

25,795 VPD

E. MARKET STREET

N. HARRISON STREET

7,433 VPD

PRIME INDUSTRIAL LEASING OPPORTUNITY: 20,000 SF IN YORK, PA

50-56 N Harrison Street in York, PA 17403

Available for Lease

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**PRIME INDUSTRIAL LEASING
OPPORTUNITY: 20,000 SF IN YORK, PA**
50-56 N Harrison Street in York, PA 17403

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PRIME INDUSTRIAL LEASING OPPORTUNITY: 20,000 SF IN YORK, PA

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SCOPE COMMERCIAL REAL ESTATE SERVICES, LLC.

PRIME INDUSTRIAL LEASING OPPORTUNITY: 20,000 SF IN YORK, PA
 Property Overview

SCOPE is pleased to exclusively present 20,000 SF of prime leasable space at 50-56 N Harrison Street in York, PA 17403 for \$3.50 per square foot.

The property is zoned under the Urban Mixed Residential-Commercial (UN-1) District, which allows for a variety of uses including light industrial, workplaces, public facilities, open spaces, and limited neighborhood commercial uses. The 20,000 SF space is ideal for light industrial use. Potential light industrial business types include warehousing and storage facilities, printing shops, commercial laundry services, automobile repair garages, materials testing laboratories, electronics component production, and industrial machinery and facilities for metalwork, millwork, and cabinetry work.

This space is part of a 50,000 SF rentable building area on a 1.72-acre lot. The property is ideally located just 1/2 mile from I-83 and 1 mile from Route 30, providing easy access to major interstates and routes. It features modern amenities such as 3-phase power, 14' ceilings, 2 loading docks (8x8 openings) with dock plates, a sprinkler system, pneumatic piping, and office space. UPMC EMS currently occupies the other 30,000 SF.

Recent improvements include over \$200k in capital expenditures with 70% of the roof replaced. Located just off Market St, this property offers easy access to major interstates and routes connecting to other major cities.

Located within minutes of I-83 and Lincoln Hwy, connecting the property to downtown York and other major cities. E Market St - Lincoln Hwy sees an average of 25,795 vehicles per day (VPD), ensuring high visibility and easy access for businesses located at the property. Conveniently located under 100 miles to major port and airport cities such as Harrisburg, PA, Wilmington, DE, and Baltimore, MD. York, PA has seen a 9.4% increase in rents in their industrial market and the market overall has a low vacancy rate of only 3%.

York is a charming small city located thirty minutes from Harrisburg and around one hour from Baltimore, MD. While York is rich with history, the city has seen major developments even since the turn of the 21st century—Santander Stadium, home of the York Revolution baseball team, is a recent development, and now serves as one of the city's most popular attractions. The city is filled with bars, restaurants, and parks for residents to enjoy. There are several good local colleges that supply the region with a skilled workforce.

PROPERTY HIGHLIGHTS

Prime Industrial Leasing Opportunity: 20,000 SF in York, PA
 50-56 N Harrison Street in York, PA 17403



AVAILABLE FOR IMMEDIATE OCCUPANCY

BUILDING INFORMATION	
Available SF	20,000 SF
Lot Size	1.72 AC
Stories	1
Parking	8 available (Surface) Ratio: 0.40/1,000 SF
Ceiling Height	12'6"
Construction	Masonry
Year Built	1952

PRIME INDUSTRIAL LEASING OPPORTUNITY: 20,000 SF IN YORK, PA

Available Suites

SUITES	SF	MONTHLY RENT	ANNUAL RENT	ASKING RENT/ SF	LEASE TYPE
1st Floor Industrial Warehouse	20,000 SF	\$5,833.33	\$70,000	\$3.50	NNN

IMMEDIATELY AVAILABLE



Aerial Map



Aerial Map



Aerial Map



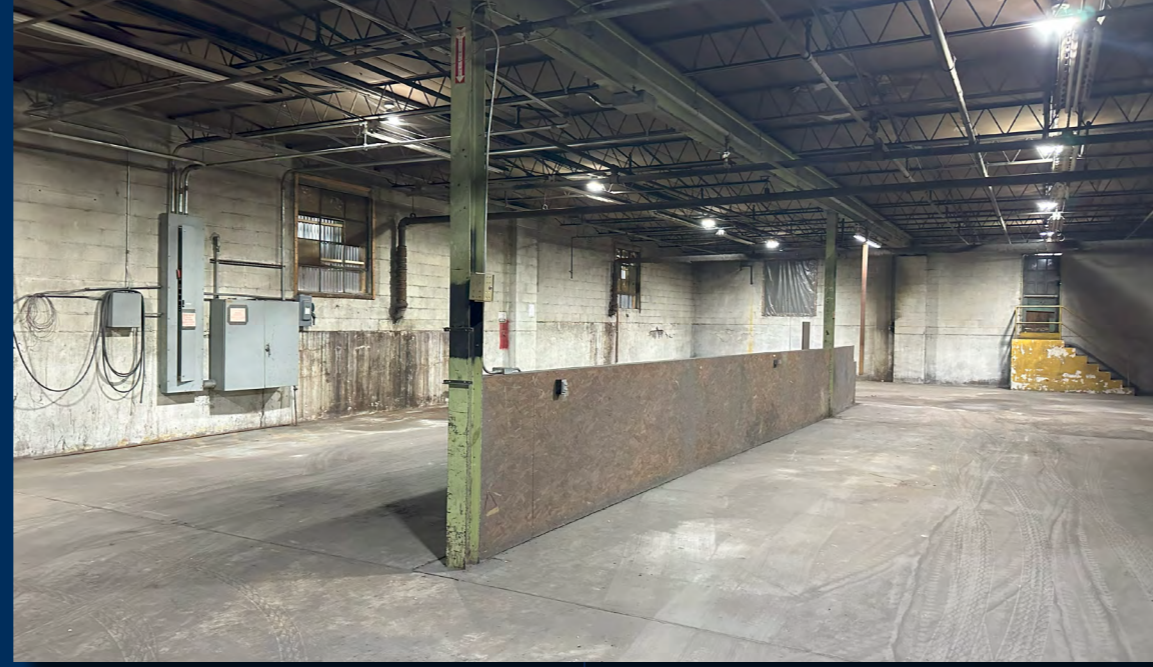
Aerial Map



**PRIME INDUSTRIAL LEASING
OPPORTUNITY: 20,000 SF
IN YORK, PA**

Property Photos

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PRIME INDUSTRIAL LEASING OPPORTUNITY: 20,000 SF IN YORK, PA
Location Overview

YORK, PA
at a glance

288,512
Total Population

0.22%
Population Growth (2024-2029)

112,864
Total Households

\$103,882
Average Household Income

Source: CoStar, 2024 on a 10-mile radius

- SPACE HIGHLIGHTS**
- ▶ \$4.50 per square foot
 - ▶ 20,000 SF space ideal for light industrial, workplaces, public facilities and open spaces and limited neighborhood commercial uses
 - ▶ Modern amenities include 3-phase power, 14' ceilings, 2 loading docks (8x8 openings) ,sprinkler system, pneumatic piping and office space
 - ▶ Parking available with 40+ spaces



York is a charming small city positioned thirty minutes from Harrisburg and around one hour from Baltimore, MD. While York is rich with history, the city has seen major developments even since the turn of the 21st century—Santander Stadium, home of the York Revolution baseball team, is a fairly recent development, and now serves as one of the city's most popular attractions. The city is filled with bars, restaurants, and parks for local residents to enjoy. There are a number of good local colleges that supply the region with a skilled work force.



Located 30 miles from **Harrisburg International Airport**



Conveniently located 55 miles from the **Port of Baltimore**



Under 80 Miles away from major northeastern cities **Harrisburg, Baltimore, and Wilmington**

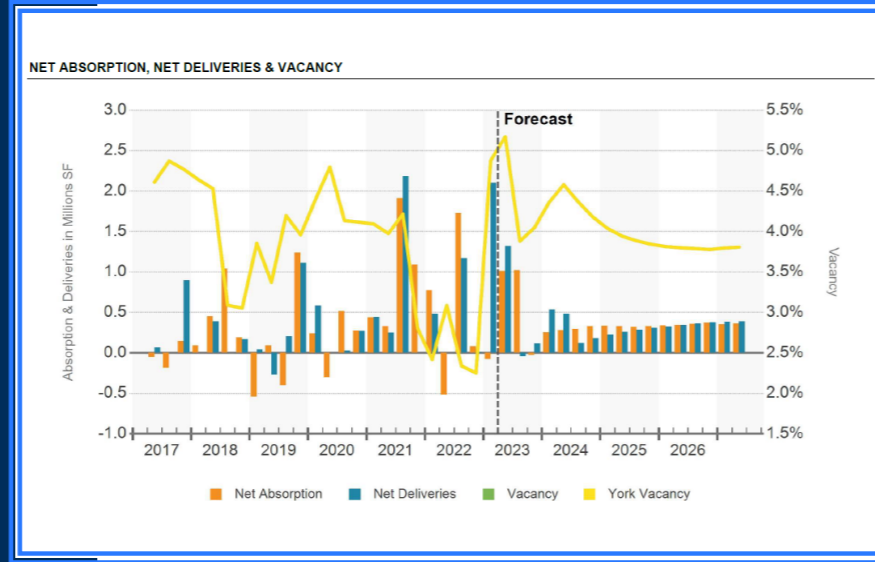


Located near **Major Highways and Routes**

MARKET ANALYSIS

INDUSTRIAL MARKET

With 82.4 million SF in inventory, York is the sixth largest industrial market in Pennsylvania. Strategically located at the intersections of Interstate 83 and Route 30, York County is exceptionally well-positioned to capture spillover demand from more expensive, neighboring markets like Philadelphia, Lancaster, and Harrisburg. This submarket can service one of the densest populations in the country within a day's truck drive, reaching Baltimore and Harrisburg in one hour, Philadelphia and Washington D.C. in two hours, and New York City in under four hours. As a result, the market's vacancy rate is exceptionally compressed at 5.7%, tighter than the nation's 4.6%.



YORK, PA GREAT WAREHOUSE FUNDAMENTALS

Industrial rents in the York market were rising at a 9.4% annual rate during the first quarter of 2023, and have posted an average annual gain of 8.3% over the past three years. In addition to 5.9 million SF that has delivered over the past three years (a cumulative inventory expansion of 8.0%), there is 3.7 million SF currently underway. Vacancies in the metro were somewhat below the 10-year average as of 2023Q1, but were essentially flat over the past four quarters. Employment in the metro was recently increasing at solid clip of 3.4% year-over-year, or a gain of about 6,200 jobs.

York is one of the larger industrial markets in the country, and 49 deals were recorded in the past year. Annual sales volume has averaged \$214 million over the past five years, and the 12-month high in investment volume hit \$468 million over that stretch. In the past 12 months specifically, \$133 million worth of industrial assets sold.

Market Highlights

- ▶ With 82.4 million SF in inventory, York County is among the largest industrial submarkets in Pennsylvania. Strategically located at the intersections of Interstate 83 and Route 30, York County is exceptionally wellpositioned to capture spillover demand from more expensive, neighboring markets like Philadelphia, Lancaster, and Harrisburg.
- ▶ The market has a labor force of 190,000, with blue-collar jobs in manufacturing, trade, and transportation accounting for nearly 40% of employment in the market. Jobs have grown by 3% in the last year alone and are projected to moderate over the next five years, according to Oxford Economics.
- ▶ Investors, developers, and logistics companies have taken note, leading to today's 1.2 million SF of new inventory underway after a 11.1% inventory expansion in the past three years. This will inject needed supply into the market over the next couple of years.
- ▶ More recently, rents grew an impressive 9.3% over the last 12 months, which is on pace with the national 9.3% growth rate. In the last five years alone, rents have nearly doubled at 44.0% growth.

Demographics

POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	95,573	152,038	291,767
2024 Population	94,703	150,764	288,512
Growth 2024 - 2029	0.18%	0.17%	0.22%
Growth 2020-2024	0.22%	0.28%	0.43%
Avg. Household Income	\$84,767	\$100,008	\$103,882
Med. Household Income	\$59,064	\$70,129	\$77,996



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