

OFFICE/RESEARCH PROPERTY

950 Borom Road | York, PA | 17404

FOR LEASE

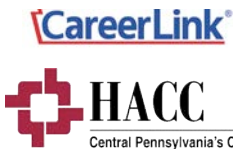
PROPERTY OVERVIEW

Over 11,000 square feet of open office/research space . Located in modern York City Industrial Park. Just off Route 30 and minutes to I-83 allows easy access to Harrisburg, Lancaster and Baltimore. Security system, fiber optics, backup generator and more already in place. Nearby restaurants, shopping and other conveniences.

PROPERTY SUMMERY

County:	York	Stories:	1
Municipality:	City of York	Prop Condition:	Good
Industrial Type:	Lt Indust, Office	Year Built:	1998
	Showroom R&D	Construction:	Block
		Parking Spaces:	72
		Ceiling Height:	9'
Zoning:	Industrial	Heat Type:	Gas
Building Size:	11,072 SF	Heat Source:	Central Heat Pump
Total Land Size:	3.64 AC		
Lease Price:	\$10/SF	Air Cond:	Package Unit
Lease Type:	NNN	Topography:	Gently Sloping

CORPRATE NEIGHBORS

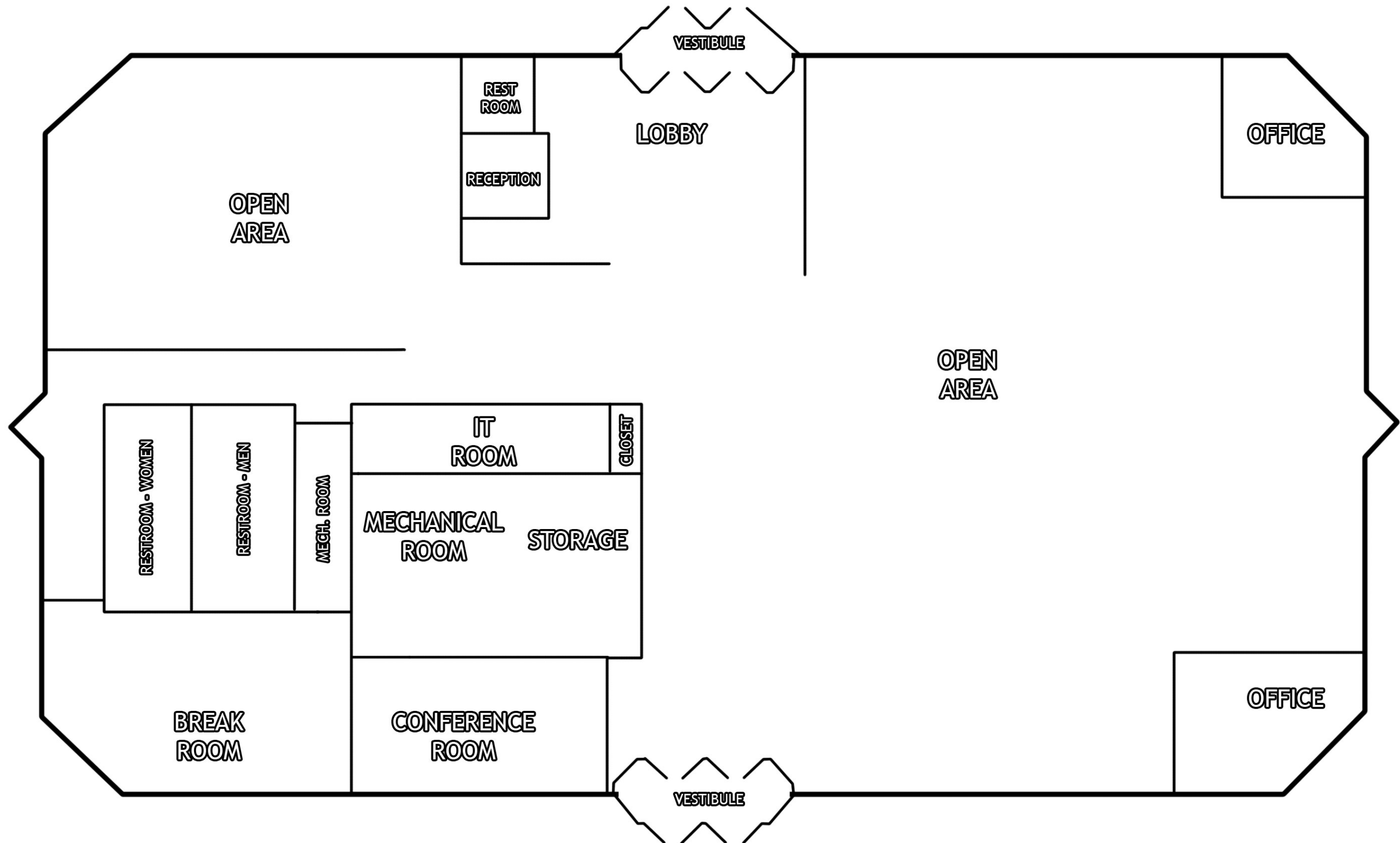


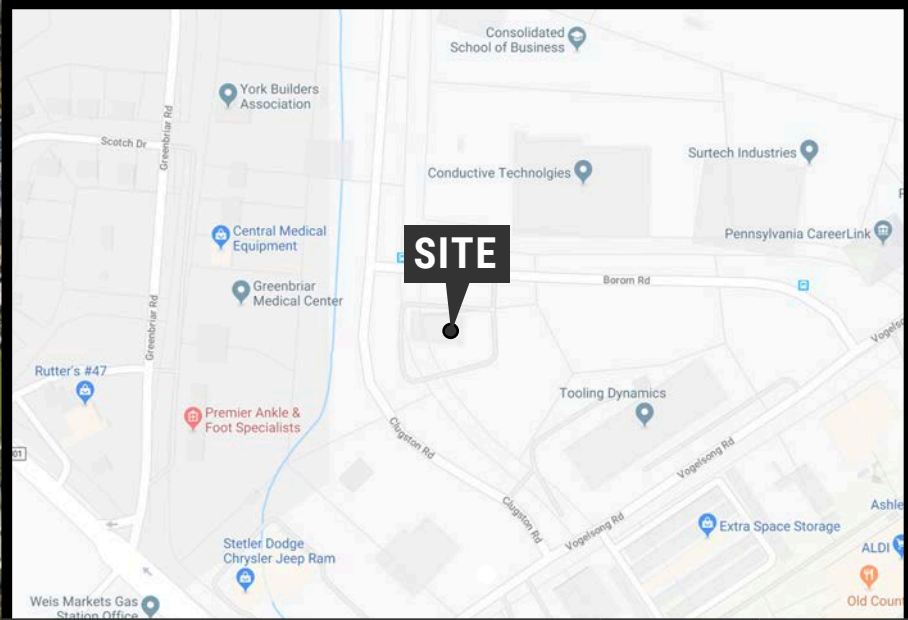
York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	86,157	137,614	194,990
	TOTAL EMPLOYEES	67,355	109,464	157,002
	AVERAGE HHI	\$63,157	\$70,943	\$74,299
	TOTAL HOUSEHOLDS	34,236	55,817	78,628

TRAFFIC COUNTS
ROUTE 30: 77,000 VPD

