

INDUSTRIAL, OFFICE, RETAIL, SPECIAL PURPOSE

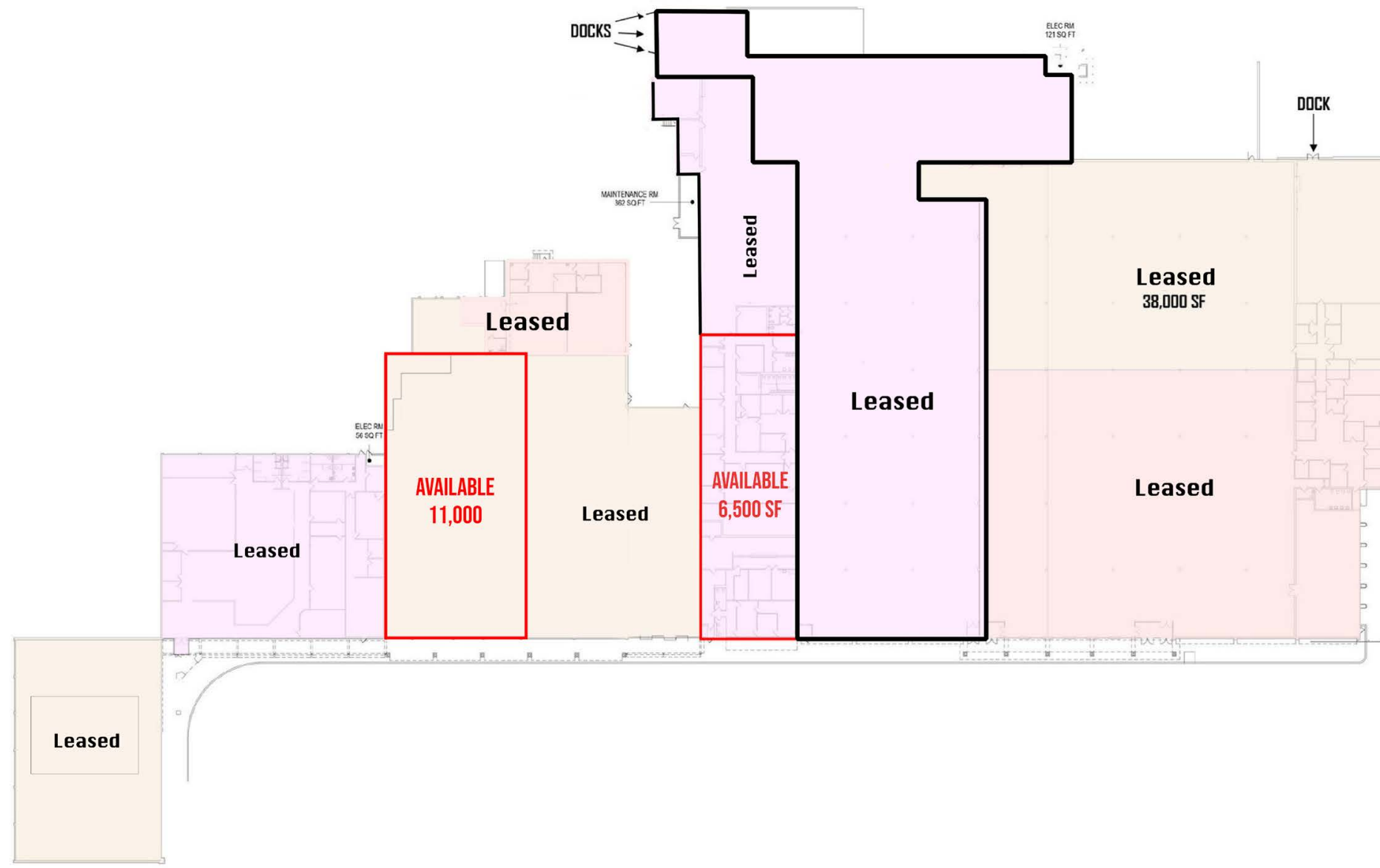
4075 E MARKET ST | YORK, PA | 17402

FOR LEASE



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



EXISTING CONDITIONS FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

AVAILABLE SPACES

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



Keith Kahlbaugh
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

AVAILABLE 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 = \$1.37 psf.

PROPERTY SUMMARY

Available SF:	6,500 - 11,000 SF
Property Type:	Mixed-Use
Lot Size:	16.08 Acres
Building Size:	160,419 SF
Grade Level Doors:	0
Dock High Doors:	0
Ceiling Height:	14.0 - 17.6 FT
Year Built:	1972
Renovated:	2020
Zoning:	FLEXIBLE DEVELOPMENT
Market:	York-Hanover



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ACTIVE MEMBER OF:



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INDUSTRIAL

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ACTIVE MEMBER OF:
RETAIL BROKER NETWORK

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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISOR:

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OUR LOCATIONS:

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