

INDUSTRIAL

3405 Board Road | York, PA | 17406

6,000 - 157,000 SF AVAILABLE | SUBLEASE



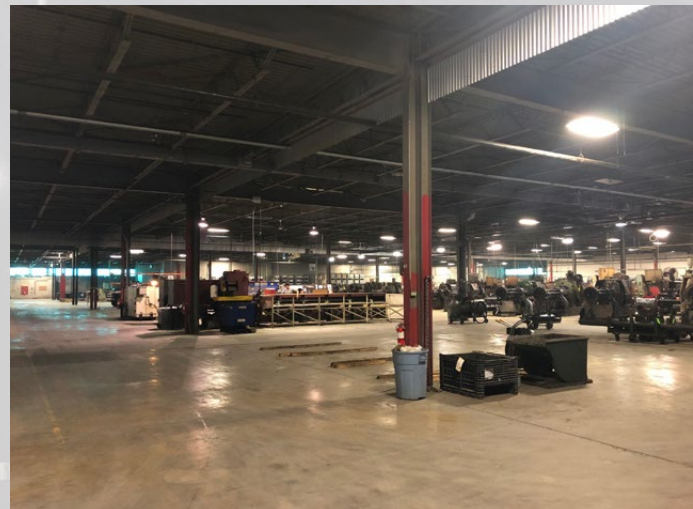
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
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PROPERTY OVERVIEW

For sublease, up to 157,000 square feet of industrial space located directly off Interstate 83 Exit 24 Emigsville, PA. 17' clear height, ten docks some with levelers, large drive-in doors. 2500A, 480V with bus duct and step down transformers throughout. There is a 63,000 SF demised space best suited for warehousing or dead storage, 16,000 SF demised space, or a total of 157,000 SF available. Many possibilities so please call agent to discuss.

PROPERTY HIGHLIGHTS

- High power
- Interstate access
- Ample docks & drive in doors
- 17' clear height
- Sprinklered

PROPERTY SUMMARY


| | |
|----------------|---------------------|
| Available SF: | 16,000 - 157,000 SF |
| Lease Rate: | 4.25 SF/yr (NNN) |
| Property Type: | Industrial |
| Lot Size: | 15.34 Acres |
| Building Size: | 170,896 SF |
| Year Built: | 1965 |
| Zoning: | Industrial |
| Market: | York-Hanover |


AVAILABLE SPACE


| SUITE | SF AVAILABLE | LEASE RATE |
|------------------|--------------|------------------|
| INDUSTRIAL SPACE | 16,000 | \$4.25 SF/YR NNN |
| INDUSTRIAL SPACE | 63,000 | \$4.25 SF/YR NNN |
| INDUSTRIAL SPACE | 157,000 | \$4.25 SF/YR NNN |





20 MINUTE DRIVE TIME DEMOGRAPHICS

**POPULATION**
206,764

**EMPLOYEES**
118,299

**HH INCOME**
\$79,694

**HOUSEHOLDS**
82,668

**TRAFFIC COUNTS**
BOARD ROAD -
11,546 VPD

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