



Industrial Property For Lease

TURN-KEY CONTRACTOR SHOP FOR LEASE

149 N Walnut St, Dallastown, PA 17313

Presented By:

Naomi Brown, CCIM

PRINCIPAL & SENIOR ADVISOR

nbrown@capstonecre.com

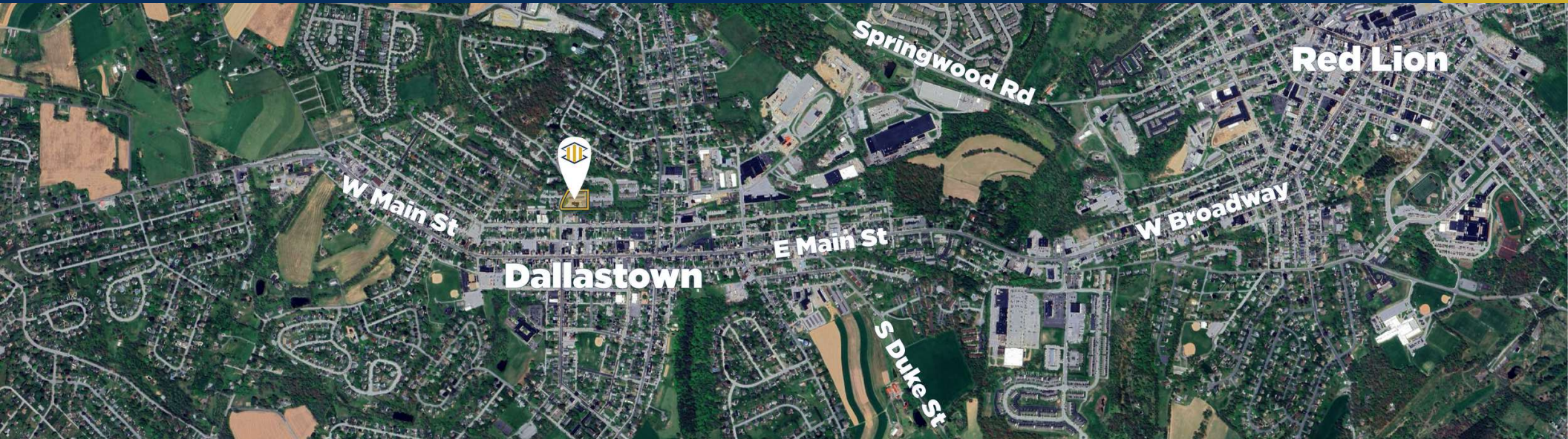
O: 717.820.1127 X703

C: 717.819.2825



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PROPERTY DESCRIPTION

Ideally located in Dallastown with easy access to I-83 and York, this move-in ready contractor space includes private offices, a bullpen, and a generous shop area. The space features 755 SF of office space and 2,275 SF of warehouse space. The warehouse space includes one 12'x14' drive-in door and one 3' high dock with a 6'x9' door. The surface parking area is stone. The property has single-phase power, propane heat, and window AC units in the office spaces.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Building Size:	3,030 SF
Municipality:	Dallastown Borough
County:	York
Zoning:	Commercial Heavy & Highway

PROPERTY HIGHLIGHTS

- Flexible turn-key space
- Ideal setup for contractor shop
- 2 private offices & 3 cubicles totaling 755 SF
- 3 large storage/shop spaces totalling 2,275 SF
- 12'x14' drive-in door
- 3' dock with 6'x9' door
- Stone parking area



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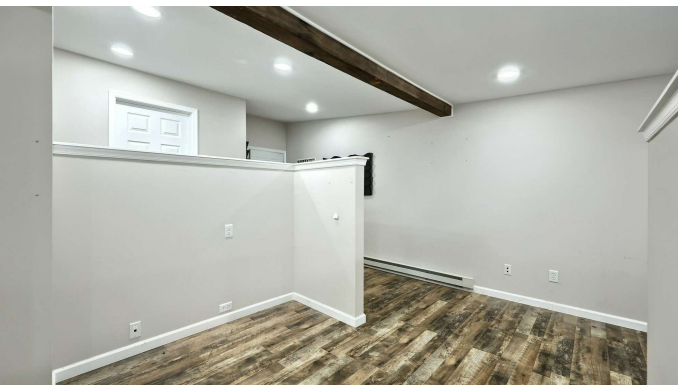
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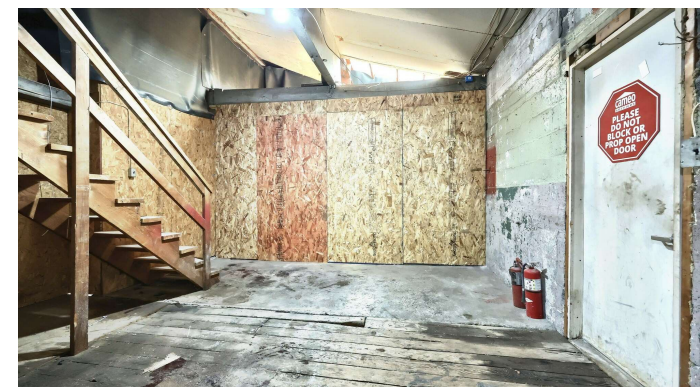
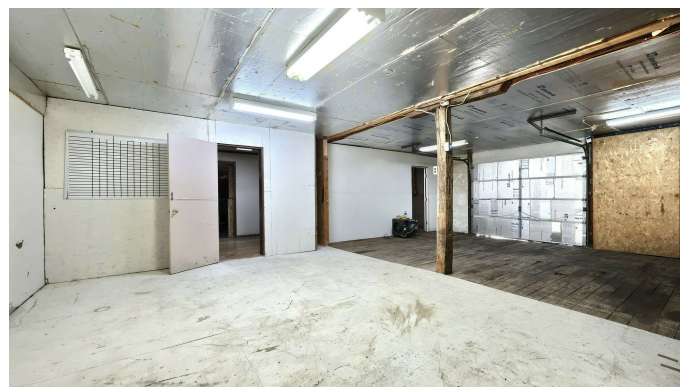
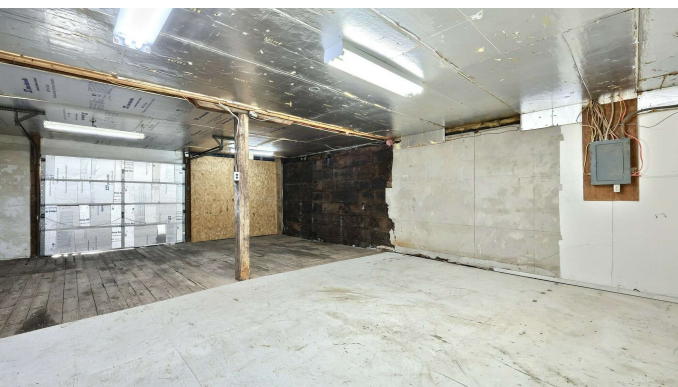
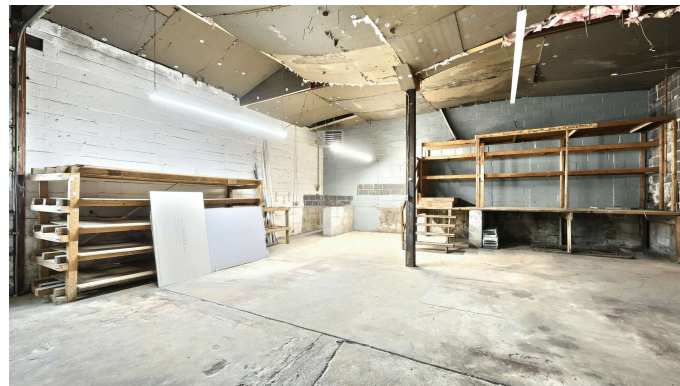
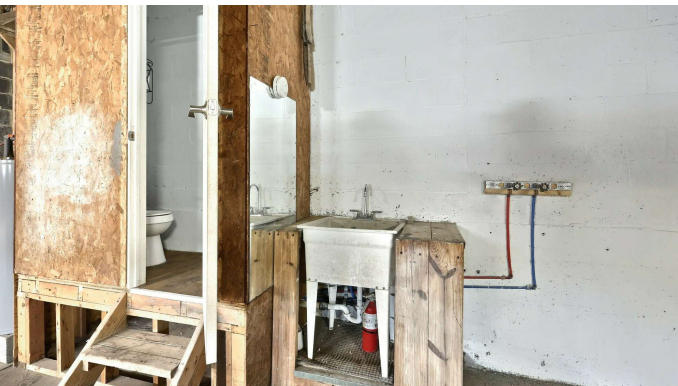
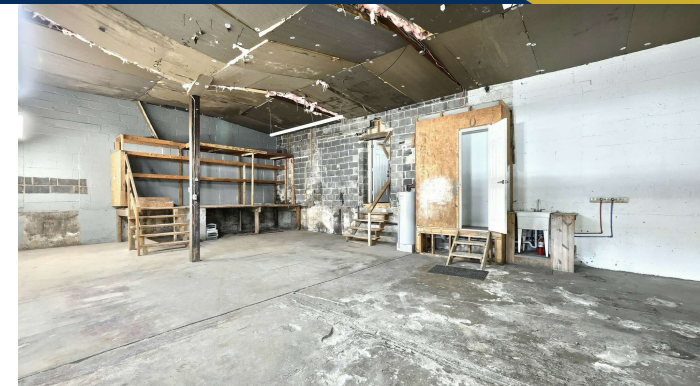
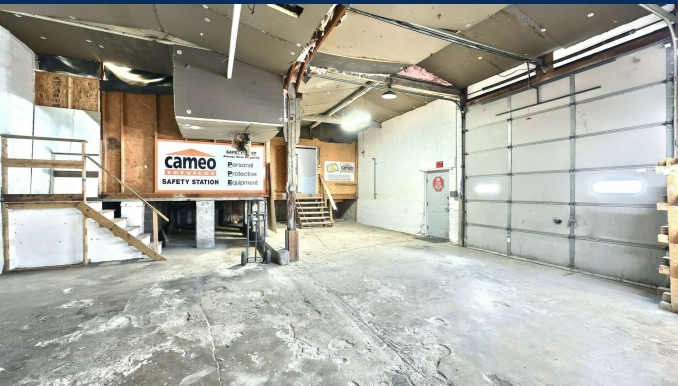
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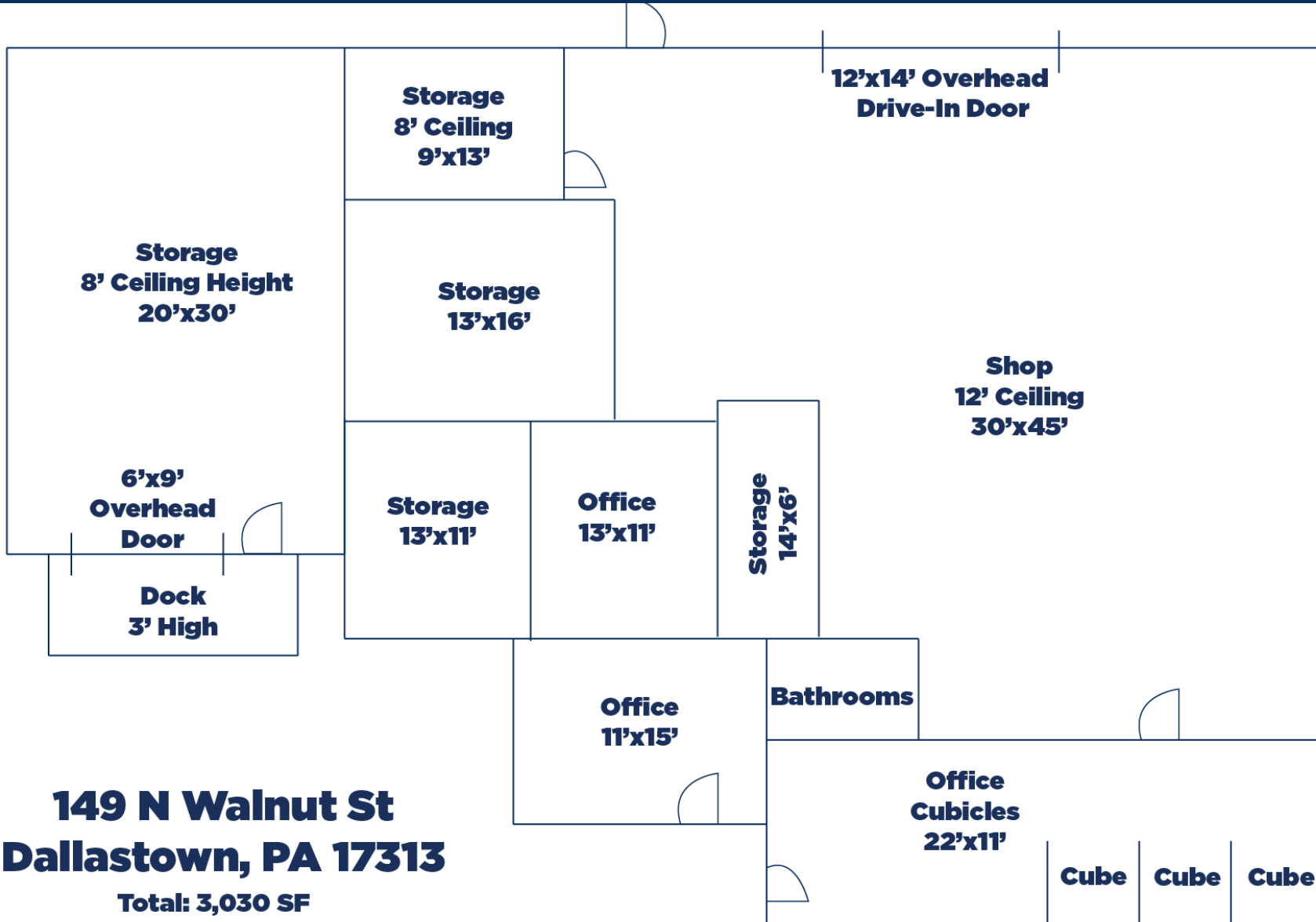
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Total: 3,030 SF



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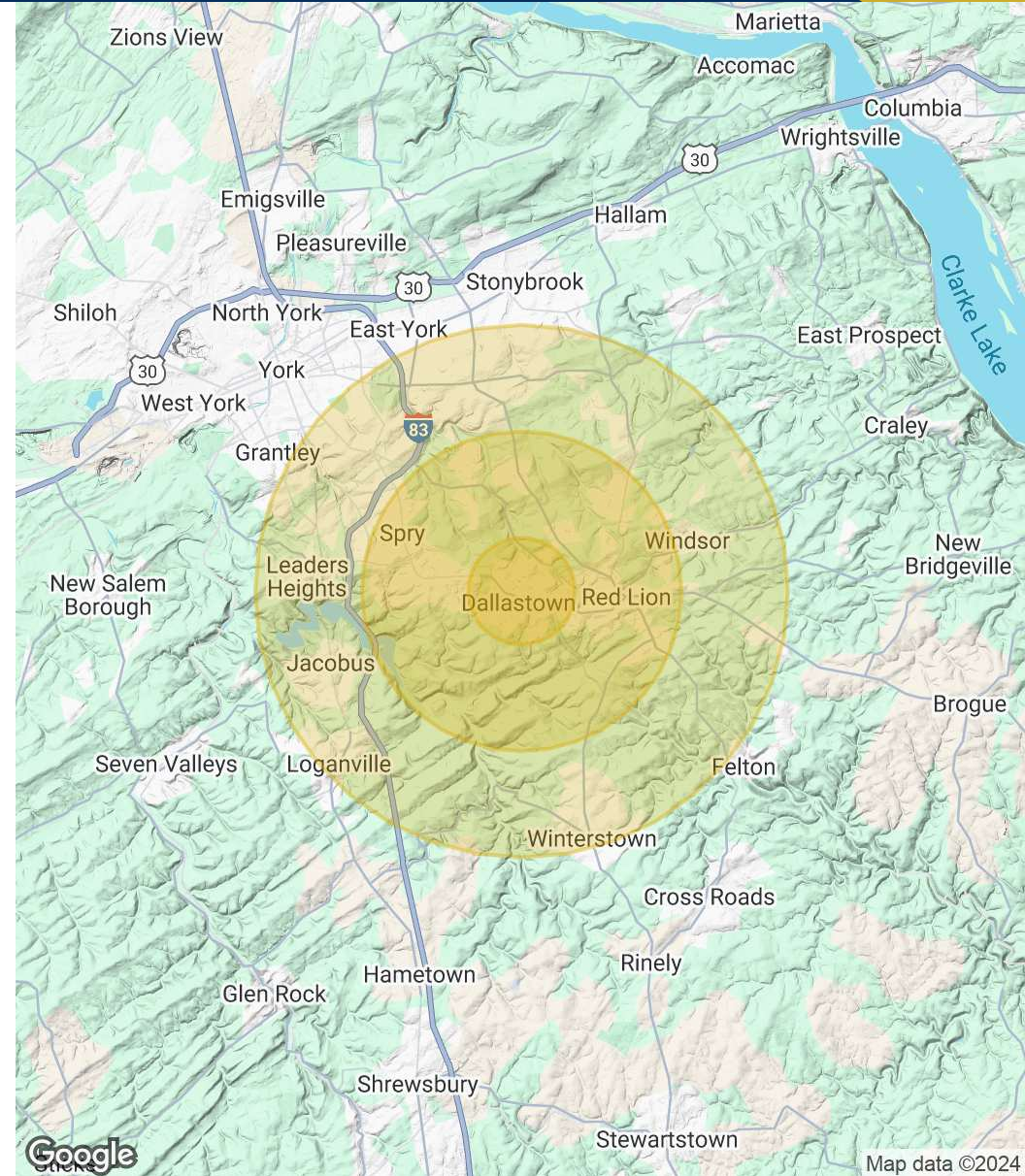
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,883	39,954	72,539
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,512	15,780	29,050
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,574	\$100,904	\$104,587
Average House Value	\$223,132	\$287,412	\$291,916

Demographics data derived from AlphaMap



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