

5 Leigh Drive

York, PA | 17406

For Lease



Property Overview

Available
±15,150 SF

15,150 square foot free standing single tenant industrial building situated on 3.32 acres located within the Willow Springs Industrial Park, York County, PA. The property offers two points of egress, nineteen vehicle parking spaces, pylon business sign along Willow Springs Lane, a 10,000 square foot fenced and gated exterior concrete slab for storage, and 600' of road frontage. The fully insulated pre-engineered all steel building is comprised of 11,550 square feet of production space, with 13'6" to 19'6" clear height, 50' X 25' column spacing, fluorescent lighting, pneumatic piping throughout serviced by a 25hp 120gal air compressor with air dryer, 800A 240V 3 phase electrical service, two shop offices, break room, shop restroom, one 11'W X 13'H grade access door with steel roll-up door & electric opener and edge of dock bolt-on mechanically dock leveler, one 8'W X 12'H dock with manual steel door and edge of dock bolt-on mechanically dock leveler, Modine gas fired unit heaters and air conditioned throughout. The 3,600 square foot office area is comprised of a generous reception area, twin rest rooms, copy/mail room, 7 private offices, 1 conference room, 1 executive office with restroom, IT closet, and slate tile & carpeted flooring.



Keith Kahlbaugh

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

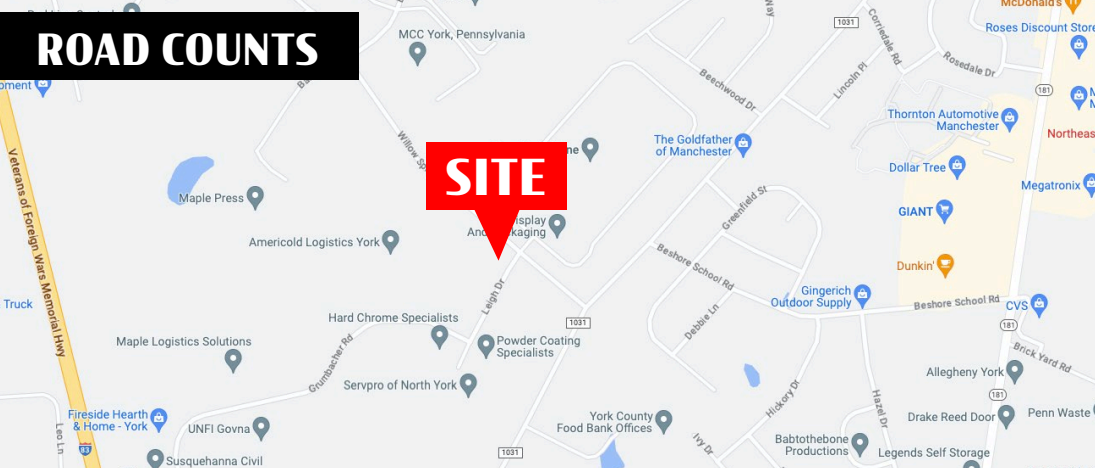


COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,041	62,160	174,168
TOTAL EMPLOYEES	11,912	27,850	77,683
AVERAGE HHI	\$121,684	\$110,097	\$97,035
TOTAL HOUSEHOLDS	9,175	24,659	67,700

TRAFFIC COUNTS: **Board Rd** ± 10,000 VPD



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MARKET AERIAL



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ACTIVE MEMBER OF:
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