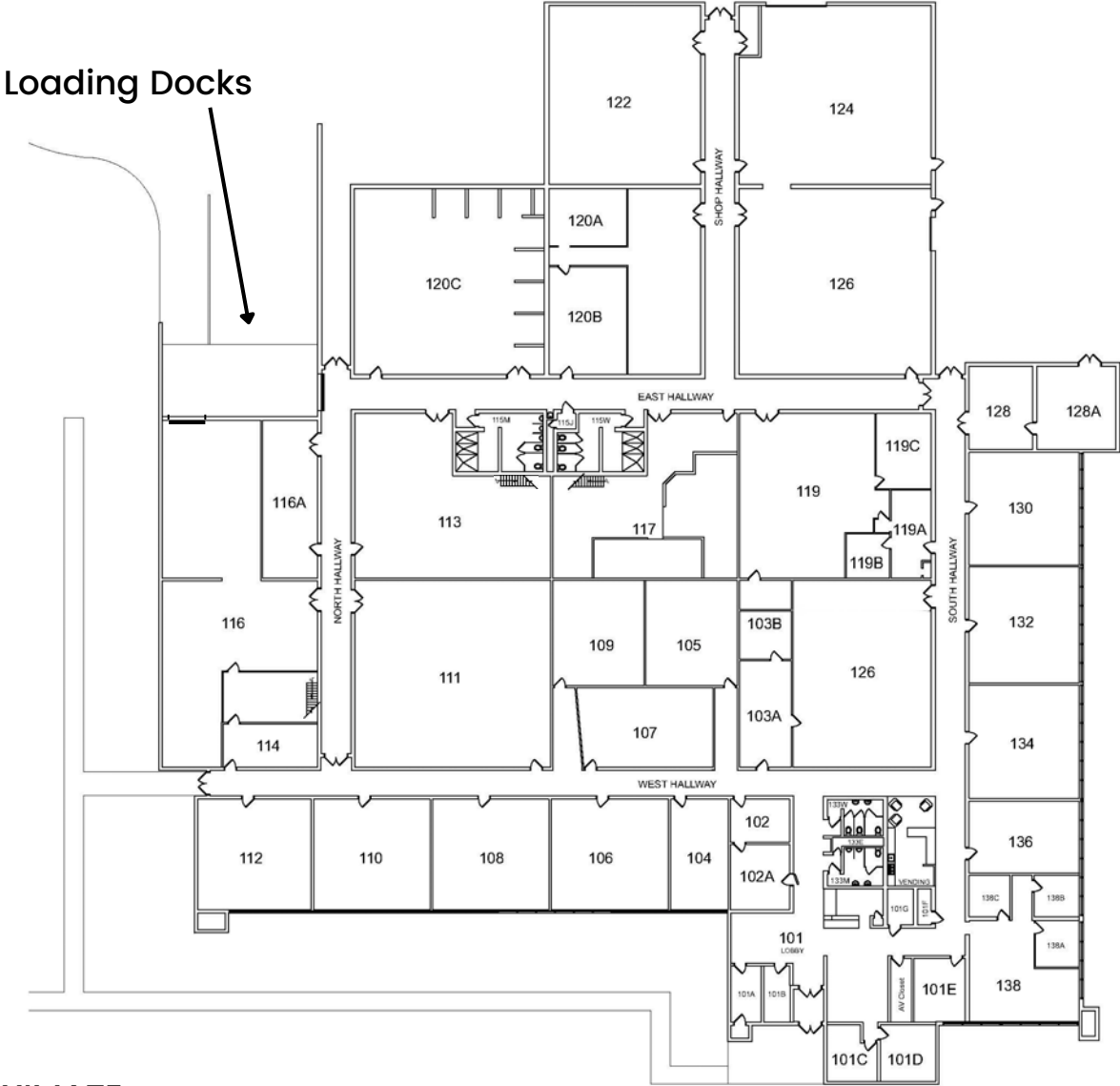
TAXES	
COUNTY:	\$ 1,823,506 x 0.00755000 = \$ 13,767.47
MUNICIPAL:	\$ 1,823,506 x 0.01897000 = \$ 34,591.90
SCHOOL:	\$ 1,823,506 x 0.03768240 = \$ 68,714.08
TOTAL:	\$ 117,073.45
INDICATED MARKET VALUE:	\$1,823,506 x 1.98 = \$ 3,610,541.88



*This list is not exhaustive of all allowed uses.
 Find a full list here.*

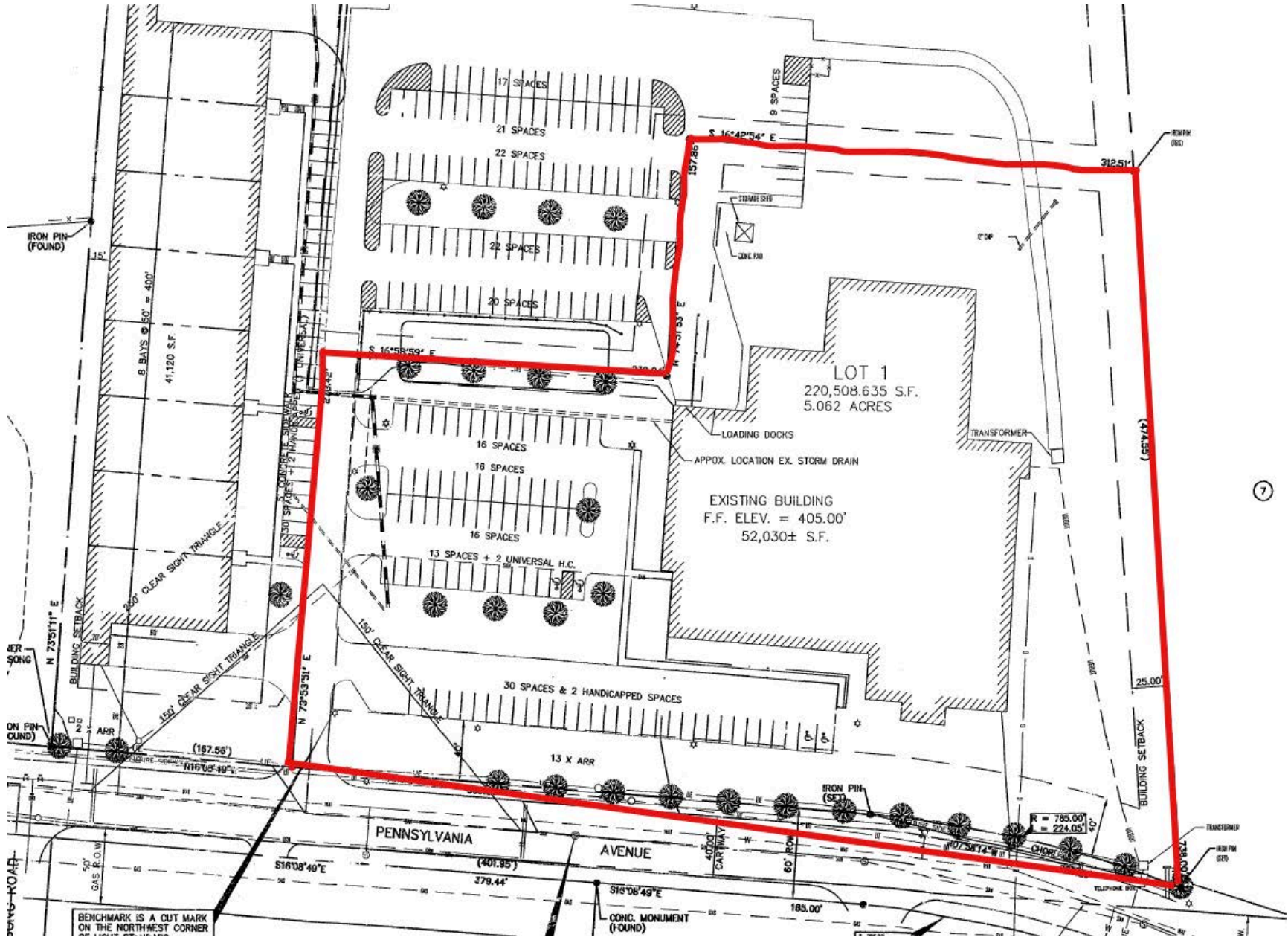


FLOOR PLAN



PLAN IS APPROXIMATE

SITE PLAN



VICINITY MAP

York Industrial Business Center

PENNEX[®]

Stewart & Tate
Schaedler
yesco

CINTAS[®] Dentsply Sirona

Surtech Industries DAUPHIN Electric

KENWORTH BOWLERS SUPPLY, INC.

2101 Pennsylvania Ave



George Street

Pennsylvania Ave



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