

# 75 Acco Drive | York, PA 17402

±9,000 - 12,000 SF Available

Available For Lease

## Property Overview

Warehouse Flex Space Available ideal for Contractor, Wholesale, or Warehouse. Docks drive in doors, 17.5' ceiling heights. Offices can be added. This location offers easy access to I - 83 at South Queen Street in a hard to find South York location. Lease is 6.75/SF NNN - currently CAM \$1.55/SF.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	56,682	146,663	195,619
TOTAL EMPLOYEES	20,807	69,501	90,196
AVERAGE HHI	\$85,831	\$76,409	\$78,462
TOTAL HOUSEHOLDS	22,200	56,761	76,734

### TRAFFIC COUNTS:

S Queen Street - ±16,000 VPD | I-83 - ±53,000 VPD



**BOB BEHLER**  
717.843.5555  
www.bennettwilliams.com

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  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

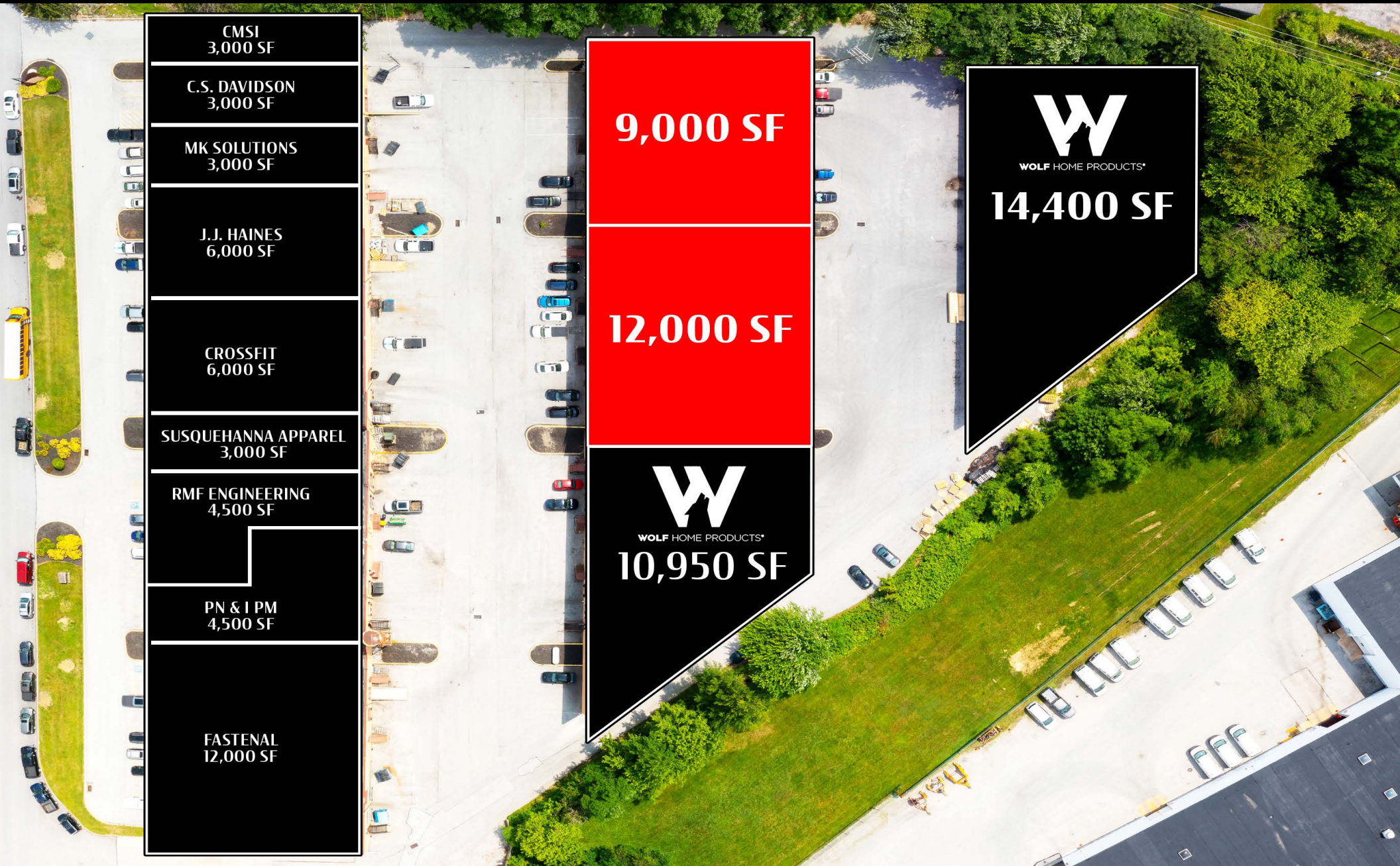
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NETWORK

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CMSI  
3,000 SF

C.S. DAVIDSON  
3,000 SF

MK SOLUTIONS  
3,000 SF

J.J. HAINES  
6,000 SF

CROSSFIT  
6,000 SF

SUSQUEHANNA APPAREL  
3,000 SF

RMF ENGINEERING  
4,500 SF

PN & I PM  
4,500 SF

FASTENAL  
12,000 SF

9,000 SF

12,000 SF

**W**  
WOLF HOME PRODUCTS\*  
10,950 SF

**W**  
WOLF HOME PRODUCTS\*  
14,400 SF

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## MARKET AERIAL



CRIMSON AMERICAN GRILL

SUBURBAN Bookstands

enterprise

MONRO MUFFLER/BRAKS & Service

M&T Bank

**Queensgate Town Center**

weis | RC THEATRE | FINE WINE & GOOD SPIRITS | CommunityAid | Habitat for Humanity | WELLSPAN | AT&T | FC | hair cuttery | GNC | Jersey Mike's | KUMON

**DJ Plaza**

Little Caesars | Sylvan | MATTRESS Warehouse | SHEETZ | CVS/pharmacy

WELLSPAN | TACO BELL | McDonald's | Wendy's | Wells Fargo | Walgreens

**South York Plaza**

ACNB BANK | GIANT | LIFE PATH | ISAAC'S

**Queen Street Center**

noodles | Panera | Great Clips | T-Mobile

**South York Crossing**

Price Rite | DOLLAR GENERAL | MAJIK | Tuesday Morning | DOLLAR TREE | JO-ANN fabric and craft stores

COUNTRY

PRIMANTI BROS.

First National Bank

DUNKIN' DONUTS

**Shoppes on Pauline**

IHOP | MOD | JJ Panda

**SITE**

PNC BANK | HANDELS

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