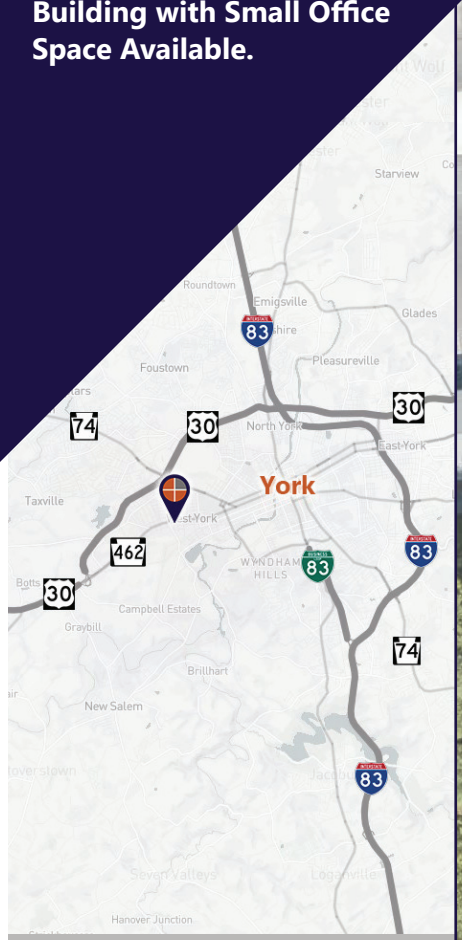
TRUE Commercial Real Estate LLC

Industrial Warehouse Building

West Manchester & West York Borough | York County 1880 W. Mason Ave. York, PA 17403

For Lease

4,545 SF Industrial Warehouse Building with Small Office Space Available.



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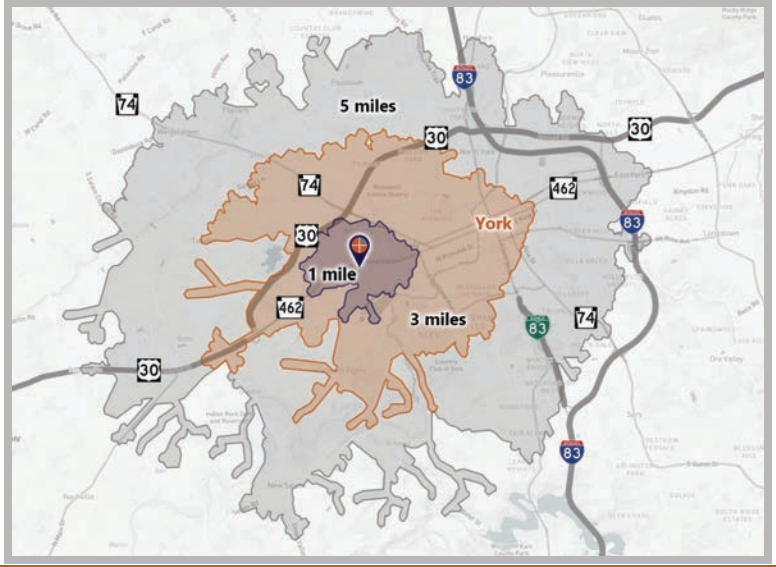
Industrial Warehouse Building

DEMOGRAPHICS

Variable	1880 W. Mason Ave. York, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	7,725	52,277	107,405
Population Density (Pop per Sq. Mile)	4,293.5	3,645.0	2,331.0
Total Daytime Population	8,219	61,155	121,977
Total Households	3,236	20,268	41,854
Per Capita Income	$27,480	$24,374	$30,808
Average Household Income	$65,824	$63,147	$78,799
Average Disposable Income	$53,497	$50,141	$61,628
Aggregate Disposable Income	$173,115,419	$1,016,254,617	$2,579,385,444
Total (SIC01-99) Businesses	391	2,329	4,359
Total (SIC01-99) Employees	4,745	32,378	63,085
Total (SIC01-99) Sales ($000)	$633,320	$4,072,149	$9,281,082
Annual Budget Expenditures	$184,498,841	$1,110,482,451	$2,843,253,335
Retail Goods	$55,924,368	$329,883,651	$853,412,499

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This well-maintained industrial warehouse space offers an ideal solution for users seeking clean, functional space in a convenient West York location. The building features four drive-in doors, including two oversized 14′ x 12′ doors and two additional 10′ x 10′ doors, providing excellent accessibility and efficient loading capabilities.

The warehouse is in excellent condition, making it suitable for a variety of industrial uses such as warehousing, distribution, or light manufacturing. A small, dedicated office area is included, allowing for seamless on-site administrative operations.

Conveniently located with easy access to surrounding roadways and local amenities, this property presents a high-quality leasing opportunity in a desirable industrial market.

PROPERTY DETAILS

- Buildings Total GLA: .....15,274± SF
- Available Space: .....4,545± SF
- Lease Rate: $7.00/SF/NNN
- Lease Terms: .....Negotiable
- NNN Costs: $2.60/SF
- Land/Lot Size: .....1.33 acres
- Zoning: .....Commercial
- Date Available: ..... February 1, 2026
- Year Built: 1952
- Topography: .....Flat
- Roof Type: ..... Various
- Construction: ..... Various
- Drive-In Doors: 4
- Water: .....Public
- Sewer: .....Public

TRAFFIC COUNTS

- W. Market St./Route 462: .....10,553 VPD
- Hokes Mill Rd.: ..... 7,438 VPD

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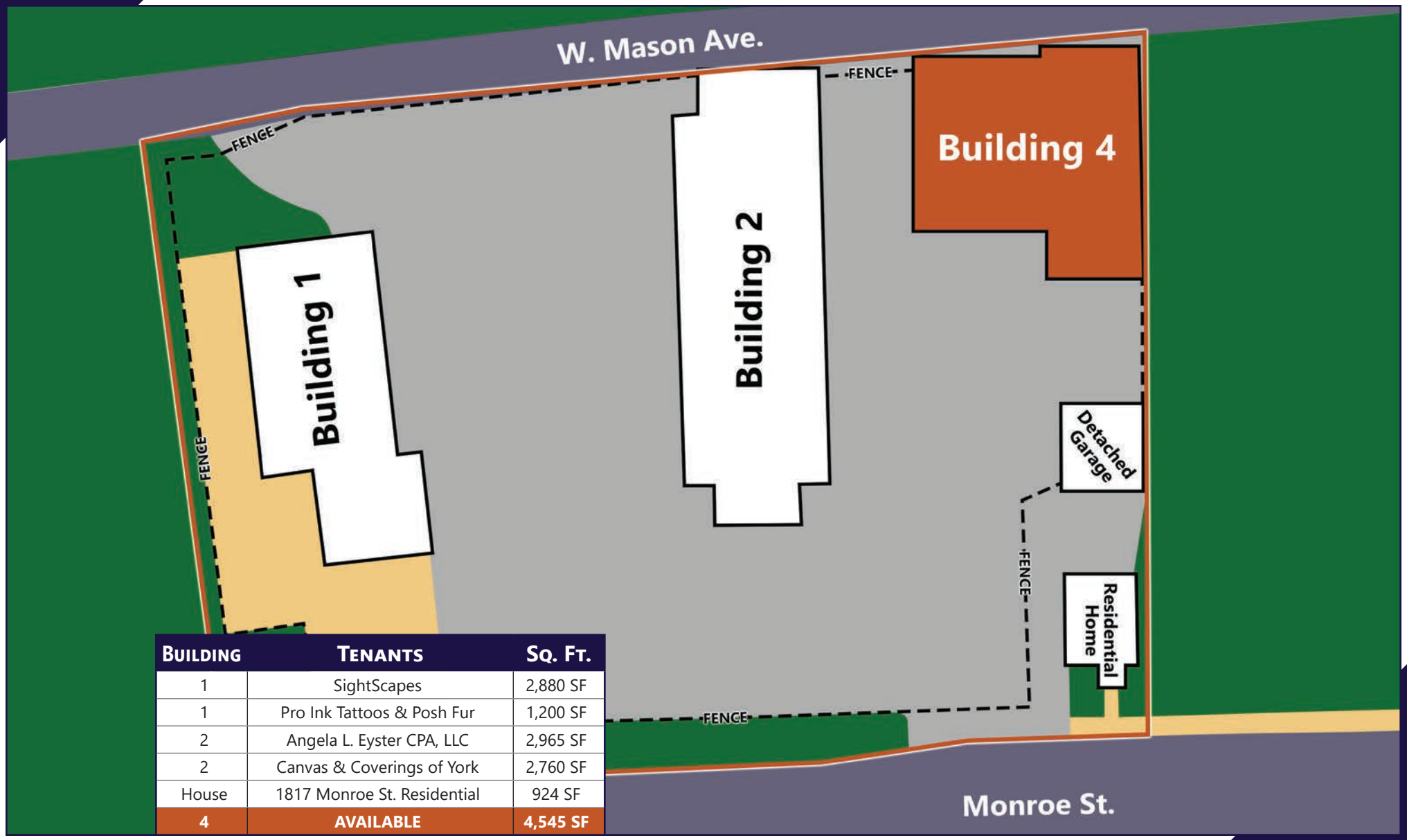
1880 W. Mason Ave | Site Plan



Building	Tenants	Sq. Ft.
1	SightScapes	2,880 SF
1	Pro Ink Tattoos & Posh Fur	1,200 SF
2	Angela L. Eyster CPA, LLC	2,965 SF
2	Canvas & Coverings of York	2,760 SF
House	1817 Monroe St. Residential	924 SF
4	**AVAILABLE**	**4,545 SF**

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Established Regional Area Map

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Building & Interior Photos

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Aerial Drone Photo

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