

25-27 GRAND AVE

8.01% CAP | NNN | 3% RENT INCREASES

62,300 SF | \$130,200 NOI

RED LION, PA 17356

Marcus & Millichap

OFFERING
MEMORANDUM



**YORK
GUARD SHACK**

EST. 2010

*New Rubber Roof (May 2025)
New Architectural Shingle Roof (August 2025)*



LEASE

\$1,625,000

PRICE

8.01%

CAP RATE

LEASE SUMMARY

Tenant	York Guard Shack
Rent Increases	3.00% Annually
Gaurantor	York Guard Shack
Lease Type	NNN
Lease Commencement	Close of Escrow
Lease Term	2 Years
Renewal Options	Two, 1-Year Options
Landlord Responsibilities	Roof, Structure, HVAC, Parking Lot
Tenant Responsibilities	Real Estate Taxes, Insurance, CAM, (All PRS)

Leased SF	43,400 SF
Total Building SF	62,300 SF
Available for Lease	18,900 SF
Year Built	1937
Year Renovated	2025 (Roofs)
Lot Size	1.81 Acres
Type of Ownership	Fee Simple

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/ SF	CAP RATE
Year 1	\$130,200	\$10,850	\$3.00	8.01%
Year 2	\$134,106	\$11,176	\$3.09	8.25%

OPTIONS

Option 1

Year 3	\$138,129	\$11,511	\$3.18	8.50%
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Option 2

Year 4	\$142,273	\$11,856	\$3.28	8.76%
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York Guard Shack will have the option to negotiate a new lease or a lease extension at the conclusion of the second option.

THE TENANT - YORK GUARD SHACK

York Guard Shack is a premier U.S. manufacturer of high-quality steel and stainless-steel guard shacks, serving a diverse range of commercial, industrial, and municipal clients. Their impressive customer list includes Coca-Cola, Cape Liberty Cruise Port, Hershey, City of Winona, Minnesota, Clearwater Paper, Cloninger Ford, Dependable Supply Chain Services, Eastern Shipbuilding Group, ERM Metal Recycling, CEVA Logistics, ISSM Protective Services, Manhattan Parking, Parks of the St. Lawrence, Port of Tampa Bay, REEF Parking, San Francisco Zoo & Gardens, TECO Tampa Electric, LAM Research, and United Legwear & Apparel Co.

York Guard Shack designs and builds economy steel guard shacks, stainless steel guard shacks, trailer-mounted guard shacks, and custom-built models tailored to each customer's unique needs. Every structure undergoes a comprehensive quality inspection to ensure durability and performance. Pricing ranges from approximately \$4,500 for a basic 5'x5' "Plain Jane" guard shack to \$45,000 for a 4'x6' bulletproof or 10'x13' heavy-duty unit. Standard sizes include 4'x4', 4'x5', 4'x6', 4'x6.5', 5'x5', 6.5'x6.5', 6.5'x8', 6.5'x10', 6.5'x12', and 10'x13', with additional custom options available to meet specific project requirements.

Dedicated to efficiency and client satisfaction, York Guard Shack is recognized for its lightning-quick delivery and personalized customer service.

Understanding the challenges of long lead times, the company prioritizes rapid turnaround without compromising quality. Every customer who calls can expect direct communication with a knowledgeable representative rather than an automated system. Built with the user in mind and backed by dependable construction, York Guard Shack continues to be a trusted partner to some of the nation's most respected brands and organizations.



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present 25-27 Grand Avenue in Red Lion, PA — a rare opportunity to acquire a high-utility, 62,300 Square Foot industrial building situated on a 1.81-acre site in the thriving South Central Pennsylvania corridor. The property is to be delivered with a Sale-Leaseback from York Guard Shack, a consistently performing business founded in 2010. The remainder of the property is perfect for a Owner/User or an Investor that can achieve upside by leasing out the remaining space while enjoying the income from York Guard Shack. Please see the following pages for specifics of the Lease and Terms.

The building had brand-new roofs installed in May and August 2025, a flat rubber roof and a pitched architectural shingle roof. The property features two well-maintained, interconnected buildings with convenient internal pass-through corridors, ensuring seamless workflow between spaces. The layout includes two loading docks and six drive-in bays, clear heights ranging from 13'-0" to 18'-4" on the ground floor, offering easy access for large-scale operations and logistics. The robust masonry, brick, and wood construction is designed to withstand the demands of industrial use, while being equipped with 3-phase heavy power to support a wide range of operations. Approximately 6% of the property is dedicated to office space, providing ample room for administrative or management functions. The industrial zoning allows for a variety of uses, further enhancing the property's appeal to a diverse set of industries. Additionally, the property boasts over 70 parking spaces, offering more than enough room for both employees and visitors. The parking lot is zoned commercially, located on the corner of Main Street and Grand Avenue with over 0.6 Acres of striped spaces, providing flexibility for additional use or development.

Strategically located just minutes from Route 24 and Interstate 83 on Main Street in Red Lion, the property provides immediate access to key regional markets such as York, Harrisburg, Lancaster, and Baltimore. With strong demand and tightening supply across the region, this asset is positioned to benefit from the sustained migration of industrial users into secondary Pennsylvania markets. This property is suitable whether you're an Owner-User looking for a well-located facility or an investor seeking in-place income and additional value-add in a high-demand market.

8.01%
CAP RATE

\$130,200 NOI
YEAR 1

62,300
SQUARE FEET RBA

13'-0" TO 18'-4"
CLEAR HEIGHT GROUND FLOOR

2 DOCK DOORS &
6 DRIVE IN DOORS

RETAILER MAP

M&T



Nationwide



FRANKLIN STREET SOCIAL



M&T



DEMOGRAPHICS

0.3 MILES

0.5 MILES

1 MILE

Total Households 151 446 2,361

Total Population 375 1,106 5,796

Average Household Income \$93,716 \$99,543 \$90,587

TRAFFIC COUNTS: S. MAIN ST: 8,205 VPD, SPRINGVALE RD: 7,952 VPD

ATM

Rutter's

ACE



Brand New Roofs, Rubber Roof (May 2025) and Architectural Shingle Roof (August 2025)



Upper Level with 15'-5" Clear Height, Dock Door, and Ramp



Clear Height 18'-4" at Center and 13'-0" at Edge | Temporary Demising Wall can be Removed



Parking Area - Approximately 57 Parking Spaces



Loading Dock and Loading/Unloading Ramp at Front of Property



Lower Level with Drive In Door Access



Parking Area with 14 Spaces

MARKET OVERVIEW

YORK, PENNSYLVANIA

Located in the heart of south central Pennsylvania and just north of the Mason-Dixon Line, York is a geographic, historic, and cultural crossroads of the east coast. Forty percent of North America's population is within a four-hour drive. I-83 offers easy access to Harrisburg International Airport, Route 30, I-95, and I-76. York is nestled between Philadelphia and Washington, D.C., Baltimore, the second largest East Coast port, Harrisburg, the state capital, and Delaware and Maryland shore points. Six of the ten major U.S. market areas lie within a 500-mile radius of York. One of the fastest growing counties in Pennsylvania and the fastest growing county attracting 20-35 year-olds in the state, York features a rich array of medical and educational, manufacturing, agricultural, construction, professional, and tourism services and jobs. York remains a bedrock of the Commonwealth of Pennsylvania, currently the 16th largest economy in the world.

METRO HIGHLIGHTS



MANUFACTURING

York's proximity to Philadelphia, Pittsburgh, and the Lehigh Valley positions the market as a major manufacturing hub with over 35,000 manufacturing jobs.²



COLLEGE TOWN

The City of York is home to York College of Pennsylvania, home to over 3,500 students and offering over 70 majors.⁵



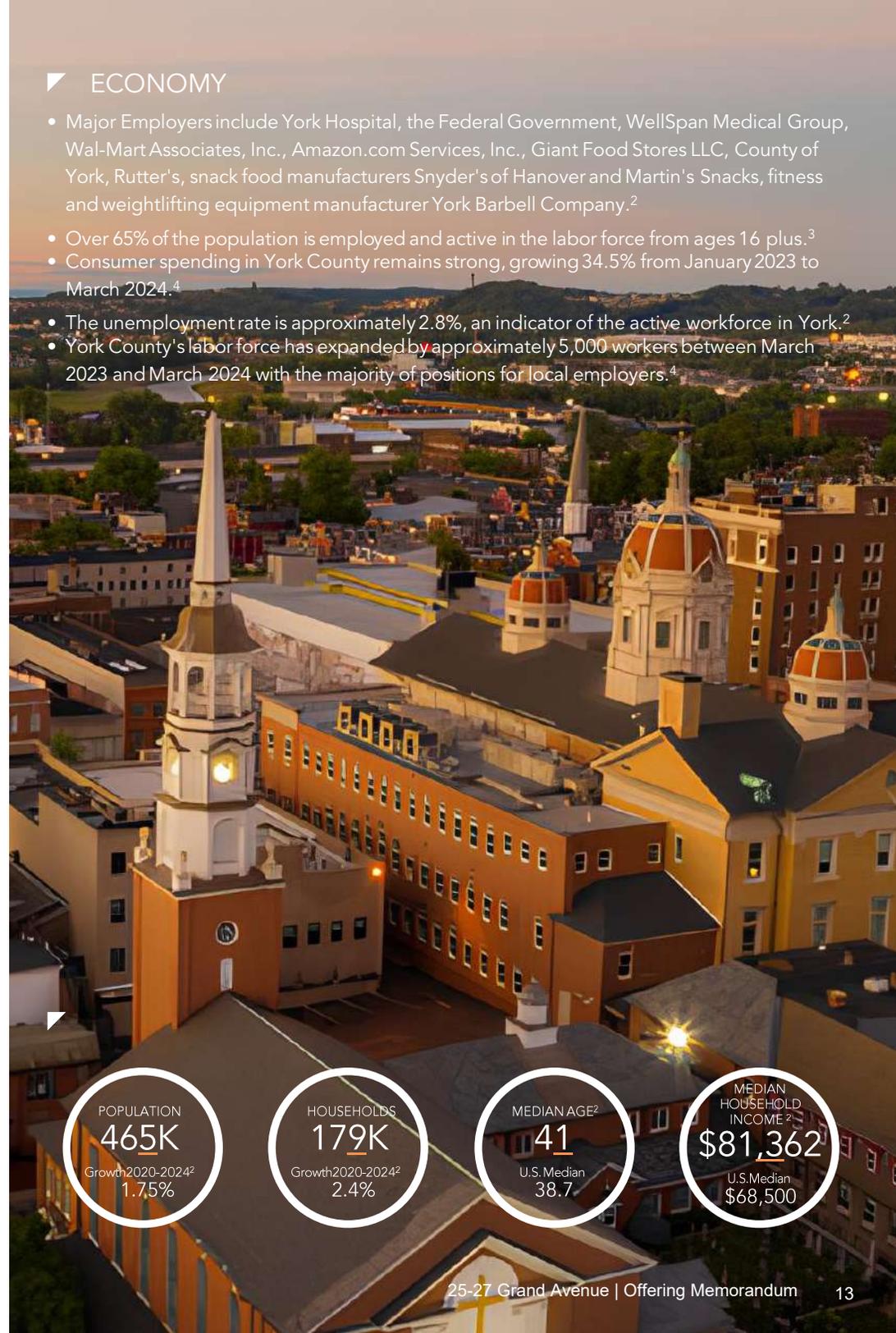
TOP OCCUPATIONS

Office and Administrative Support jobs make up the majority of office space jobs with a total of 27,436 jobs, followed by Management jobs at 23,289, and Sales and related jobs with 20,073 positions.²

Sources: ¹YorkCity.org, ²York County Economic Alliance, ³U.S. Census Bureau, ⁴Central PA Business Journal, ⁵ycp.edu

ECONOMY

- Major Employers include York Hospital, the Federal Government, WellSpan Medical Group, Wal-Mart Associates, Inc., Amazon.com Services, Inc., Giant Food Stores LLC, County of York, Rutter's, snack food manufacturers Snyder's of Hanover and Martin's Snacks, fitness and weightlifting equipment manufacturer York Barbell Company.²
- Over 65% of the population is employed and active in the labor force from ages 16 plus.³
- Consumer spending in York County remains strong, growing 34.5% from January 2023 to March 2024.⁴
- The unemployment rate is approximately 2.8%, an indicator of the active workforce in York.²
- York County's labor force has expanded by approximately 5,000 workers between March 2023 and March 2024 with the majority of positions for local employers.⁴



DEMOGRAPHIC SUMMARY

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,153	29,876	52,722
2024 Estimate			
Total Population	5,043	29,507	52,235
2020 Census			
Total Population	5,026	29,235	51,985
2010 Census			
Total Population	4,985	28,051	50,152
Daytime Population			
2024 Estimate	5,351	19,775	35,371
HOUSEHOLDS			
2029 Projection			
Total Households	2,109	12,070	20,960
2024 Estimate			
Total Households	2,053	11,851	20,659
Average (Mean) Household Size	2.4	2.5	2.5
2020 Census			
Total Households	1,978	11,554	20,247
2010 Census			
Total Households	1,958	11,081	19,404

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	4.3%	5.5%	7.6%
\$150,000-\$199,999	4.2%	7.3%	9.4%
\$100,000-\$149,999	22.7%	21.9%	22.1%
\$75,000-\$99,999	16.3%	16.0%	15.7%
\$50,000-\$74,999	18.4%	19.8%	18.2%
\$35,000-\$49,999	12.6%	11.8%	10.7%
\$25,000-\$34,999	7.3%	6.7%	6.0%
\$15,000-\$24,999	6.8%	5.4%	5.0%
Under \$15,000	7.5%	5.6%	5.2%
Average Household Income	\$85,282	\$93,469	\$103,365
Median Household Income	\$72,318	\$78,687	\$86,075
Per Capita Income	\$35,743	\$37,505	\$40,285
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	5,043	29,507	52,235
Under 20	24.5%	24.7%	24.5%
20 to 34 Years	21.2%	19.3%	18.4%
35 to 39 Years	6.8%	6.7%	6.5%
40 to 49 Years	11.8%	12.2%	12.4%
50 to 64 Years	19.6%	19.6%	20.3%
Age 65+	16.2%	17.6%	17.8%
Median Age	38.0	40.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,499	20,496	36,431
Elementary (0-8)	2.6%	2.6%	2.4%
Some High School (9-11)	9.6%	6.6%	5.3%
High School Graduate (12)	41.5%	40.4%	40.1%
Some College (13-15)	16.4%	19.7%	17.6%
Associate Degree Only	8.3%	8.3%	9.2%
Bachelor's Degree Only	16.4%	14.6%	15.5%
Graduate Degree	5.1%	7.7%	10.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	30.0	29.0

DEMOGRAPHIC SUMMARY



POPULATION

In 2024, the population in your selected geography is 52,235. The population has changed by 4.15 percent since 2010. It is estimated that the population in your area will be 52,722 five years from now, which represents a change of 0.9 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 664 people per square mile.



HOUSEHOLDS

There are currently 20,659 households in your selected geography. The number of households has changed by 6.47 percent since 2010. It is estimated that the number of households in your area will be 20,960 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2024, the median household income for your selected geography is \$86,075, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 42.82 percent since 2010. It is estimated that the median household income in your area will be \$97,193 five years from now, which represents a change of 12.9 percent from the current year.

The current year per capita income in your area is \$40,285, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$103,365, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 27,494 people in your selected area were employed. The 2010 Census revealed that 54.3 percent of employees are in white-collar occupations in this geography, and 32.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$245,607 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 14,531.00 owner-occupied housing units and 4,872.00 renter-occupied housing units in your area.



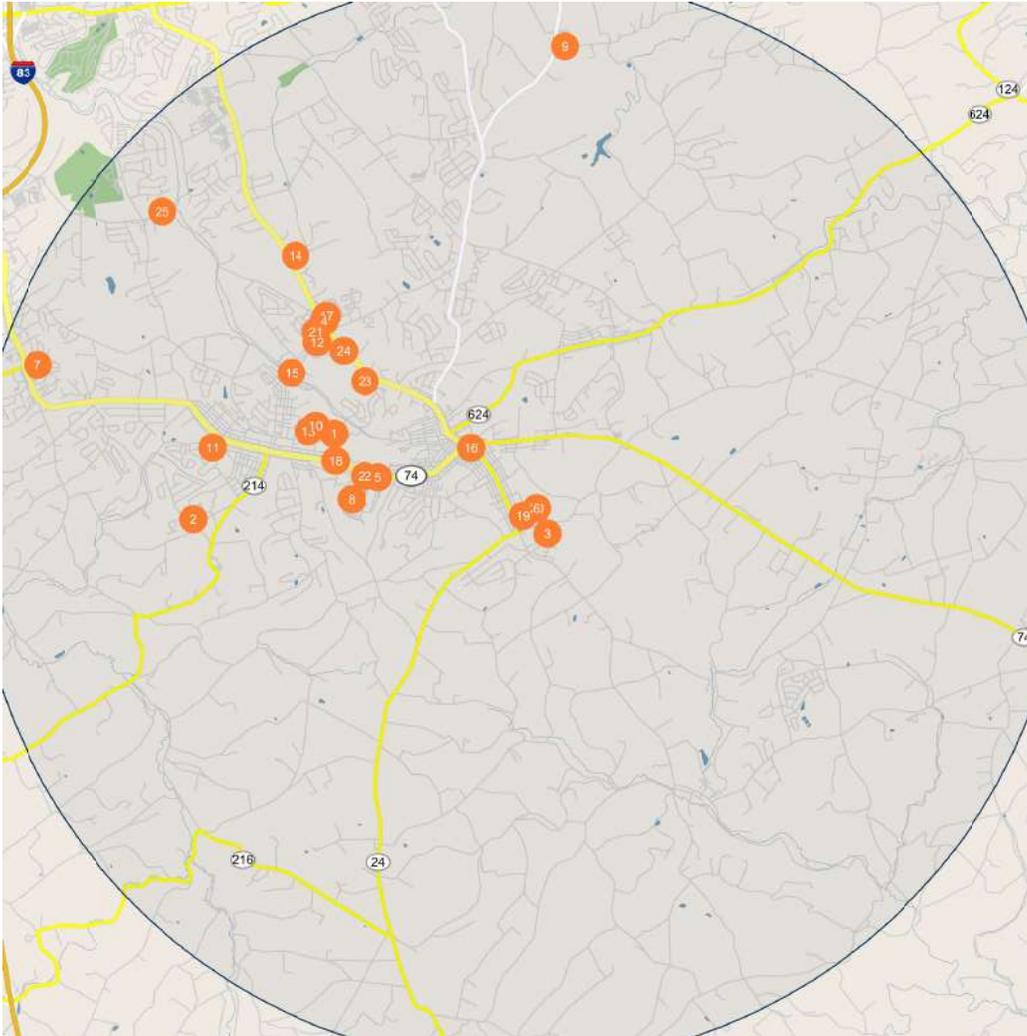
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 24.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 47.2 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHIC SUMMARY



MAJOR EMPLOYERS

EMPLOYEES

MAJOR EMPLOYERS	EMPLOYEES
1 Dominion Systems Group LLC	334
2 Dallastown Area School Dst-Daef	332
3 Tate Access Floors Inc-Access Floor Division	150
4 Npc International Inc-Wendys	137
5 McDonalds Restaurants PA Inc-McDonalds	131
6 Cwcsi Inc	130
7 Souriau Usa Inc	109
8 Jer-Lyn Inc-Jerrys Foodrite	95
9 Waste Management NJ Inc-Waste Management	93
10 Tri-Boro Construction Sups Inc-Tri-Boro	85
11 Southern Area Fire Emrgncy RSC-SAFER YORK	75
12 Cellco Partnership-Verizon Wireless	74
13 Yoe Construction Inc	72
14 Rivers Truck Center Inc	70
15 Yoe Fire Company	69
16 United Parcel Service Inc-UPS	69
17 Giant Company LLC-Giant 6300	64
18 Dallastown Operating Inc-Dallastown Nrsing Ctr Vctrian	63
19 Security Fence Co	63
20 Nupak Printing LLC	60
21 Weis Markets Inc-Weis Markets	60
22 Autozone Inc-Autozone	56
23 Spring Grove Area School Dst-Spring Grove Elementary Center	56
24 Red Lion Chevrolet Inc-Apple Chevrolet of Red Lion	55
25 Schaefer Whl Florists Inc	55

BUILDING ATTRIBUTES

CATEGORY	SPECIFICS	NOTES
POWER	3 Phase, 1,200 Amp, Heavy	Step Down Transformers Located in Building
CLEAR HEIGHT	1st Floor: 8'-9" to 9'-9" 2nd Floor: 13'-0" to 18'-4"	4 High Racking, 1st Floor East: 8'-9" Bottom of Beam, 9'-1" Bottom of Joist, 1st Floor West: 9'-9" Bottom of Beam, 11'-0" Bottom of Joists, 2nd Floor East: 18'-4" at Center to Beam, 13'-0" at Edge to Beam, 2nd Floor West: 15'-5" to Beam, 18'-5" Deck Height
ROOF	Brand New Roof Both Sides E: Rubber Flat, W: Shingled	New West Roof, Rubber Roof, May 2025, Shingle Roof on East side to be Replaced approximately the same timeframe, Open Web Support Trusses Below Deck
DOCK DOORS	2	West Side: (1) Dock Door, 9'10"W x 10'-0"H, 3'-9" Dock Height, Overhead Door Brand Door, East Side: (1) Front Combination w/ Drive in Ramp, 9'-4"Hx10'-0"H, 3'-9" Dock Height, with 1 Dock Door Vinyl Door Cover
LEVELERS	1	East Side: (1) Edge of Dock Leveler
DRIVE INS	6	East Side: (1) 11'-11"Wx11'-11"H, West Side: (1) 11'-11"Wx10'-0"H, South Side: 4 Total, (2) 7'-0"Wx7'-0"H, (2) 8'-3"x10'-1"
INTERIOR DRIVE THROUGH DOORS	2	Drive Through Doors Between 2nd Floor East and West Sides, 7'-11"Wx7'-11"H
COLUMN WIDTH	15'-2"Wx19'-5L	1st Floor: 15'-2"x19'-5", 2nd Floors: Open Span, Single Column in Center Line of West Side
MEZZANINE	Yes	1st Floor East Side: Approximately 20'x40'
GAS	Yes	Manifold in West Side Rear Corner, Columbia Gas of Pennsylvania
FIRE SUPPRESSION	Yes	Wet Sprinklered 1st and 2nd Floors
FLOOR	Concrete Slab and Wood Floor	1st Floor: Concrete Floor, 2nd Floor: Wooden Plank Floor
MAN DOORS	7	West: (2) Single Man Doors, (1) Double Man Doors, East: (2) Single Man Doors, South: (1) Single Man Door, North: (2) Single Man Doors
OFFICE AREA	6%+-	Main Entrance and Office Area, 3,600 SF+-, Includes a Walk In Combination Safe Approximately 11'-1"Wx12'-11"D, Warehouse Office: 400 SF+-, Located Adjacent to Kitchen Area
HVAC	2 RTUs	Armstrong Air Commercial HVAC units
HEATERS	Yes, Hanging Heaters	1st Floor: (1) Hanging Heater in Southwest Corner, 2nd Floor West: (1) Reznor Hanging Heater in Middle Area, Front: (2) Modine Hanging Heater, 2nd Floor East: (1) Modine Hanging Heater in Rear
PARKING SPACES	70+-	West Side Parking Lot: (57), Rear of Property: (13)
INTERIOR LIGHTING	LED	1st and 2nd Floor: Interior Lighting is LED
EXTERIOR LIGHTING	12	North: (4) Wall Sconces, East: (2) Street Light Style on Wall, West: (3) Wall Sconces, South: (1) Street Light Style on Wall, (2) Solar Powered LED Short Pole Street Lights Located at Front Entrance and Next to Drive In on West Side
TV & INTERNET	Yes	
WATER & SEWER	The Red Lion Municipal Authority	
RAIN LEADERS	15	North: (2), East: (6), West: (5). South: (2)
CAMERAS	Yes	Accounted for (1) Interior Stairwell Camera, (1) Exterior Camera Next to Front Dock, (1) Exterior Camera Next to Front Entrance
CAR STOPS	11+-	Located in West Side Parking Lot
KITCHEN	Yes	2nd Floor: Approximately 17'-11"x13'-4"
RESTROOMS	5	1st Floor: Single Restroom, 2nd Floor: (2) Sets of Men's and Women's Restrooms
EXTERIOR	1.81 ACs Approximately	
FIRE DEPT. CONNECTION	FDC	Located at Southeast corner of the property

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