

FOR LEASE

Versatile Industrial Space

280 N. Park St. | Dallastown, PA 17313

Available SF : 2,438 -20,450

Zoning: Industrial

Dallastown Borough

York County

\$5.50 - \$6.95/SF NNN



PROPERTY HIGHLIGHTS

- ✓ Flexible layouts for warehouse, manufacturing, distribution, and contractor uses
- ✓ Drive-in or dock-high loading available for each unit
- ✓ 13'6" – 16' clear heights
- ✓ Built-out office space included in each suite
- ✓ Convenient access to Route 74, Interstate 83, and the York Market

CONTACT

Kevin A. Hodge, CCIM

717.854.5357 ext 110

khodge@ROCKrealestate.net

Damian J. Reed

717.854.5357 ext 109

dreed@ROCKrealestate.net



FOR LEASE

Versatile Industrial Space

280 N. Park St. | Dallastown, PA 17313

Available SF : 2,438 - 20,450

Zoning: Industrial

Dallastown Borough

York County

\$5.50 - \$6.95/SF NNN



PROPERTY INFORMATION

Acreage	1.38
Number of Stories	2
Year Built	Varies
Total GLA	23,789
Roof Construction	Metal/Rubber
Heat Type & Fuel	Gas, Modine
Air Conditioning	Some Areas
Floor Construction	Concrete
Ceiling Height	14'
Daily Traffic Count	5,973 on Lombard Rd.
Parking	14
Power	200A/480V/3Phase
Docks	1 – 8' X 8'
Drive-Ins	1 – 16' X 12'

GENERAL INFORMATION

Parcel ID	67-56-000-02-0209-C0-00000
Availability	Lease Commencement
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

Strategically positioned in the heart of Dallastown's established industrial corridor, this location offers access to major transportation routes and regional markets. The property is located just one-quarter mile from Route 74 and approximately four miles from Interstate 83, providing convenient north-south connectivity throughout South Central Pennsylvania and direct access to the broader Mid-Atlantic distribution network.

NOTES

Position your business in one of southern York County's most versatile industrial locations. This property offers multiple industrial/flex suites designed to accommodate a variety of manufacturing, warehouse, distribution, contractor, and service-related operations. Tenants benefit from a functional combination of office and warehouse space, with each suite offering either drive-in or dock-high loading access.

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	\$1.75/SF
Electric	Tenant
Gas	Tenant
Water	Tenant - OE
Sewer	Tenant - OE
Refuse	Tenant
Janitorial	Tenant
HVAC Maint.	Tenant - OE
Repairs Int.	Tenant
Repairs Ext.	Tenant - OE
Roof/Structure	Tenant - OE
Lawn/Snow	Tenant - OE
Parking Maint.	Tenant - OE
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



Photos – Suite 1 – 2,438 SF

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
ROCKrealestate.net





Photos – Suite 2 – 2,605 SF

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
ROCKrealestate.net





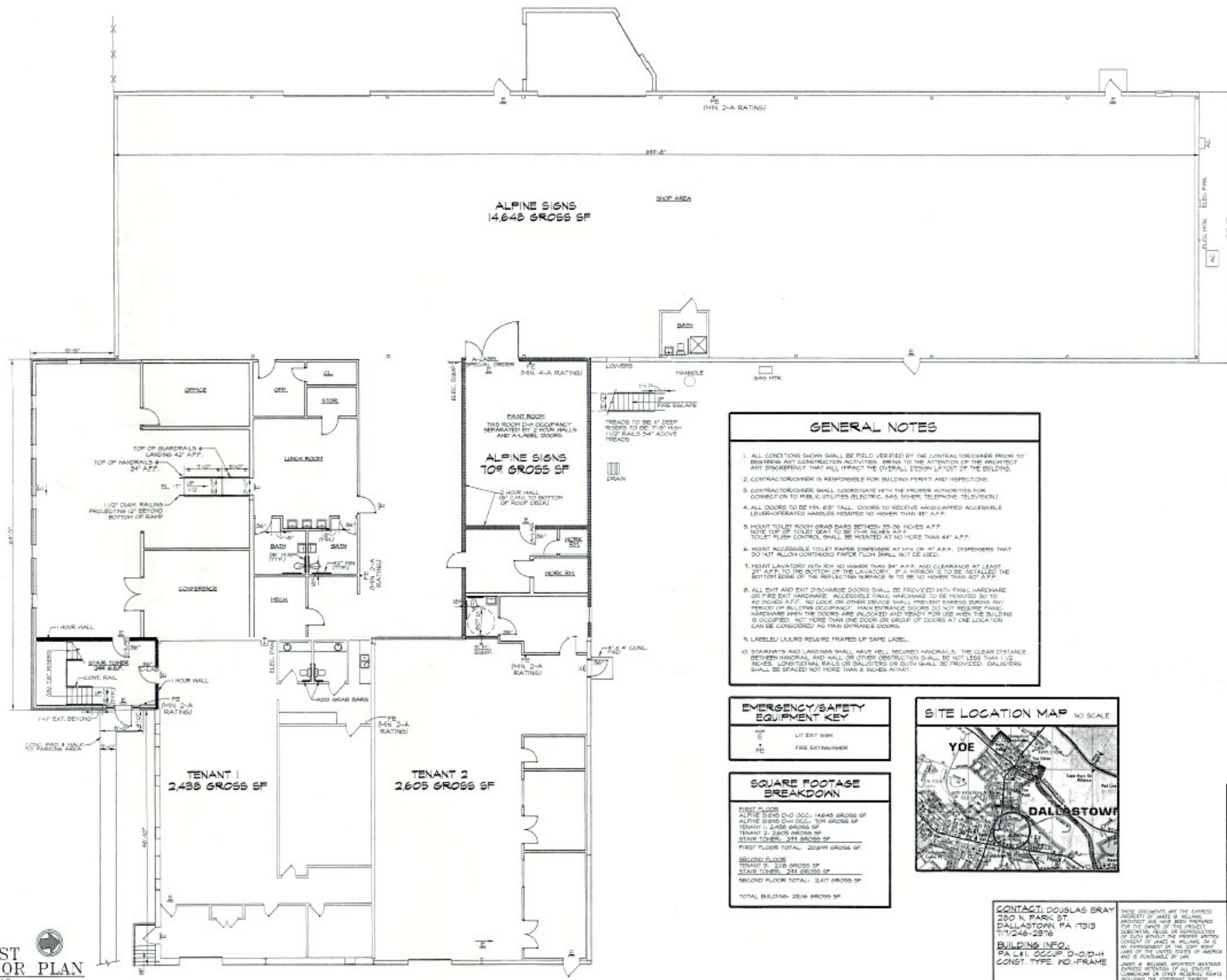
Photos – Suite 4 – 15,357 SF

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
ROCKrealestate.net





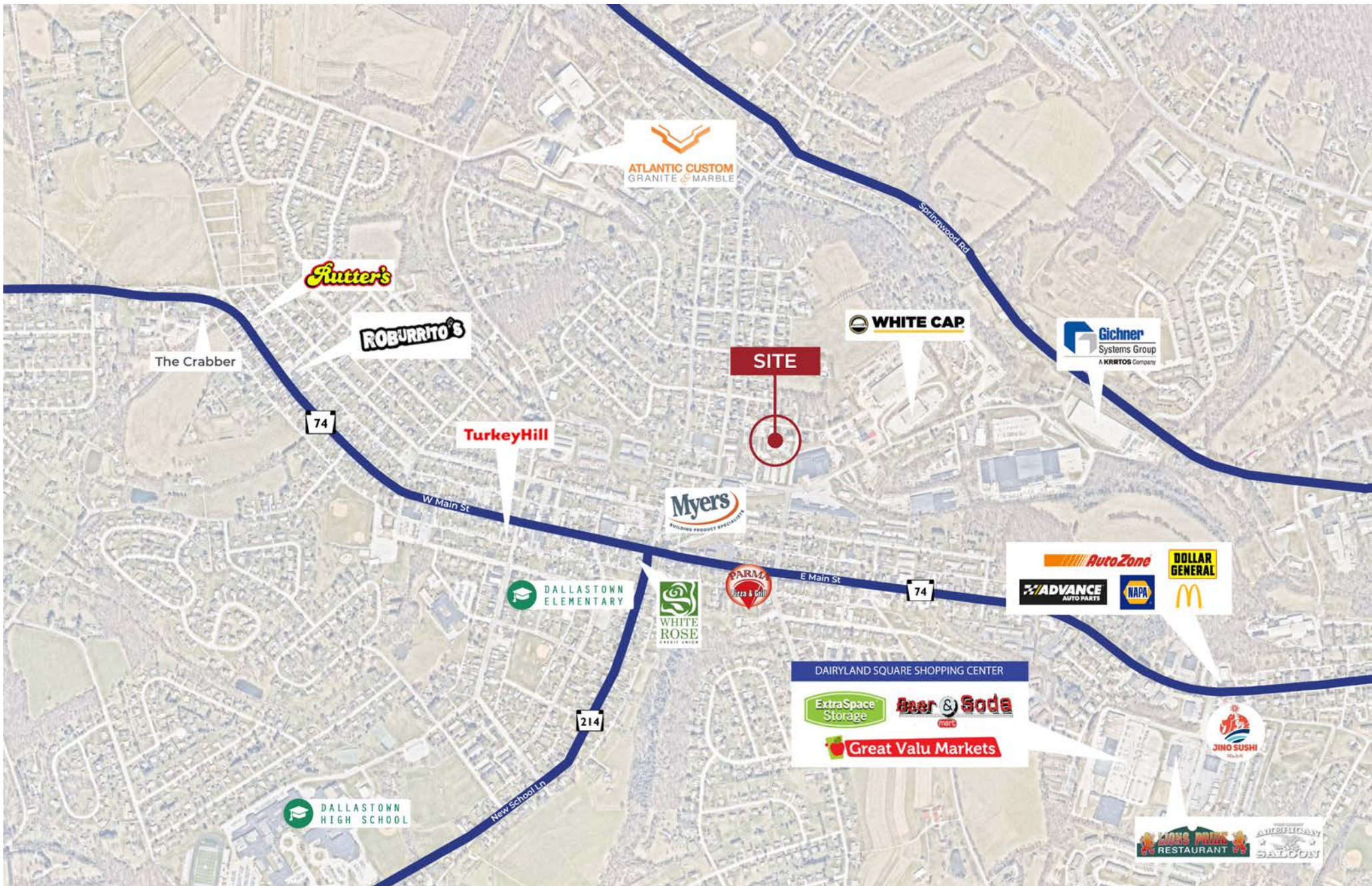
Floor Plan

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
ROCKrealestate.net

ROCK
COMMERCIAL REAL ESTATE



Aerial View

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
ROCKrealestate.net

ROCK
COMMERCIAL REAL ESTATE