4075 E MARKET ST

York, PA | 17402

For Lease

±11,742 SF



INDUSTRIAL, OFFICE, RETAIL, SPECIAL PURPOSE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE *Redefined.*

Property Overview

Industrial, retail and office space available for lease located in East York, Springettsbury Township. This building offers 14' clear height, high power, sprinkler system and 35' X 35' column spacing. 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 = $1.65 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
- 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

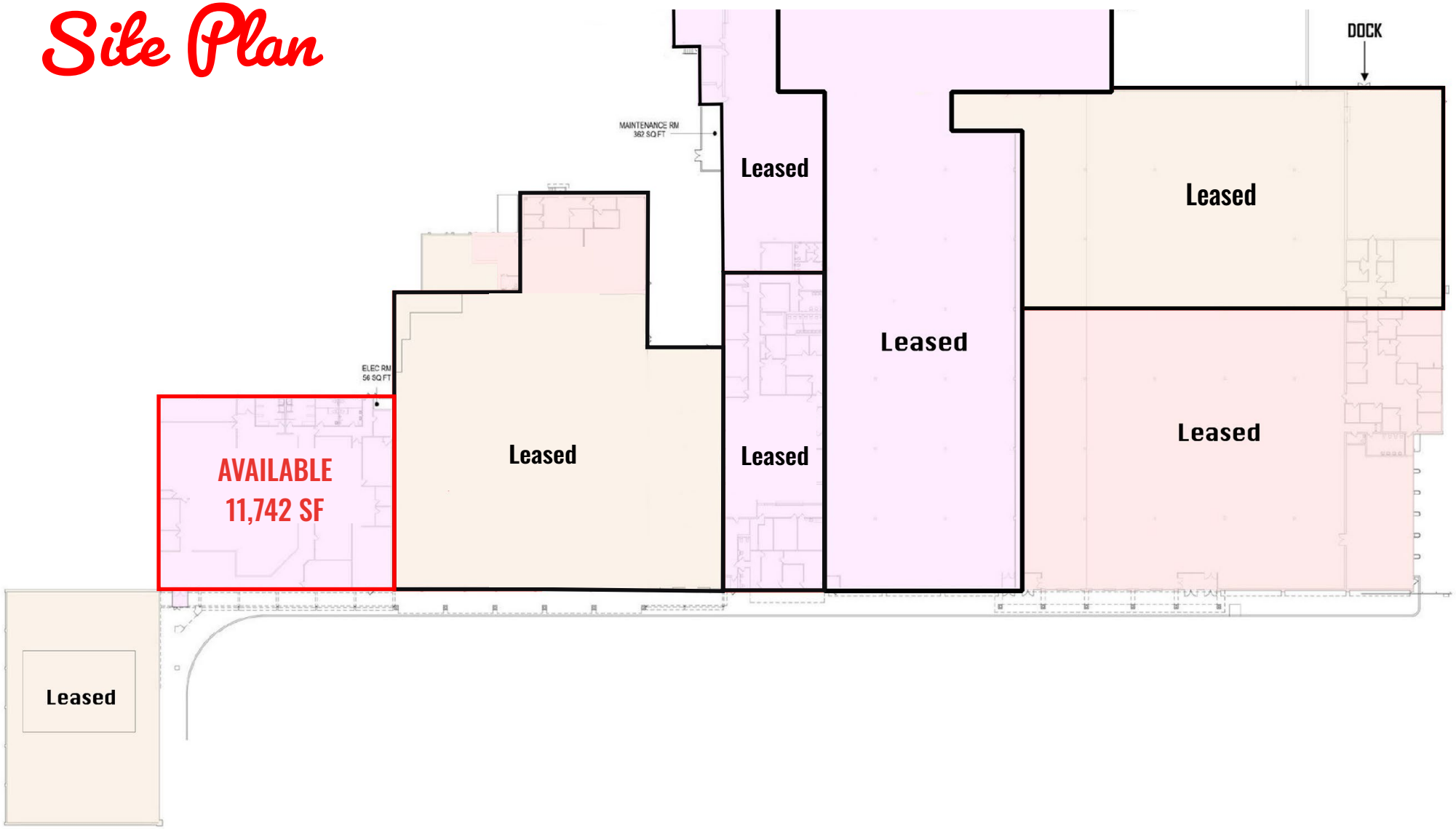
AVAILABLE SF:	11,742 SF
PROPERTY TYPE:	Mixed-Use
LOT SIZE:	16.08 Acres
BUILDING SIZE:	160,419 SF
DOCK HIGH DOORS:	2
CEILING HEIGHT:	14.0 FT
YEAR BUILT:	1972
RENOVATED:	2020
ZONING:	FLEXIBLE DEVELOPMENT
MARKET:	York-Hanover



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Site Plan



SF Available	Lease Type	Lease Rate
11,742	NNN	Negotiable

Market Aerial



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Bennett Williams
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York, PA 17402

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

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