

FOR SALE

Industrial Investment Property

2590 Monroe Street | York, PA 17404

Total Building SF: 15,150 SF

General Industrial Zone (I-3)

Municipality: West Manchester Township

York County

\$1,500,000

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PROPERTY HIGHLIGHTS

- ✓ Effective June 1, 2025, tenant has six (6) years and seven (7) months remaining on their lease term
- ✓ Tenant currently paying \$100,200.00 in annual rent
- ✓ The rental rate increases on 1/1/2027, 1/1/2029, and 1/1/2031
- ✓ The lease is structured in a NNN format and leaves the Landlord with very limited responsibilities
- ✓ Lease rate supports a 6.7% capitalization rate

CONTACT

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PROPERTY INFORMATION

| | |
|---------------------|-------------------------------|
| Acreage | 2.1 |
| Number of Stories | 1 |
| Year Built | 1959 |
| Roof Construction | Metal & Asphalt shingle |
| Heat Type & Fuel | Forced Air & Gas |
| Air Conditioning | Central Air Conditioning |
| Floor Construction | Concrete |
| Ceiling Height | 14' |
| Sprinkler System | N/A |
| Daily Traffic Count | 9,602 (Market St) |
| Parking | On-site, paved, ample parking |
| Docks | 3 |
| Drive-Ins | 2 |

GENERAL INFORMATION

| | |
|---------------|----------------------------|
| Parcel ID | 67-51-000-05-0151.00-00000 |
| Availability | Immediate |
| School Tax | \$8,943.55 |
| County Tax | \$2,461.37 |
| Municipal Tax | \$624.26 |
| Sewer | Public |
| Water | Public |
| Gas | Public |
| Electric | Public |

LOCATION DESCRIPTION

Located in the municipality of West Manchester Township. One block away from Rt 462.

NOTES

Industrial investment sale. The tenant is American Specialty Systems, Inc. American Specialty Systems was established in 1986 and incorporated in 1991 and provides innovative construction and renovation solutions primarily for the food industry. Over the past 26 years, American Specialty Systems has partnered with iconic brands such as Coca-Cola, Gatorade, Quaker Oats, Kraft Foods, ConAgra Foods, General Mills, Pillsbury, McCormick Spice, The Hershey Company, Swaggerty Sausage, Michael Foods, Campbell's Soup Company, Cargill, Wayne Farms, and Land O'Lakes.

Effective June 1, 2025, American Specialty Systems, Inc. has six (6) years, and seven (7) months remaining on their lease term and is currently paying \$100,200.00 in annual rent. The rental rate increases on 1/1/2027, 1/1/2029, and 1/1/2031. The lease is structured in a NNN format and leaves the Landlord with very limited responsibilities. Lease rate supports a 6.7% capitalization rate.



Office Building Features

- Metal and asphalt shingle roof with brick veneer façade
- 200A, Single Phase electrical
- Two natural gas-fired furnaces for HVAC, instant hot water heater
- Ample paved parking on-site
- Security system & LED motion sensor lighting
- Reception area, mail room, six private offices, & conference room for approx. ten people
- President's office with full bathroom, hardwood floors, tanning bed and hydration bed
- Full custom kitchen with range, dishwasher and refrigerator
- Unfinished storage area – can be finished for additional office space

Industrial Shop Features

- 5 covered parking spaces
- Rubber roof & concrete block construction
- Free span construction
- 14' clear (bottom of steel beam)
- 200/240/Three phase electrical
- (2) grade doors (16'w x 14'h & 10'x10')
- (1) conventional truck dock (8'x8')
- (2) covered platform docks (16'w x 10' & 8'x8')
- Breakroom & unisex restroom

- Unheated with the exception of a 50'x50' area that is heated by propane
- LED motion sensor lighting

Outside Area

- Automatic gate access
- (2) large three-walled covered storage building (both are approx. 5,000 SF)
- Graveled trailer drop yard

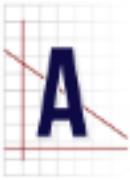
2590 Monroe Street - Property Specifications

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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AMERICAN SPECIALTY SYSTEMS INC.
Your Vision, Our Expertise

Established in 1986 and incorporated in 1991, American Specialty Systems, Inc. is a minority-owned leader in innovative construction and renovation solutions. Over the past 26 years, we have partnered with iconic brands such as Coca-Cola, Gatorade, Quaker Oats, Kraft Foods, ConAgra Foods, General Mills, Pillsbury, McCormick Spice, The Hershey Company, Swaggerty Sausage, Michael Foods, Campbell's Soup Company, Cargill, Wayne Farms, and Land O'Lakes. Our expertise spans from design to completion, delivering turnkey services that set the standard for excellence in the industry.

Quality Craftsmanship with Minimal Disruption

We understand the critical importance of meeting USDA and FDA standards. American Specialty Systems, Inc. is a proud member of ISNetworld and SMI, demonstrating our commitment to safety, compliance, and giving clients confidence in our proven track record and industry-recognized excellence. Our team of trained technicians works seamlessly to accommodate demanding schedules, ensuring minimal to no disruption to production. With a deep understanding of industry requirements and rigorous attention to detail, we deliver installations that exceed expectations and uphold the highest levels of compliance and safety.

Innovative Products, Tailored Installations

At American Specialty Systems, Inc., we recognize the value of trusted, name-brand products. Our offerings include walk-on suspended ceiling systems that enable equipment servicing without production interruptions, modular laminated retrofitted wall panels, fiberglass-reinforced plastic walls, and free-standing insulated wall panels—all designed and installed to your exact specifications. These solutions combine innovation with practicality to enhance your operations and improve long-term performance.

A Legacy of Excellence, A Vision for the Future

At American Specialty Systems Inc., we understand that your vision is built on the need for efficient, functional spaces that support your business's goals. Whether it's a new facility, a renovation, or an upgrade, we focus on delivering environments that optimize operations, enhance productivity, and meet your exact specifications.

We know that time is crucial, and we're committed to delivering on stringent timelines without compromising quality. By aligning our work with your needs, we ensure that each project is completed on schedule, allowing you to move forward without delay.

Your vision is our blueprint for success. With precision, efficiency, and a focus on the future, we turn your plans into functional spaces that power growth and strengthen your business.

Tenant Overview – American Specialty Systems, Inc.

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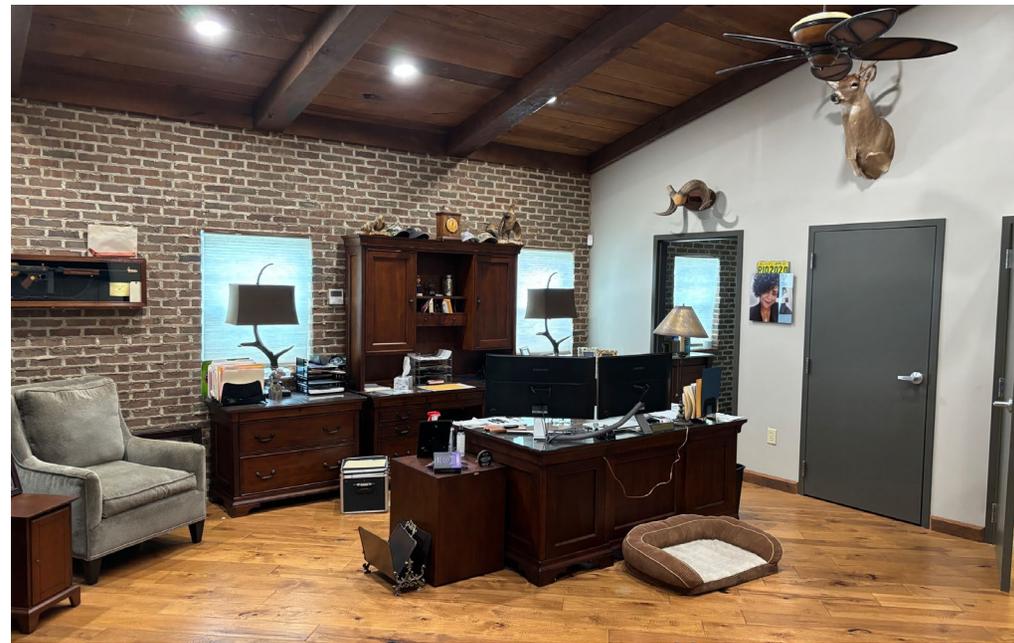
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