

## INDUSTRIAL BUILDING AVAILABLE

Manchester Township | York County

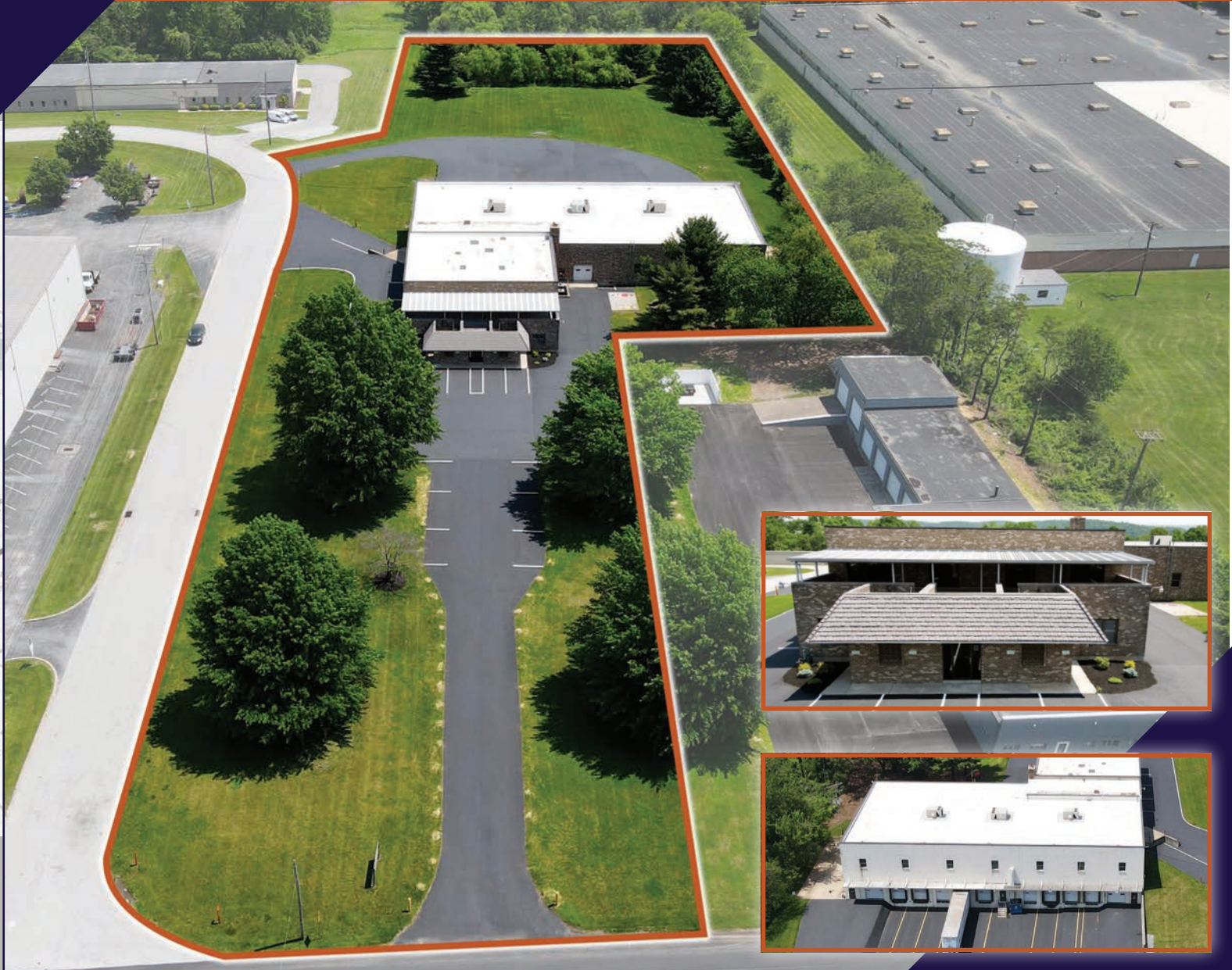
3445 Board Rd. York, PA 17406

### FOR LEASE

34,304 SF industrial building  
available in desired area  
of York. Located close  
to I-83 and Route 30.



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

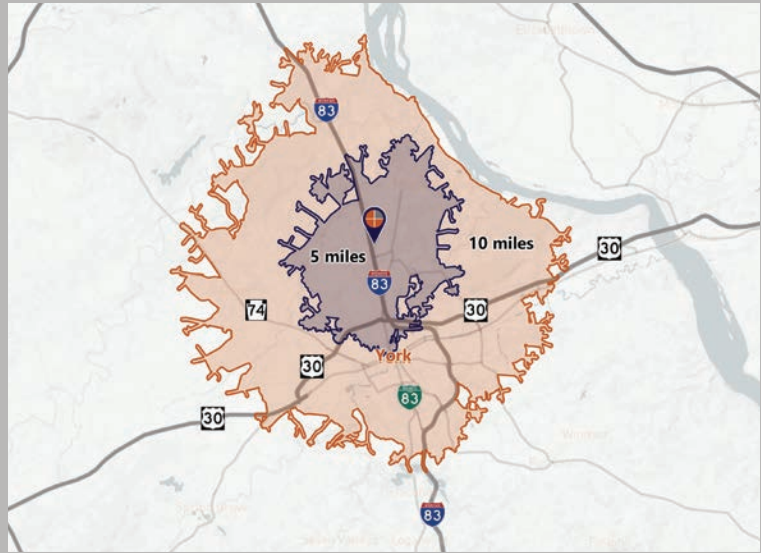


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## DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83 Exit 24	0.7	4.0
Interstate-83 / Route 30 Split	3.7	8.0
PA Turnpike Harrisburg West	16.1	20.0
Harrisburg International Airport	25.6	29.0
Interstate-83 / Interstate-81 Split	26.1	33.0
Baltimore / Washington International Airport	71.0	70.0
3445 Broad Rd. York, PA		
Demographics	5 miles	10 miles
Total Population	47,067	198,764
Population Density (Pop per Sq. Mile)	1,301.0	1,279.5
Total Households	18,396	76,707
Per Capita Income	\$34,108	\$30,995
Average Household Income	\$87,308	\$79,570
Total (SIC01-99) Businesses	1,620	6,847
Total (SIC01-99) Employees	30,087	107,795
Total (SIC01-99) Sales (\$000)	\$6,299,633	\$17,788,868

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Industrial building with 34,304 SF, which includes 4,352 SF of finished office space, in a highly desired industrial area of York County. Easy access to both I-83 and US Route 30. The building is on a large lot and can be utilized for outside storage. The available space is divided between two separate floors. The first floor is 17,152 SF with one (1) loading dock and two (2) drive-in doors. The ground floor is also 17,152 SF, and has nine (9) loading docks and two (2) drive-in doors. There is a freight elevator to move material between floors.

## PROPERTY DETAILS

- Total Building Size:.....34,304 SF
  - Lease Rate:.....\$5.25/SF/NNN
  - Est. NNN Costs:.....\$1.57/SF
  - Lease Terms:.....Negotiable
  - First Floor Size:.....17,152 SF
  - Ground Floor Size:.....17,152 SF
  - Zoning:.....Industrial
  - Land/Lot Size:.....4.9 acres
  - Parking:.....24 spaces
  - Annual Taxes:.....\$29,584
  - Heating:.....Gas
  - Cooling:.....Central Air
  - Electric:.....1,200 amp / 480 volt
  - Water/Sewer:.....Public
  - Roof Type:.....Rubber
  - Construction:.....Masonry
  - Ceiling Height:.....Various, 14', 16'
  - Year Built:.....1977
- First Floor
- Loading Docks:.....1
  - Drive-In Doors:.....2
- Ground Floor
- Loading Docks:.....9
  - Drive-In Doors:.....2

## TRAFFIC COUNTS

- Board Road:.....9,901 VPD
- Church Road/Route 238:.....10,276 VPD
- Interstate-83:.....50,320 VPD

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# AERIAL DRONE PHOTOS



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