



PROPERTY 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 Paper, Target, and BJ’s Wholesale Club.

NEARBY



PROPERTY SUMMARY

Zoning:	Light Industrial
Total Land Size:	6.75 Acres
Sale Price:	\$910,000
Municipality:	West Manchester Township
County:	York
Lot Frontage:	375 feet
Available Utilities:	Electric, Water, Gas, Sewer, Broadband, Storm Drain, Cable



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





20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION
196,457



MEDIAN HH INCOME
\$75,516



OF EMPLOYEES
119,747



OF HOUSEHOLDS
78,796

TRAFFIC COUNT
COLONY ROAD: 1,076 VPD

6.75 ACRE COMMERCIAL INDUSTRIAL PARCEL

COLONY ROAD | YORK, PA 17408

FOR SALE



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

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.