SALE PRICE
$2,050,000

25,980 SF±
INDUSTRIAL BUILDING

OWNER-USER | MANUFACTURING | WAREHOUSE

255 N Pleasant Avenue, Dallastown, PA 17313
Dallastown Borough | York County



25,980 SF
Total Building Area

1.67±
Acres

31 Spaces
On-Site Parking

11'-14'
Clear height

EXCLUSIVELY LISTED BY:

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1018 North Christian Street
Lancaster, PA 17602

INDUSTRIAL
OPPORTUNITY

Located in Dallastown, Pennsylvania, this approximately 25,980 SF industrial building offers a combination of production, manufacturing, warehouse, and office space. The facility includes a 2,640 SF office area, a 12,340 SF production/manufacturing area, and an 11,000 SF warehouse addition completed in 2014, providing additional space for storage and daily operations.

The property is well maintained and move-in ready, featuring 480V, three-phase electrical service and a sprinkler system throughout the building. Ceiling heights vary by area, with approximately 9′ in the offices, 11′ in the production/manufacturing area, and 14′ in the warehouse, supporting a variety of industrial uses.



PROPERTY SUMMARY

Sale Price	$2,050,000
Total Building Size	25,980 SF
Land/Lot	1.67± Acres
Zoning	(IG) & (R-T)
Parking	31 On-Site Spaces
Year Built	1968 with 2014 Addition
Date Available	Settlement
Cooling	Air Conditioning in Office
Electrical	3-Phase, 480 Volt Power
Drive-In Doors	1
Clear Height	11′-14′
Roof Type	Rubber
Construction	Masonry
Water & Sewer	Public
Sprinklers	Yes

PROPERTY HIGHLIGHTS

- 12,340 SF Production Area
- 2,640 SF Office Space
- 11,000 SF Warehouse Area
- 31 On-Site Parking Spaces
- One Large Drive-In Door (12′ x 31′)
- 11′–14′ Clear Height
- Sprinkler System Throughout
- 3-Phase, 480 Volt Power
- Well-Maintained, Move-In-Ready Facility

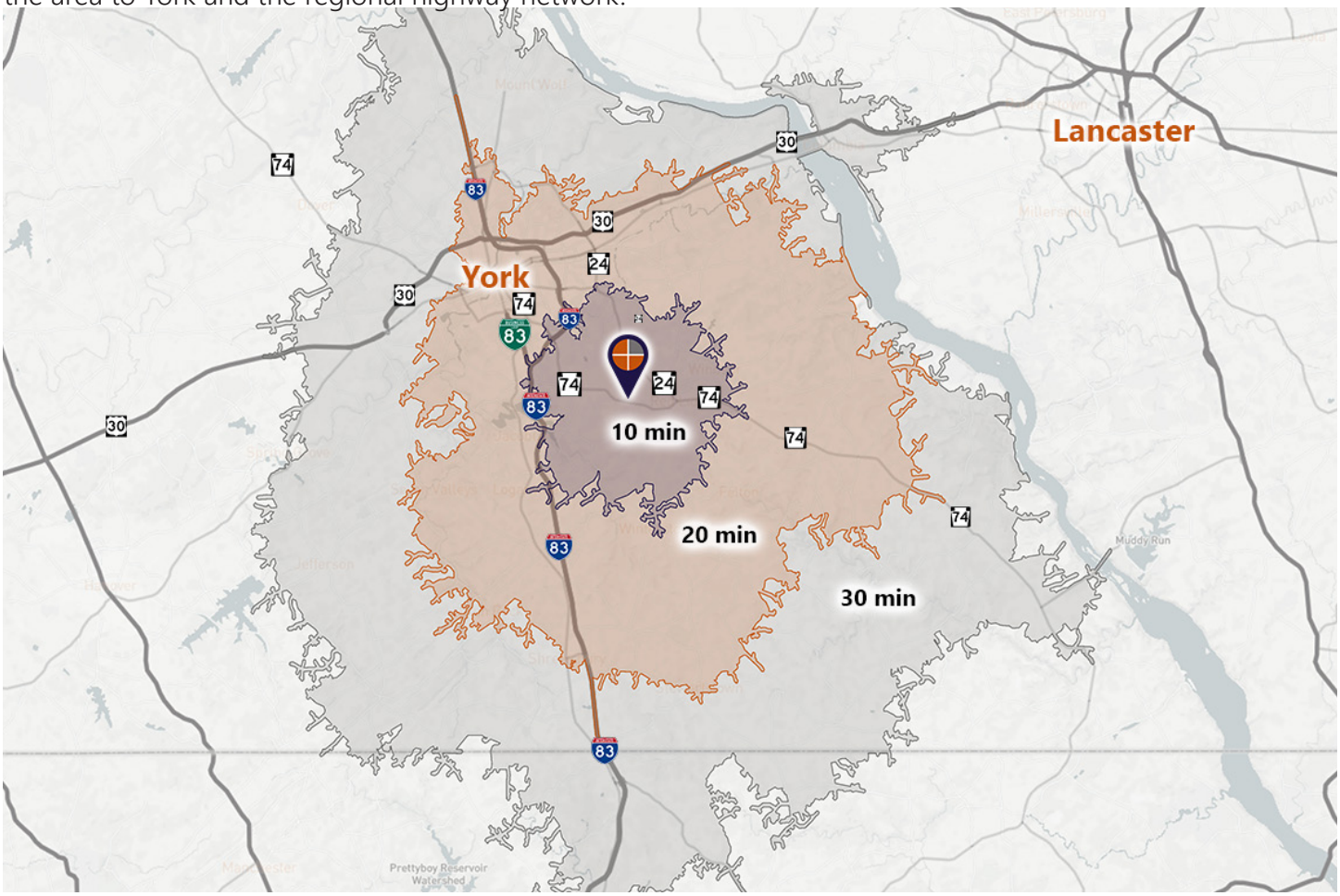
TRAFFIC COUNTS

Lombard St	7,013 VPD
Main St / 74	17,930 VPD

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

REGIONAL ACCESS & MARKET REACH

Strategically positioned in Dallastown Borough, the property offers access to York County's employment base, local commercial corridors and the broader south-central Pennsylvania market. Nearby routes connect the area to York and the regional highway network.



10/20/30 MINUTE MARKET REACH

PA Route 74
5 min | 0.2 miles
Regional connection to York

Interstate 83
9 min | 4 miles
North–south highway access

York, PA
12 min | 6.5 mi
Regional employment and business center

Local Industrial Market
York County industrial market access.

Dual Frontage
N Pleasant Ave and N Lombard St

Regional Workforce
179,831 Employed Residents Within 30 Minutes

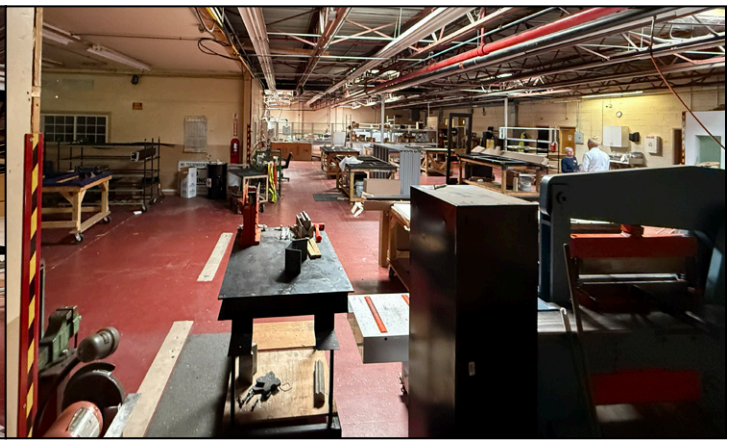
Market Reach from Site	10 minutes	20 minutes	30 minutes
Total Population	49,190	203,205	353,138
Population Density (Per Sq. Mile)	1,210.2	854.6	601.6
Total Daytime Population	40,453	196,386	334,890
Total Households	19,996	80,780	139,229
Per Capita Income	$42,337	$39,906	$42,106
Average Household Income	$104,725	$100,903	$106,179
Average Disposable Income	$80,716	$77,647	$81,517
Aggregate Disposable Income	$1.61 B	$6.3 B	$11.35 B
Total Businesses (NAICS)	1,182	6,683	10,450
Employed Population 16+	25,844	102,996	179,831
Annual Budget Expenditures	$1.8 B	$6.9 B	$12.6 B
Retail Goods	$567.9 M	$2.2 B	$4.02 B

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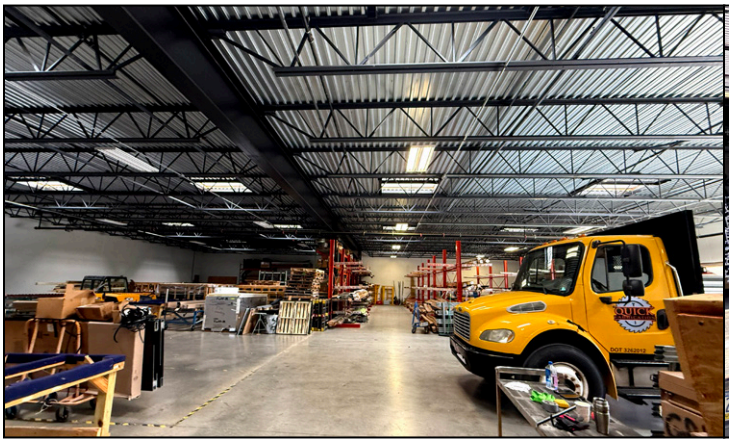
FLEXIBLE OPERATIONS

A combination of production, warehouse, and office areas supports manufacturing, storage, and day-to-day business operations within one property.

PRODUCTION SPACE | 12,340 SF

WAREHOUSE SPACE | 11,000 SF




OFFICE SPACE | 2,640 SF




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MARKET OVERVIEW



ESTABLISHED BUSINESS CORRIDOR

Located in Dallastown Borough, the property is surrounded by a mix of commercial services, established businesses, and community amenities. PA Route 74 provides a connection to the surrounding York County market, supporting access for employees, customers, and business operations.

ZONED I-G & R-T
INDUSTRIAL-GENERAL AND RESIDENTIAL-TOWN

Dallastown Borough
York County, PA

All uses are subject to borough zoning requirements and buyer verification.

FUNCTIONAL FOR A RANGE OF INDUSTRIAL OPERATIONS

The property is listed with both Industrial-General and Residential-Town zoning. The I-G district is intended to support industrial development and includes uses such as industrial activities, contractor offices or shops, and business or professional offices. The property's zoning designations may affect which uses are permitted on each parcel.

Prospective buyers should verify parcel boundaries, permitted uses, and any required approvals with Dallastown Borough before proceeding with a proposed use.

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