

INDUSTRIAL, OFFICE, RETAIL, SPECIAL PURPOSE SPACE

4075 E MARKET ST | YORK, PA | 17402

FOR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

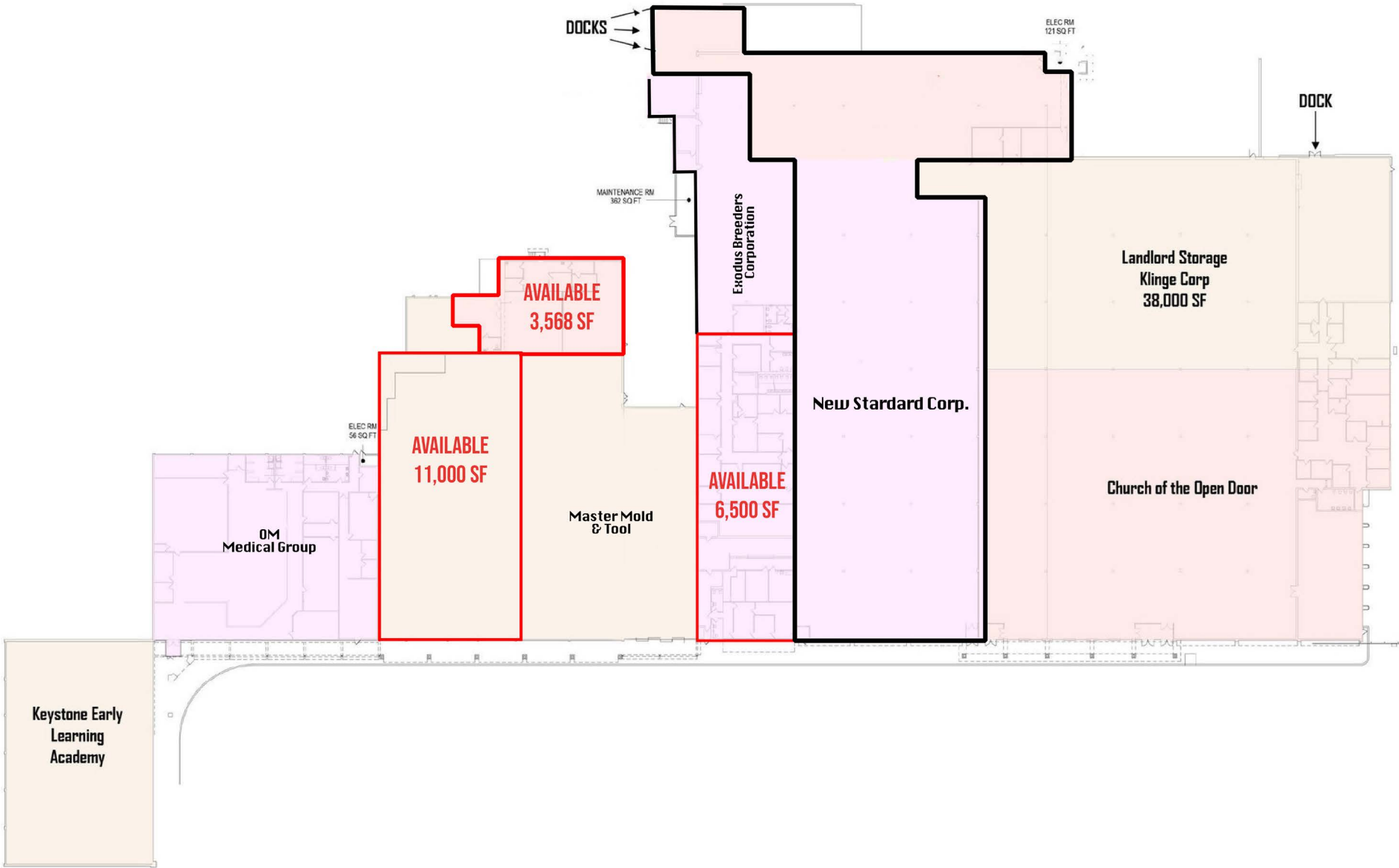
KEITH KAHLBAUGH
717-843-5555
www.bennettwilliams.com

Bennett Williams
COMMERCIAL REAL ESTATE

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

PROPERTY HIGHLIGHTS

- 14’ Clear height 17’ 6” without drop ceiling
- Three phase power
- Located one mile from Route 30
- 35’ X 35’ column spacing
- Locally owned and professionally managed
- Large Parking Lot
- Highly visible property
- Dual access
- Fully Sprinklered



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
3,568	NNN	\$5.85 SF/yr



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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, 35' X 35' column spacing, and 8' x 8' docks with varied dock heights. 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:	3,568 - 17,500 SF
Lease Rate:	Variety
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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