

0 COLONY ROAD

YORK, PA | 17408

6.75 ACRES AVAILABLE | FOR SALE
COMMERCIAL INDUSTRIAL PARCEL

6.75 ACRES

Join Neighbors

Columbia Gas
of Pennsylvania
A NiSource Company



Keith Kahlbaugh

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



COMMERCIAL BROKERAGE. *Redefined.*

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6.75 ACRES
FOR **SALE**

OVERVIEW

Vacant and clear 6.75 acre light industrial zoned parcel located in West Manchester Township, York County, PA. This parcel is located just off Route 30, three miles from Interstate 83, and one mile from the new UPMC Memorial Hospital and within walking distance to the West Manchester Town Center. All public utilities available. Some of the nearby businesses are; D & M Welding, First Capital Federal Credit Union, Peoples Bank, Winter's Performance Products, York Wallcoverings, Wyndham Garden Hotel, Sheetz, McDonalds, Columbia Gas of Pennsylvania, Colony Packaging & Machine, Target, and BJ's Wholesale Club.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,293	73,062	136,545
TOTAL EMPLOYEES	4,530	37,767	64,216
AVERAGE HHI	\$91,639	\$92,651	\$94,608
TOTAL HOUSEHOLDS	2,406	29,184	53,665

TRAFFIC COUNTS: LOUCKS ROAD ± 6,000 VPD

PROPERTY SUMMARY

Zoning:	Light Industrial
Total Land Size:	6.75 Acres
Sale Price:	\$890,000
Municipality:	West Manchester Township
County:	York
Lot Frontage:	Aproximately 375 feet
Available Utilities:	Electric, Water, Gas, Sewer, Broadband, Storm Drain, Cable



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MARKET OVERVIEW

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 investment sales segment of the industry.



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.



LISTING AGENT:

Keith Kahlbaugh

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OUR LOCATIONS:

YORK OFFICE:

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WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

LANCASTER OFFICE:

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Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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WEST CHESTER OFFICE:

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