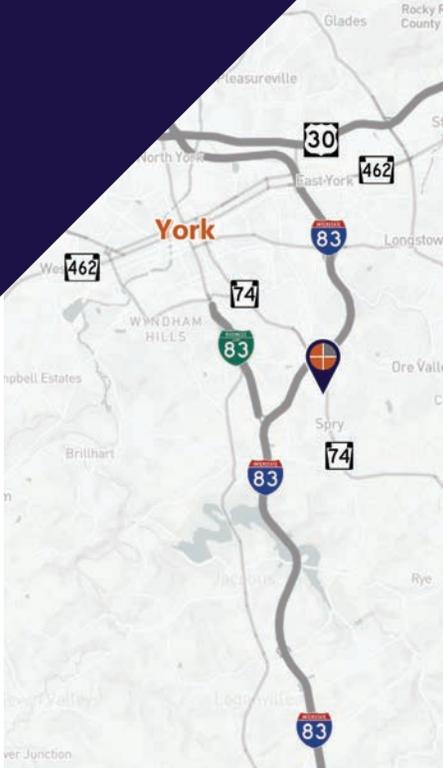


FOR LEASE

Industrial warehouse/flex space available in the Acco Business Park with easy access to I-83.



Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

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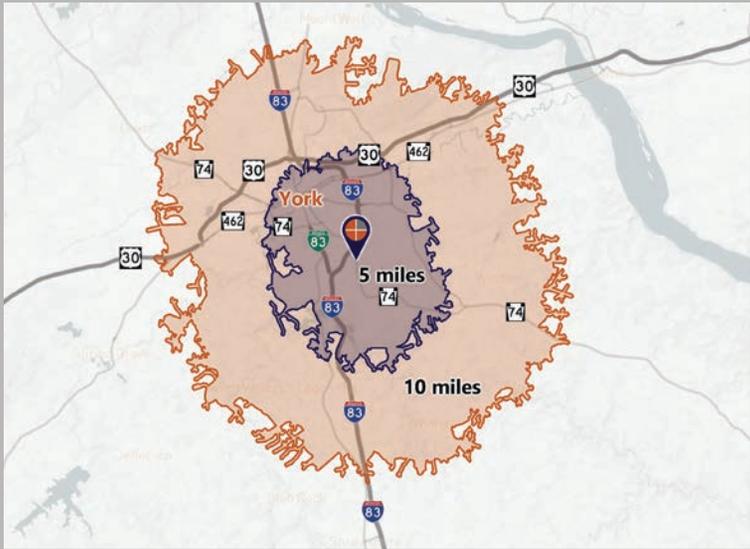
INDUSTRIAL WAREHOUSE/FLEX SPACE

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83	0.70 miles	3.00 min.
Interstate 83/Route 30 Split	6.1 miles	8.00 min.
PA Turnpike - Harrisburg West Interchange	24.1 miles	26.00 min.
Route 30/Route 283 Split	26.0 miles	31.00 min.
Harrisburg International Airport	33.6 miles	36 min.
Interstate 83/Interstate 81 Split	35.2 miles	40 min.
Interstate 83/Interstate 695 Split	39.8 miles	38 min.

Demographics	75 Acco Drive York, PA 5 miles	10 miles
Total Population	102,171	221,450
Population Density (Pop per Sq. Mile)	2,461.9	1,172.0
Total Households	39,526	86,083
Per Capita Income	\$32,999	\$35,990
Average Household Income	\$84,634	\$92,081
Total (SIC01-99) Businesses	4,106	7,903
Total (SIC01-99) Employees	56,277	112,283

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Industrial space available in the Acco Business Park at 75 Acco Drive in York, PA. This business park, located just off S. Queen St./Route 74, offers easy access to Interstate-83. Warehouse/flex space complete with loading docks and drive-in doors. Ideal location for contractors, wholesalers and warehouse uses.

Space available located in either Building A or B. Suite A 3 is 3,000 SF with storefront windows and a single loading dock to the rear. Suite B 8-9 is 10,950 SF, and has four (4) loading docks and two (2) drive-in doors.

PROPERTY DETAILS

- Total Building Size:.....91,500 SF
- Lease Rate:.....\$7.25/SF/NNN
- Lease Terms:Negotiable
- NNN Cost (Est.).....\$1.65/SF
- Zoning: Industrial
- Land/Lot Size: 5.39 Acres
- Year Built:..... 1975
- Parking:.....On-Site, Paved, Shared
- Ceiling Height:..... 17.5 ft.
- Heating:.....Gas Modine
- Water/Sewer:.....Public

AVAILABLE SPACE

- Suite B 8-9.....10,950 SF
 - Loading Docks:4
 - Drive-In Doors:.....2
- Suite A 3..... 3,000 SF
 - Loading Docks:1

TRAFFIC COUNTS

- S. Queen St./Route 74: 13,498 VPD
- Interstate-83:.....55,949 VPD

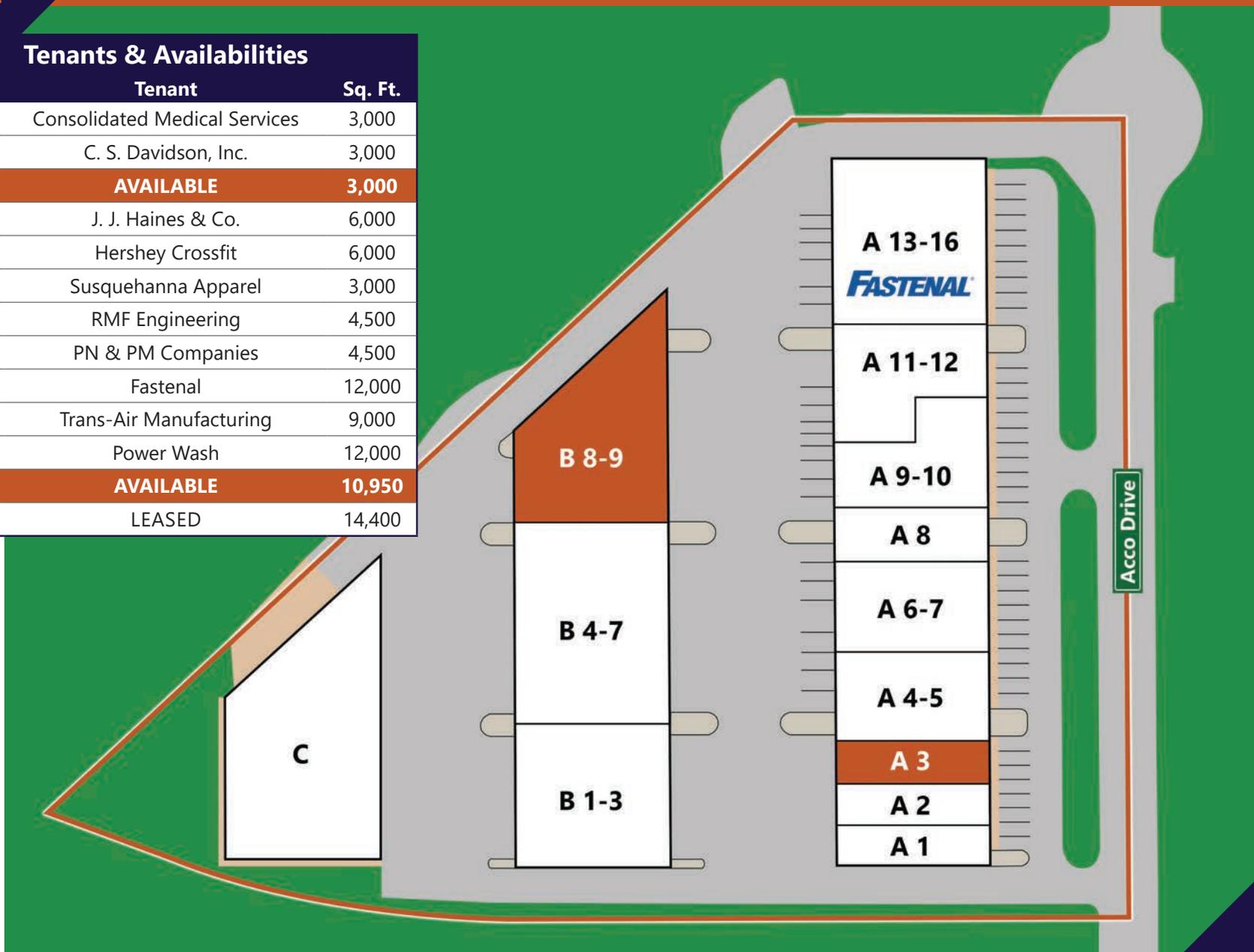


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SITE PLAN | ACCO DRIVE

Tenants & Availabilities

Suite #	Tenant	Sq. Ft.
A 1	Consolidated Medical Services	3,000
A 2	C. S. Davidson, Inc.	3,000
A 3	AVAILABLE	3,000
A 4-5	J. J. Haines & Co.	6,000
A 6-7	Hershey Crossfit	6,000
A 8	Susquehanna Apparel	3,000
A 9-10	RMF Engineering	4,500
A 11-12	PN & PM Companies	4,500
A 13-16	Fastenal	12,000
B 1-3	Trans-Air Manufacturing	9,000
B 4-7	Power Wash	12,000
B 8-9	AVAILABLE	10,950
C	LEASED	14,400



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ESTABLISHED REGIONAL COMPETITION MAP



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SUITE B 8-9 | OVERVIEW & INTERIOR PHOTOS

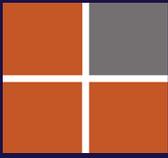


SUITE OVERVIEW

- Available Space 10,950 SF
- Loading Docks: 4
 - Drive-In Doors: 2



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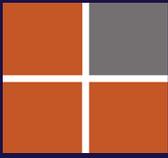


AERIAL DRONE & BUILDING PHOTOS



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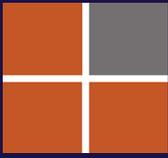


AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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