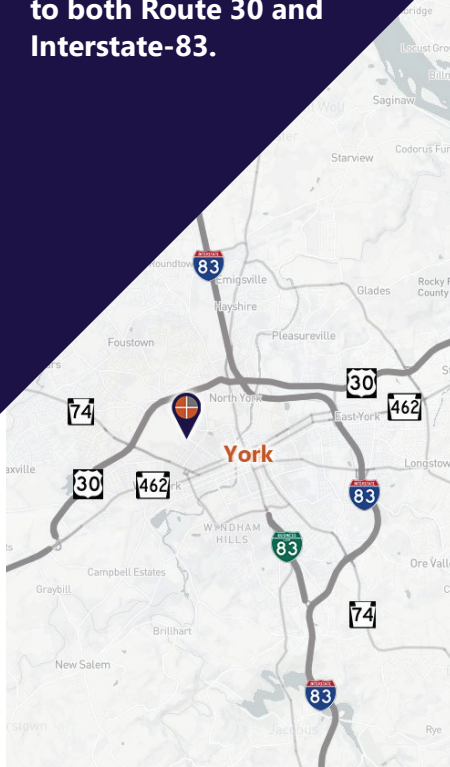


FOR SALE

7,220 +/- SF industrial building
available with easy access
to both Route 30 and
Interstate-83.



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INDUSTRIAL BUILDING

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Route 30 via Roosevelt Ave.	0.90	2.00
Interstate 83 - Route 30 Interchange	2.60	7.00
PA Turnpike - Harrisburg West Interchange	20.60	29.00
Route 30/Route 283 Split	25.70	30.00
Harrisburg International Airport	30.10	37.00
Interstate 83/Interstate 81 Split	30.40	37.00

Demographics	908 Roosevelt Ave. York, PA		
	1 mile	3 miles	5 miles
Total Population	9,561	68,258	118,418
Population Density (Pop per Sq. Mile)	6,890.6	4,320.1	2,581.1
Total Households	3,739	26,371	46,308
Per Capita Income	\$23,202	\$24,602	\$32,527
Average Household Income	\$57,994	\$63,350	\$83,022
Total (SIC01-99) Businesses	274	3,028	4,933
Total (SIC01-99) Employees	3,883	45,596	72,343

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Great industrial building available in York!

Property consists of 6,000 +/- SF of industrial/warehouse/shop space and 1,220 +/- SF of office space. The warehouse is accessible by two (2) drive-in doors. Drive-ins provide access for loading/off-loading and additional utility. On-site parking, suitable for employee parking, service vehicles or small fleet. Site was formerly Jenkins Precision Grinding.

Roosevelt Ave. provides easy access to both US Route 30 and Interstate-83.

PROPERTY DETAILS

- Total Building Size:..... 7,220 +/- SF
- Sale Price:\$425,000
- Industrial Type:..... Industrial
- Zoning: UN2 - Urban Residential
- Land/Lot Size: 0.48 acres
- Date Available:.....Upon Settlement
- Warehouse Space SF:..... 6,000 +/- SF
- Office Space SF: 1,220 +/- SF
- Parking:.....On-Site, 10 +/- spaces
- Year Built:..... 1948
- Annual Taxes: \$12,997
- Topography: Flat
- Roof Type: Rubber
- Roof Age:..... 2020
- Construction:.....Masonry
- Ceiling Height:..... 14 ft. +/-
- Drive-In Doors:.....2
- Heating:.....Gas
- Cooling:.....Central Air in Office Area
- Electric:600 amps, 440V, 3 phase
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- Roosevelt Ave.: 9,774 VPD
- US Route 30/Loucks Rd.:47,540 VPD
- Carlisle Ave./Route 74:20,142 VPD

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ESTABLISHED REGIONAL AREA MAP

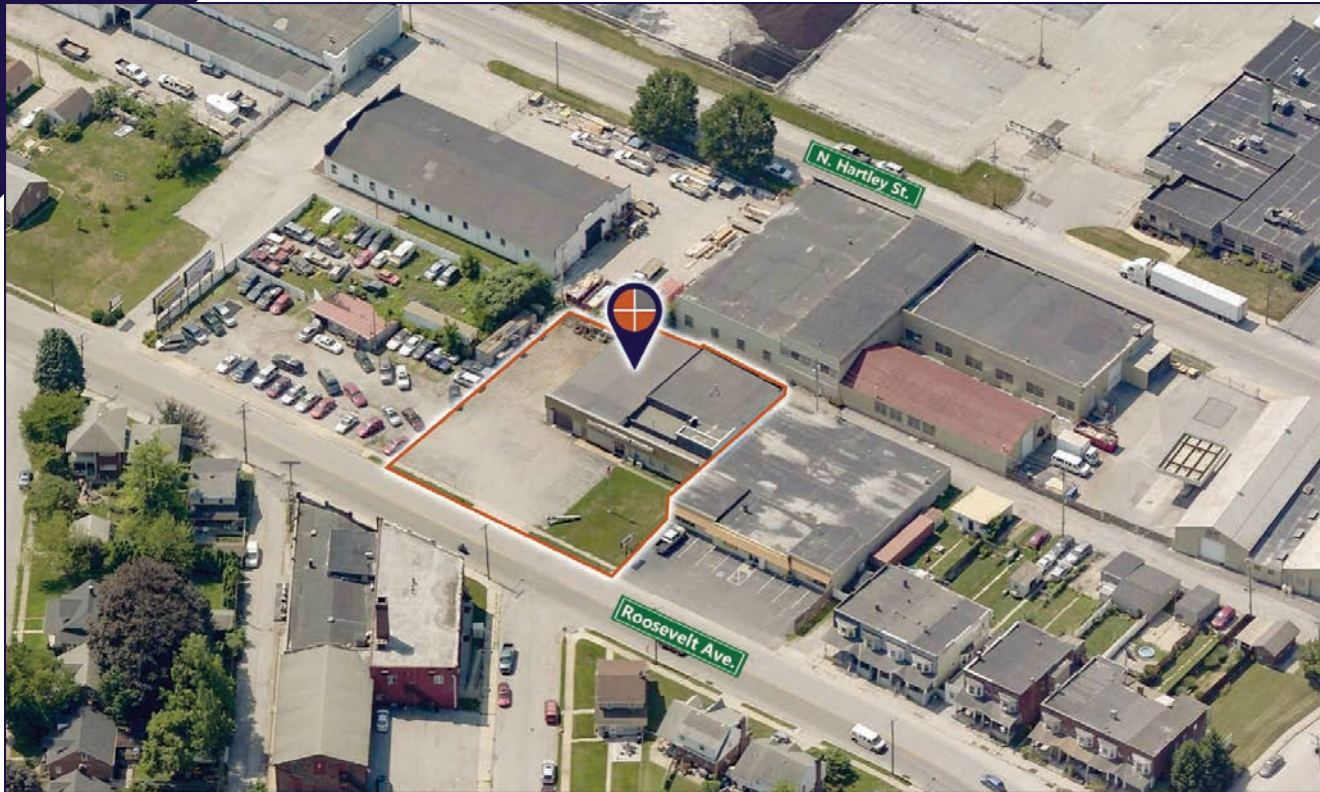


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AERIAL PHOTO & BUILDING PHOTOS



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