

310 EMIG RD

YORK, PA • 17406



±34,500 SF
FOR SALE/LEASE

PROPERTY OVERVIEW

310 Emig Road is a 34,500-square-foot fully insulated and climate-controlled industrial facility situated on approximately 5.39 acres within the York County Industrial Park in Manchester Township, York County, PA. The building offers approximately 28,500 square feet of production space featuring LED and T5 lighting, epoxy floors, a dedicated production office, two restrooms, pneumatic piping throughout, and varied column spacing.

Key production specifications include:

- Sprinkler system
- 14'-19' clear ceiling heights
- 1,200 Amp, 120/208V, 3-phase electrical service
- (2) 8' x 9' dock doors with 30,000-lb hydraulic dock levelers, dock bumpers, and dock seals
- (4) 8' x 10' dock doors, including two with hydraulic dock levelers and two with bolt-on dock levelers, all with dock bumpers and dock seals
- (2) 12' x 14' drive-in doors

The 6,000 square feet of office space is divided between two floors. The first floor includes a welcoming lobby, conference room, three private offices, a break room with kitchenette, and four restrooms. The second floor features five private offices, a large executive office, a conference area, two additional restrooms, and a storage room.

The property provides 28 on-site parking spaces with a drive lane that fully circulates the building and offers the opportunity to expand by approximately 23,560 square feet, along with an additional 34 parking spaces. Ideally located just minutes from Interstate 83 and Route 30, the property offers exceptional visibility, convenient regional access, and is served by a Rabbit Transit bus stop located approximately 350 yards away on Busser Road.



FOR SALE OR LEASE

Sale \$3,950,000

Lease \$8.50/SF

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	30,586	137,058	202,303
EMPLOYEES	19,880	67,904	88,340
AVERAGE HHI	\$117,439	\$100,187	\$107,541
HOUSEHOLDS	12,430	53,545	80,026



MARKET OVERVIEW



DATUM STORAGE SOLUTIONS

ALLEGHENY YORK

SHARRETT'S PLATING COMPANY

HILL'S PET NUTRITION

NEW STANDARD CORPORATION

GOHN & STAMBAUGH

GETTLE INC.

YORK SAW & KNIFE COMPANY, INC.

MY FAVORITE DELI



INDUSTRIAL SERVICE & INSTALLATION

SITE

NEW CONCEPT TECHNOLOGY

BALTIMORE FABRICATION, AN AFFILIATE OF STEEL FAB INC

EARLBECK GASES & TECHNOLOGIES

HERCULITE PRODUCTS INC.

CRANE FREIGHT

WOLF HOME PRODUCTS

CRANE WORLDWIDE LOGISTICS



HARLEY-DAVIDSON C/O CRANE FREIGHT SERVICES

DCL LOGISTICS



MATTHEWS AURORA YORK CASKET PLANT

Bennett Williams

COMMERCIAL REAL ESTATE

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York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

