

NEWMARK



YORK COUNTY INDUSTRIAL PARK

270 EMIG STREET

YORK, PENNSYLVANIA

PROPERTY SUMMARY



PROPERTY OVERVIEW

Just minutes from Interstate 83 in York County Industrial Park, this 31,780 SF manufacturing facility is located 20 miles from Harrisburg and less than 90 miles from Philadelphia. Offering heavy power, over 4,000 SF of office and amenity space, the property is efficiently built to accommodate manufacturing, distribution, assembly or storage needs. The warehouse features ceiling heights of 20-24', three dock-high doors, two oversize grade level doors, four 9'x10' roll up doors and LED lighting throughout. The office area includes private offices, a conference room, reception area, a break room and locker room facilities. The property also features a large truck court that could be used for additional parking or as a laydown yard with raised pads for equipment or tank storage.

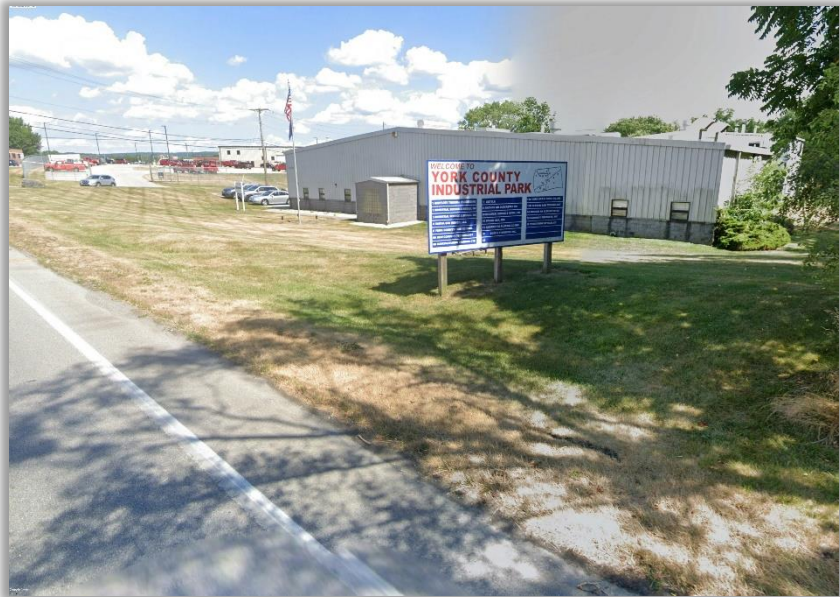
OFFERING SUMMARY

BUILDING SIZE:	31,780 SF
LOT SIZE:	3.64 Acres
PRICE:	Subject to Offers
YEAR BUILT:	1974
ZONING:	I (Industrial)

PROPERTY HIGHLIGHTS

- 20'-24' Clear Height	- Adjacent to Rail
- ±3,000 SF Main Office and a ±300 SF Shipping Office	- 5-ton Jib
- Warehouse Restrooms, Break Room and Locker Room	- LED Lighting
- ± 27,000 SF Warehouse Space	- 480V, 3 Phase +/- 4,000 Amps
- Excess Land	- (2) 9'x10' Dock High Doors with shelters

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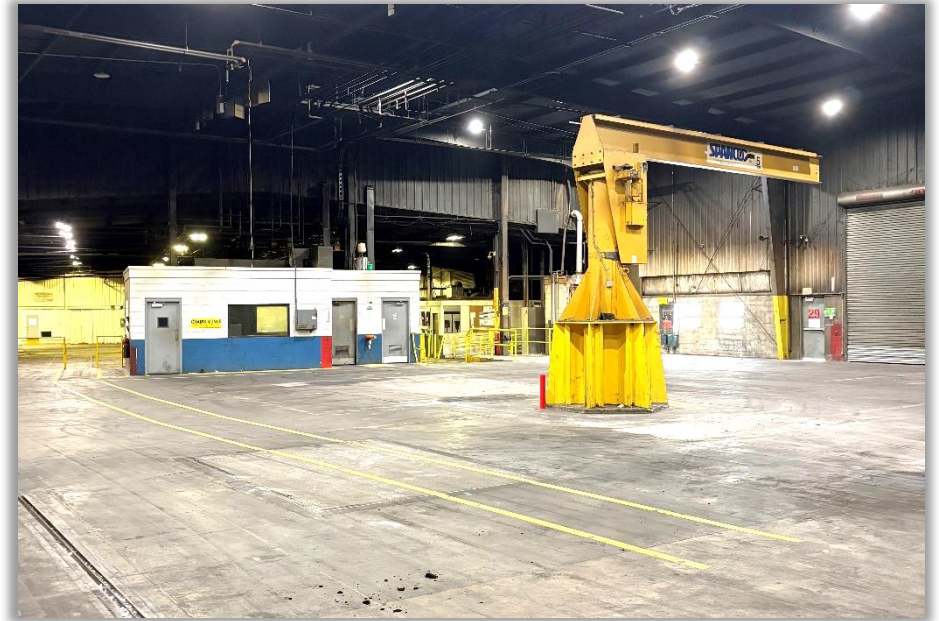
LOCATION INFORMATION

STREET ADDRESS	270 Emig Street
CITY, STATE, ZIP	York, Pennsylvania 17406
COUNTY	York
SUBMARKET	York / Hanover
PARCEL ID	36-000-LI-0001.F0-00000
CROSS-STREETS	Interstate 83 & Church Road

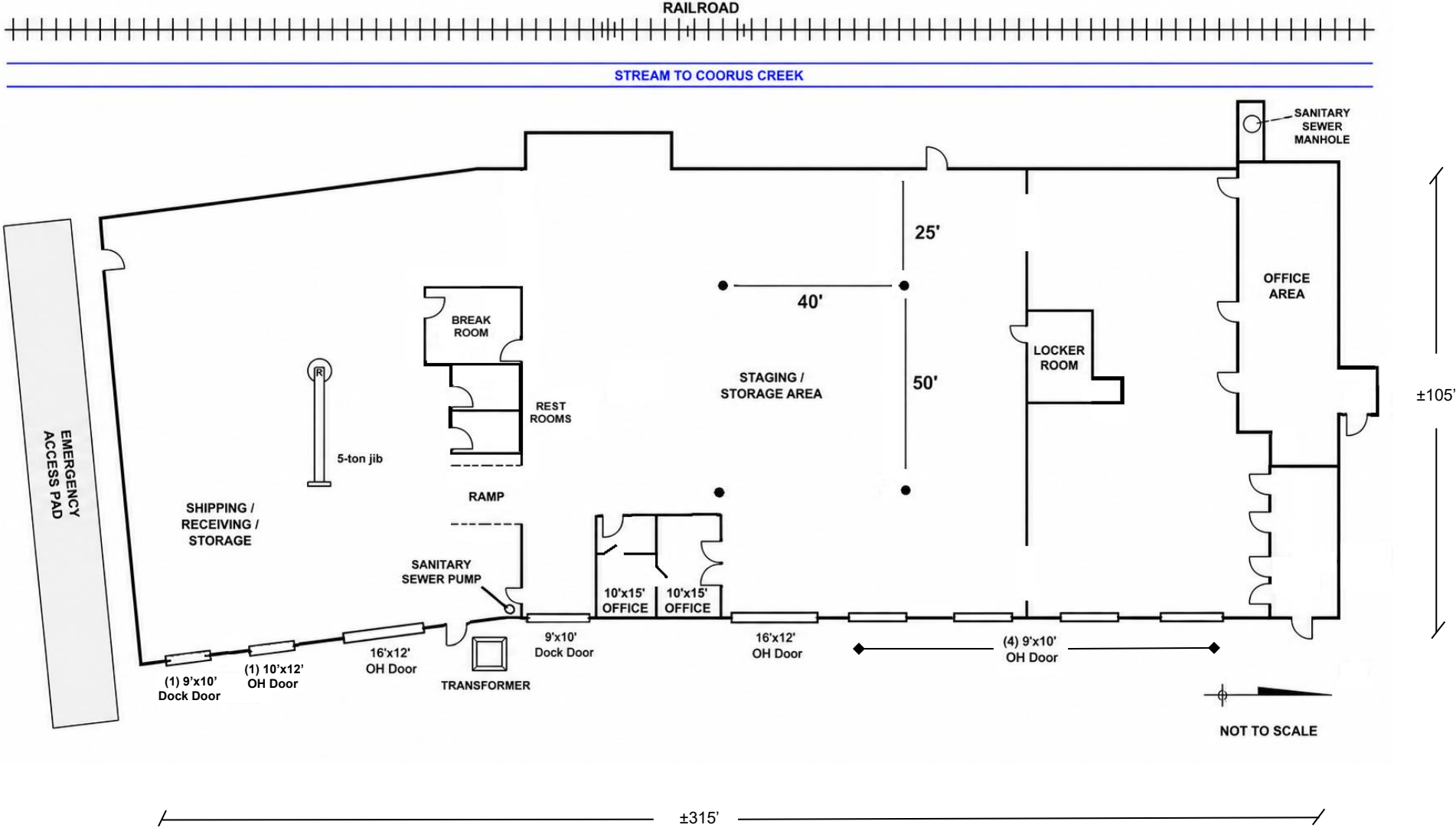
BUILDING INFORMATION

BUILDING CLASS	B
OCCUPANCY TYPE	Single
2026 PROPERTY TAXES	\$28,796.02 (\$0.90 PSF)
DOCK HIGH DOORS	Two (2) 9' x 10'
GRADE LEVEL DOORS	Five (5) 9' x 10' Two (2) 16' x 12'
CAR PARKS	20 Striped (expandable)
TRUCK COURT DEPTH	105' (expandable)

INTERIOR PICTURES



BUILDING LAYOUT



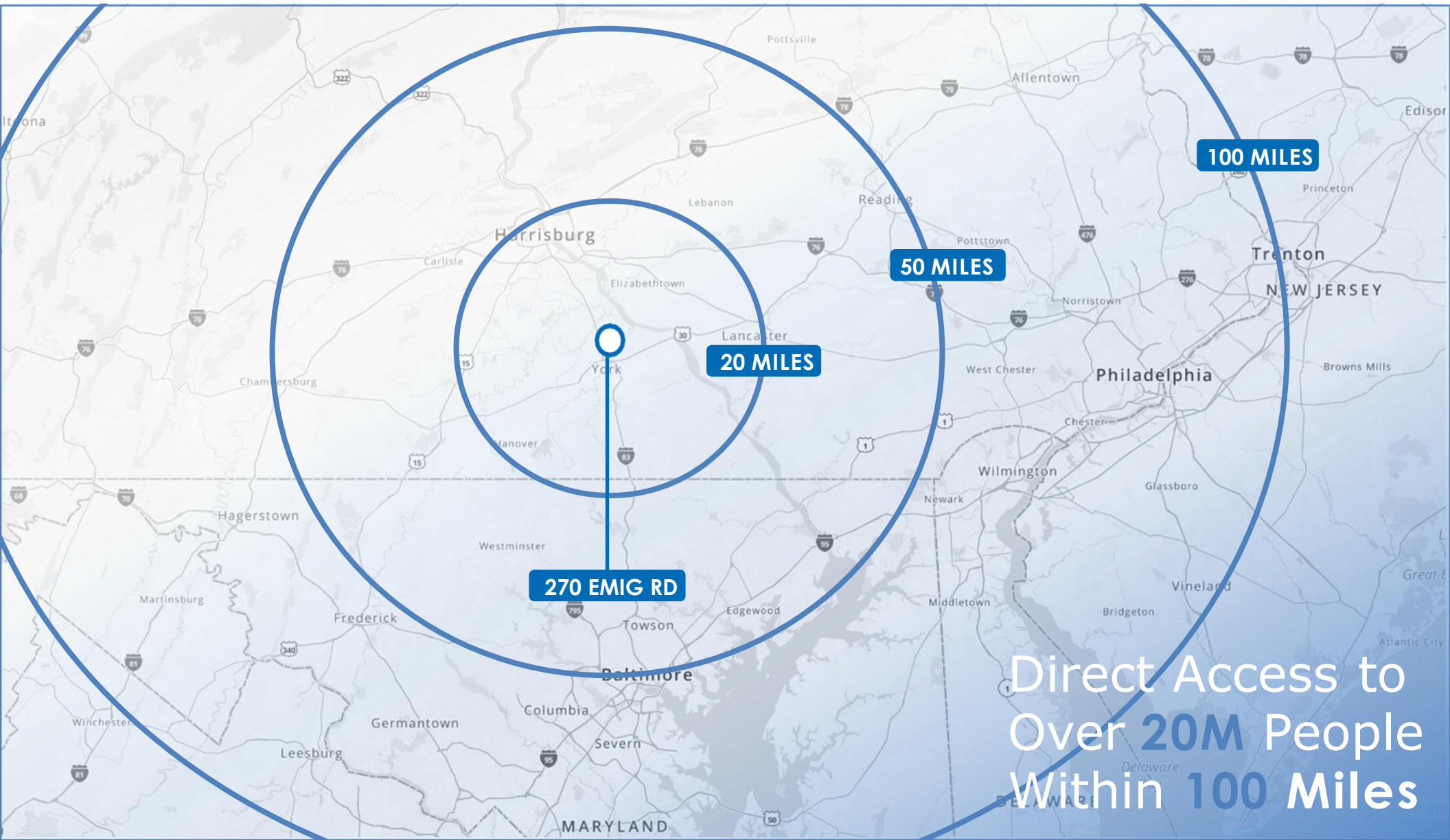
SITE PLAN



AERIAL VIEW



REGIONAL MAP





For Additional Information, Please Contact:

Tim Brogan

Senior Managing Director

NEWMARK

t +1.610.879.4507

Timothy.Brogan@nmrk.com

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