

4075 E MARKET ST

York, PA | 17402

For Lease

±6,500-26,000 SF

CHURCH OF THE
OPEN DOOR

INDUSTRIAL, OFFICE, RETAIL, SPECIAL PURPOSE



Keith Kahlbaugh

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE *Redefined.*

Property Overview

Industrial, retail and office space available for lease located in East York, Springettsbury Township. This building offers 17' 6" clear height, high power, sprinkler system and 35' X 35' column spacing. This property is located two miles of the Hellam Exit of Route 30.

Sub metered electric and separately metered natural gas.

Locally owned and professionally managed. NNN's = \$1.53 psf.



POPULATION

3 MILE- 29,979
5 MILE- 80,510
7 MILE- 196,477



EMPLOYEES

3 MILE- 14,941
5 MILE- 32,862
7 MILE- 81,018



AVERAGE HHI

3 MILE- \$111,687
5 MILE- \$103,210
7 MILE- \$99,093



HOUSEHOLDS

3 MILE- 11,594
5 MILE- 31,976
7 MILE- 77,283



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PROPERTY HIGHLIGHTS

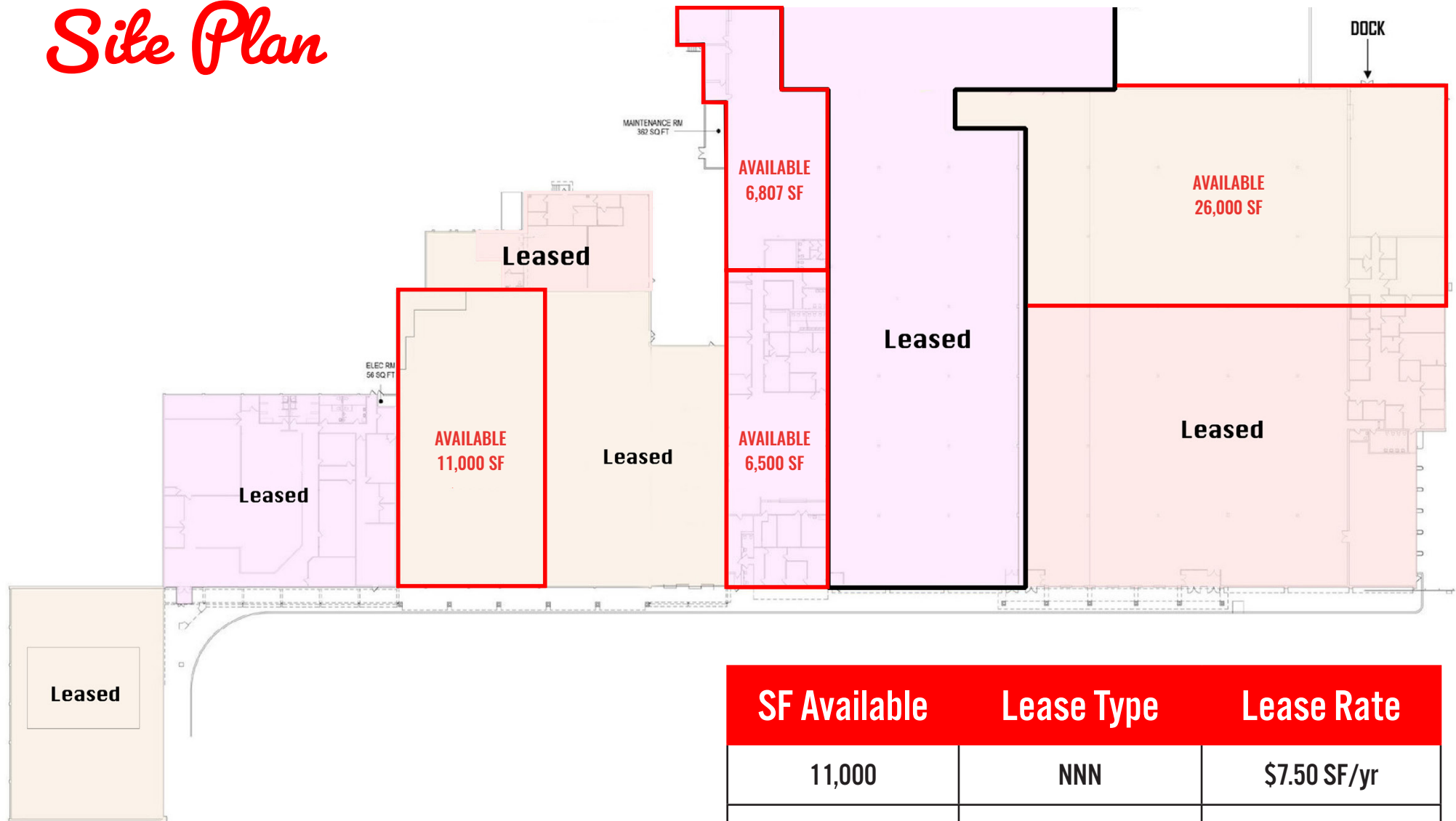
- 14' Clear height, 17' 6" without drop ceiling
- Three phase electrical service
- Located one mile from Route 30
- 35' X 35' column spacing
- Locally owned and professionally managed
- Large Parking Lot
- Highly visible property
- Sprinkler system throughout

PROPERTY SUMMARY

AVAILABLE SF:	6,500 - 43,500 SF
PROPERTY TYPE:	Mixed-Use
LOT SIZE:	16.08 Acres
BUILDING SIZE:	160,419 SF
GRADE LEVEL DOORS:	1
DOCK HIGH DOORS:	1
CEILING HEIGHT:	14.0 - 17.6 FT
YEAR BUILT:	1972
RENOVATED:	2020
ZONING:	FLEXIBLE DEVELOPMENT
MARKET:	York-Hanover



Site Plan



SF Available	Lease Type	Lease Rate
11,000	NNN	\$7.50 SF/yr
6,500	NNN	\$7.50 SF/yr
6,807	NNN	\$6.50 SF/yr
26,000	NNN	Negotiable



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Market Aerial



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

