

± **17,400 SF**

10 Church Road

Emigsville, PA | 17318

FOR SALE/LEASE



PROPERTY OVERVIEW

For Sale or Lease, 17,400 square foot freestanding fully insulated steel on steel construction industrial building originally built in 1974 and situated on approximately 1.83 acres located in Manchester Township, York County, PA. This building features a front office area comprised of 2,280 square feet consisting of reception area with seating area, conference room, breakroom, five offices, restrooms, composite plank flooring and florescent lighting, plus 15,120 square feet of production space (two areas 7,320 sf & 7,800 sf), two 8' X 8' docks with manual dock levelers and roll-up insulated doors and dock seals, one 8'W X 9'H dock with 30,000lb manual dock leveler, roll-up insulated door and dock seals, 14'W X 11'H drive-in door with insulated door and electric opener, sprinkler system, pneumatic piping throughout, bus duct and electrical drops throughout, wall exhaust fans, ceiling fans, building is 100% climate controlled plus ceiling hung Reznor gas heaters, 13' to 14' clear heights, epoxy on concrete in one area and sealed concrete in other, LED and florescent lighting, all public utilities, 120/208 volt 600 amp 3 phase power, and 33 vehicle parks. This corner property is accessible by a private access drive off Emig Road, and one shared access drive off Church Road.

This property is centrally positioned two miles from I-83 North-South corridor and three miles from the Rt.30 & I-83 interchange. Nearby amenities include Leg Up Farmers Market, United States Post Office, My Favorite Deli, and Marathon Convenience Store. Property is owner occupied and business is relocating. All showings by appointment only.



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

KEITH KAHLBAUGH
717.843.5555
www.bennettwilliams.com



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.

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Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	28,123	127,556	193,944
TOTAL EMPLOYEES	22,387	101,547	156,304
AVERAGE HHI	\$84,595	\$72,871	\$78,934
TOTAL HOUSEHOLDS	11,227	48,582	75,644

TRAFFIC COUNTS: **Emig Rd** - 10,181 VPD **George St** - 13,551 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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