

1017 N SHERMAN STREET

YORK, PA 17404

GRAHAM
ARCHITECTURAL PRODUCTS

GRAHAM
PACKAGING COMPANY

LOGISTICS

Capital
Electric
A Sonepar Company

GEODIS



SITE

±70,000 VPD

±46,000 VPD

**15,360 SF of Office / 84,475 SF
of Refrigerated Industrial**

FOR LEASE



ROBERT BEHLER | BRAD ROHRBAUGH | CHAD STINE

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This ±99,835 SF industrial facility presents a rare opportunity for manufacturing, food production, cold-chain logistics, warehousing, and distribution users seeking a large-scale operation. Situated on 7.18 acres, the building features ±84,475 SF of refrigerated industrial warehouse space and ±15,360 SF of office space, providing a functional balance of industrial and administrative areas. The facility is equipped with 12 loading docks, 2 drive-in doors, 1,200-amp 120/208V 3-phase power, and a versatile column spacing configuration of approximately 25'-23' 3" x 60'-48' 11" to accommodate a variety of operational layouts. Additional amenities include 81 on-site parking spaces and efficient loading capabilities that support high-volume distribution and production operations. The property's climate-controlled environment, substantial power capacity, and strategic industrial design make it well-suited for food and beverage users, pharmaceutical operations, advanced manufacturing, e-commerce fulfillment, and other temperature-sensitive industrial applications.



POPULATION

3 MILE- 94,698
5 MILE- 155,652
7 MILE- 220,933



EMPLOYEES

3 MILE- 51,754
5 MILE- 81,518
7 MILE- 96,449



AVERAGE HHI

3 MILE- \$90,041
5 MILE- \$107,868
7 MILE- \$108,938



HOUSEHOLDS

3 MILE- 37,012
5 MILE- 61,391
7 MILE- 87,431



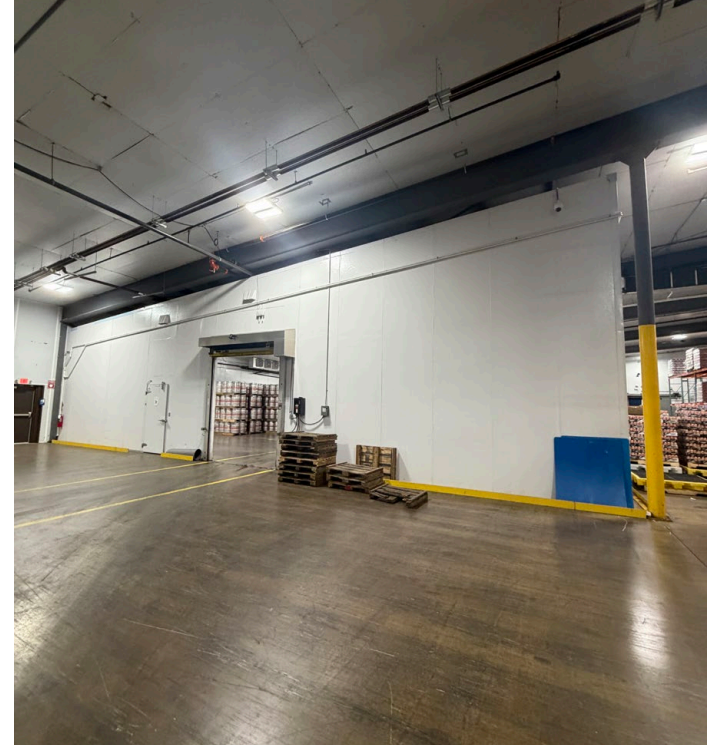
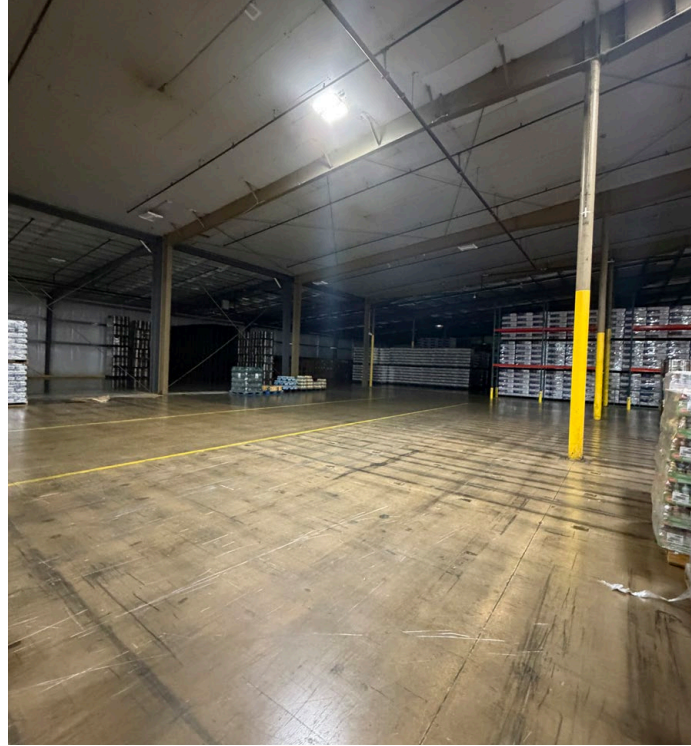


PROPERTY HIGHLIGHTS

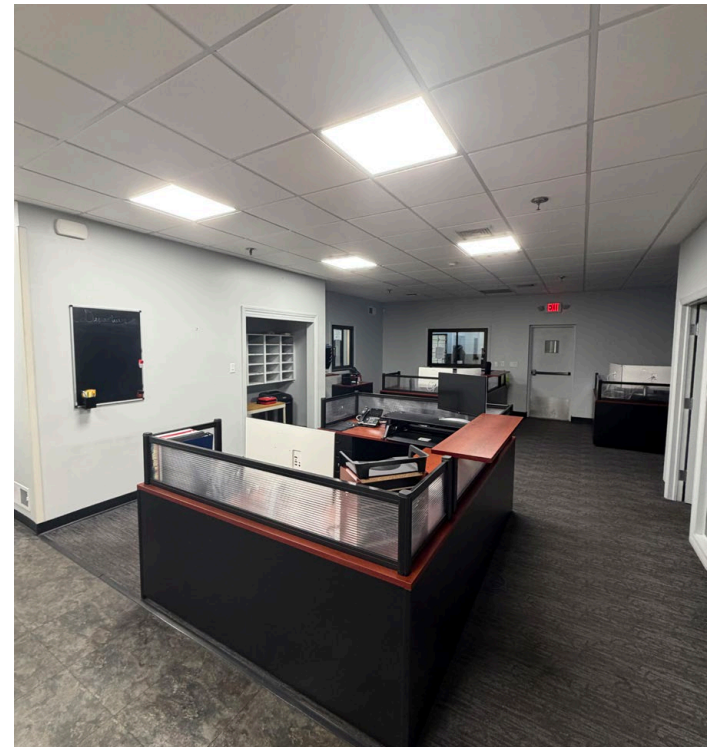
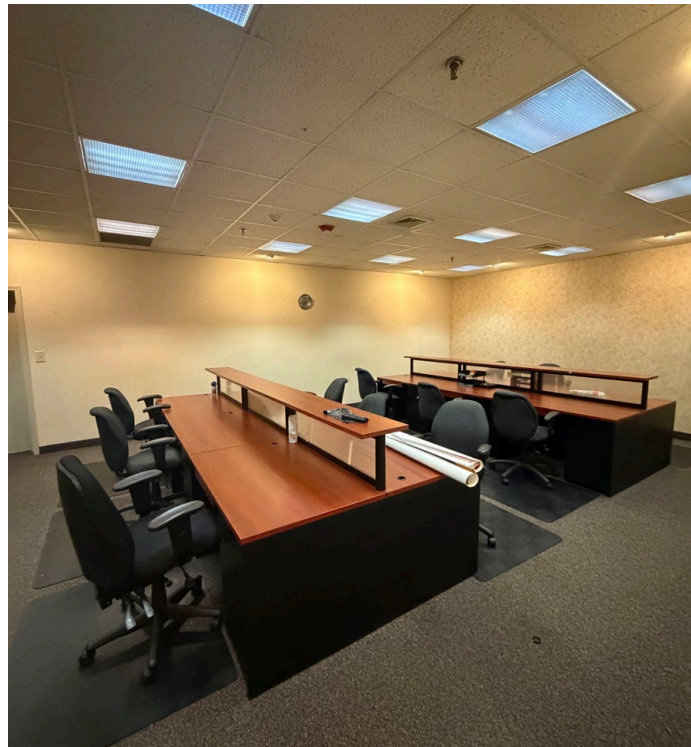
- 99,835 SF Total
- 84,475 SF of Climate Controlled Industrial
- 15,360 SF of Class A Office
- 12 Loading Docks
- 2 Drive-In Doors
- 1,200-amp 120/208V 3-phase power
- Column Spacing : 25'-23' 3" x 60'-48' 11"
- On-Site Fueling
- 7.18 AC
- 81 Parking Spaces
- Easy access to I-83 & Route 30
- I-83 Visibility
- Asking \$11.25/PSF
- Clear height is 18' 10" - 29' 6"



WAREHOUSE



OFFICE



MARKET OVERVIEW

THE CROSSROADS SHOPPING CENTER

SPROUTS FARMERS MARKET | PETSMART | theVitamin Shoppe
 OLD NAVY | FINE WINE & GOOD SPIRITS | Arby's
 INTERIORSHOME | NTB | Friendly's
 POPEYES | M&T Bank | SUBWAY

YORK GALLERIA MALL

Boscov's | Bath & Body Works | Marshalls
 AMERICAN EAGLE
 HOLLYWOOD Casino | H&M | RED ROBIN

GALLERIA WEST

Target | KOHL'S

YORK TOWN CENTER

BEST BUY | BARNES & NOBLE | ULTA
 BOB'S DISCOUNT FURNITURE | five BELOW | Burlington
 TORRID | CHIPOTLE | LONGHORN | BOOT BARN

ROUND CLOCK DINER | CVS pharmacy | Starbucks | GMC | GEODIS | Harley-Davidson | Mazda | CANDLEWOOD SUITES | Volvo | Enterprise | Jersey Mike's | Weis | ALDI | Raymour & Flanigan | The Home Depot

DUNKIN' | Burger King | Hardee's | Taco Bell | SHEETZ | GRAHAM PACKAGING COMPANY | AMZ MANUFACTURING CORP.

SITE

NORTHGATE SHOPPING CENTER

DOLLAR GENERAL | McDonald's | SHOE FLY
 infinito's | H&R BLOCK

YORK MARKETPLACE

LOWE'S | Starbucks | GIANT | FIREHOUSE SUBS
 FINE WINE & GOOD SPIRITS | CRUNCH | ROUND CLOCK DINER | SUPER SHOES | SMOOTHIE KING

YORK MALL SHOPPING CENTER

Walmart | Academy SPORTS+OUTDOORS | sam's club | T-Mobile | Applebee's | Panera BREAD | NOTHING BUTT Cakes | BUFFALO WILD WINGS | CHUCK E. CHEESE

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
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
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PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

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.

