

## 6145 YORK ROAD

GLA: 4,110 SF

NEW OXFORD, PA 17350

ADAMS COUNTY

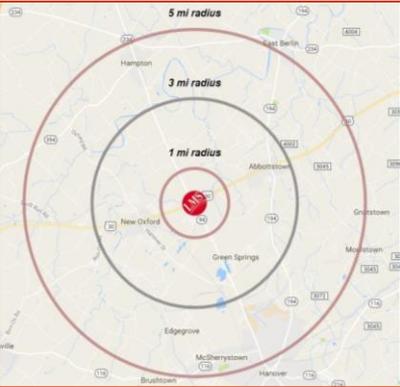
6145 YORK ROAD | BERWICK TOWNSHIP



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	1,586	12,546	36,604
Avg. HH Income:	\$48,790	\$63,343	\$61,167
Daytime Population:	2,307	5,999	21,671

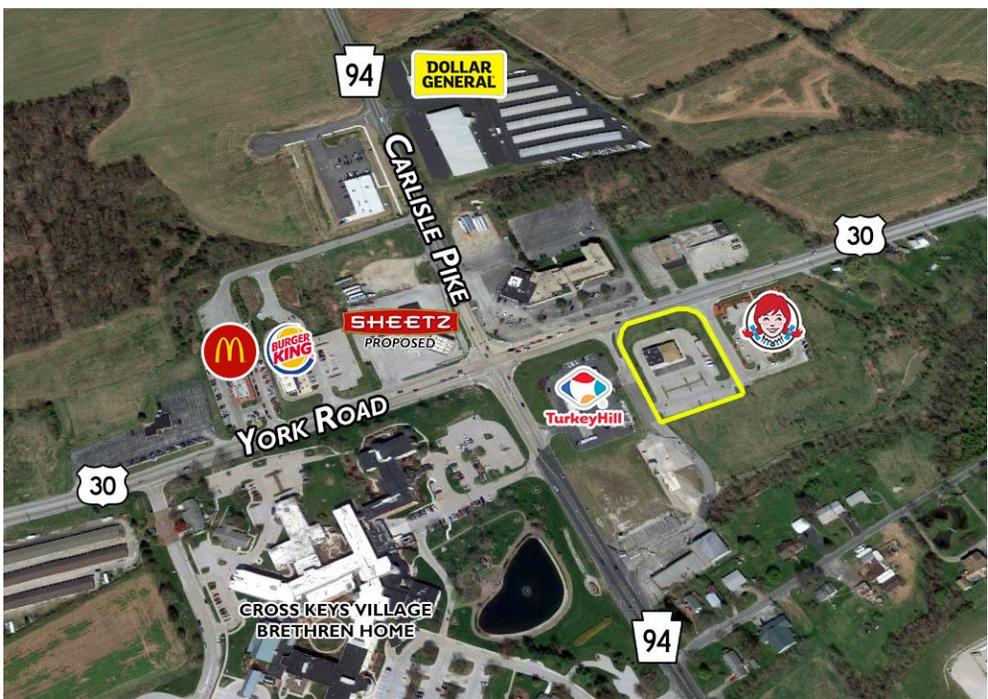
### SPACE AVAILABLE:

- ± 4,110 SF



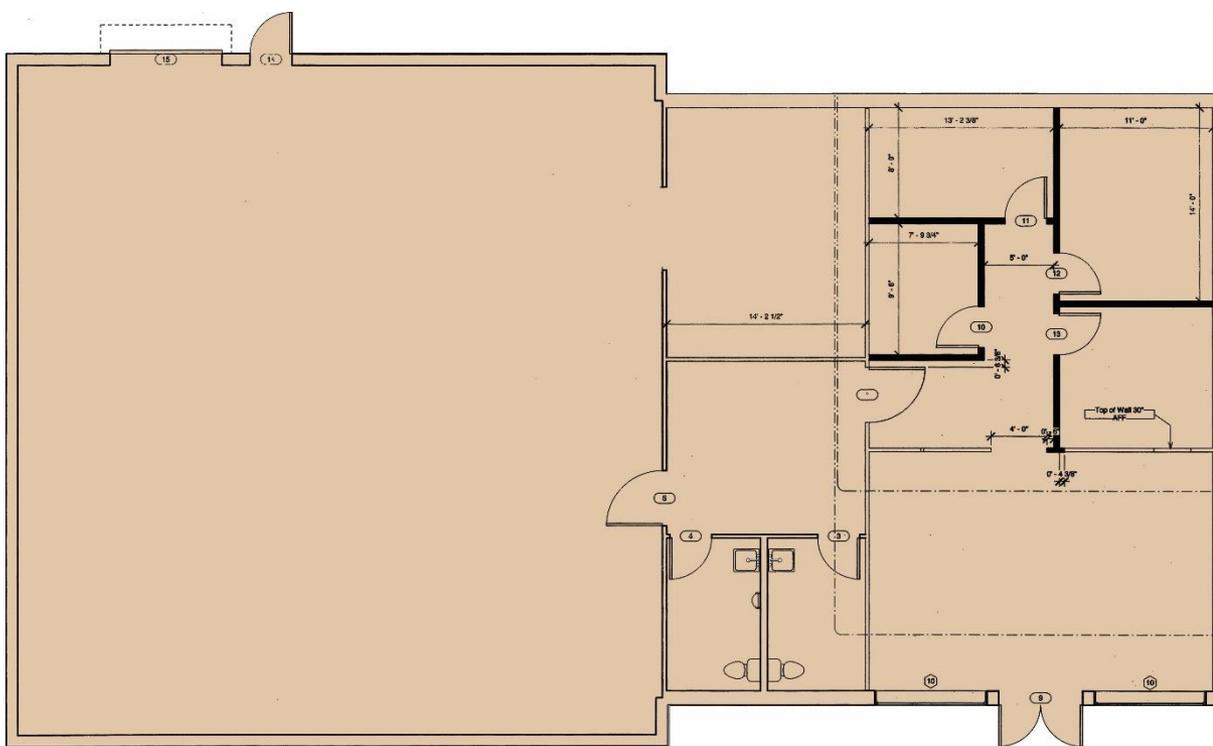
Traffic Count Route 30 : 18,000 vehicles per day  
 Traffic Count Route 94 : 13,000 vehicles per day

- Layout includes several offices and large work area
- One overhead door
- Excellent visibility and access on Route 30, adjacent to Turkey Hill and Wendy's
- Ample on-site parking
- Cross-easement access to Route 94



**Zoned: Highway Commercial**

6145 YORK ROAD | NEW OXFORD, PA  
FOR LEASE



### 6145 York Road

Known As:	Culligan of New Oxford, PA
Zoning:	Highway Commercial
Condition/Age:	Approximately 10 years old
Total Square Feet:	4,110 SF
No. of Floors:	One
Floor Type:	Concrete
Roof Type/Condition:	Pitched, Shingle
Ceiling Height:	8' - 12'
Overhead Door:	One
HVAC:	Gas FHA/ CAC
Sewer (public/private):	Public
Water (public/private):	Well/Private
Electric (provider):	Met-Ed
Gas (provider):	Columbia
Parking Spaces	42
Traffic Count:	12,000 v.p.d York Road; 14,000 v.p.d. Route 94
Price:	\$14.00/ SF NNN
NNN:	\$3.66/SF



**LMS**  
Commercial Real Estate

www.LMS-PMA.com

For additional information, please contact:

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