



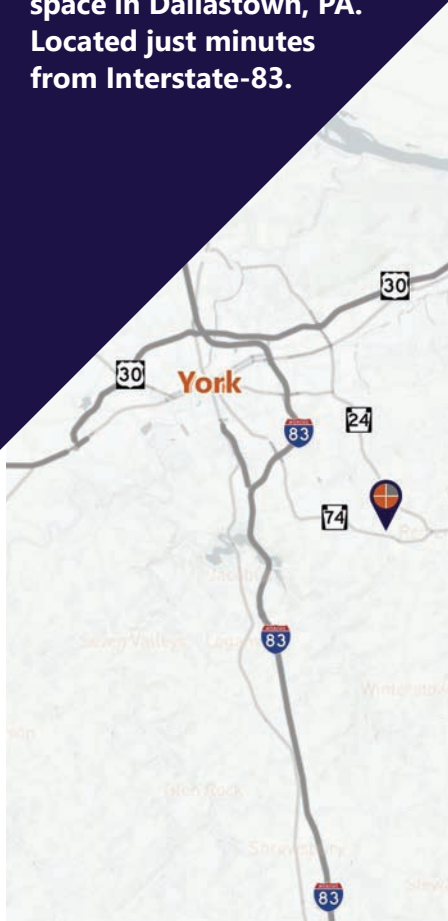
INDUSTRIAL / MANUFACTURING SPACE

Dallastown Borough | York County

400 E. Locust St. Dallastown, PA 17313

FOR LEASE

30,865± industrial/warehouse space in Dallastown, PA. Located just minutes from Interstate-83.



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

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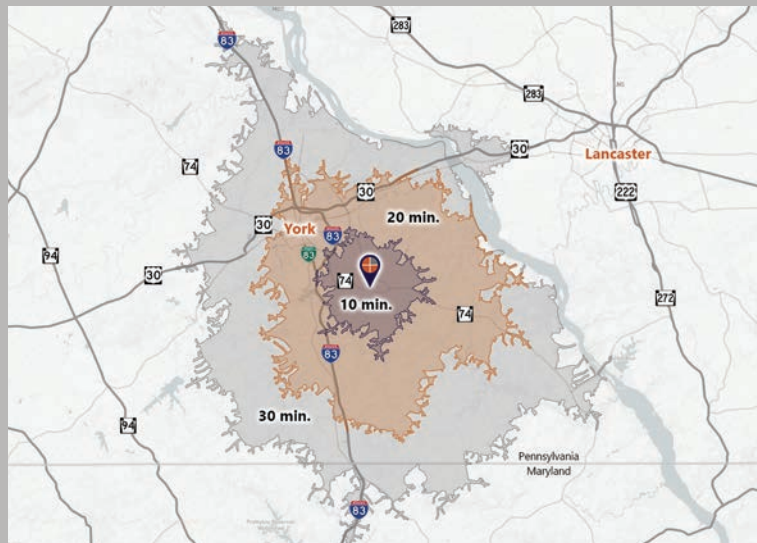
INDUSTRIAL / MANUFACTURING SPACE

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83 (Leader Heights / Exit 14)	4.2 miles	9.0 minutes
Interstate-83 / Route 30 Split	10.2 miles	17.0 minutes
US Route 30 / PA Route 283 Split	27.7 miles	36.0 minutes
PA Turnpike Harrisburg West Interchange	28.2 miles	33.0 minutes
Interstate-83 / Interstate-81 Split (Hsbg.)	39.7 miles	45.0 minutes
Interstate-83 / Interstate-695 Split	41.5 miles	42.0 minutes

Demographics	400 E. Locust St. Dallastown, PA		
	10 min.	20 min.	30 min.
Total Population	45,226	193,126	341,663
Population Density (Pop. per Sq. Mile)	1,178.6	853.9	631.7
Total Households	17,986	75,323	133,548
Per Capita Income	\$39,596	\$37,360	\$38,656
Average Household Income	\$99,313	\$95,304	\$98,400
Average Disposable Income	\$76,476	\$73,202	\$75,530
Total (SIC01-99) Businesses	1,089	6,692	10,424
Total (SIC01-99) Employees	12,100	93,266	145,238

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Large industrial/manufacturing space is available just minutes from Interstate-83 in Dallastown, York County, PA. This space boasts 30,865± SF of industrial/manufacturing space, heavy power, eight (8) loading docks and one (1) drive-in door. Outside, the yard provides ample space for additional lay down storage, parking, and turnaround space. Dedicated access, fence and electronic gate provides additional security for property, equipment, outside inventory, etc.

Convenient access to Interstate-83 in York County, PA provides efficient access to other major transportation hubs and arteries and provides accessibility to approx. 40 million people within a 4-hour drive time and covers an area from the New York metropolitan area to Richmond, VA., and from the eastern seaboard to Pittsburgh. This location is very efficient and desirable.

PROPERTY DETAILS

- Total Building Size:.....58,865± SF
- Lease Rate:.....\$6.50/SF/NNN
- Lease Terms:Negotiable
- NNN Costs (Est.):.....\$2.00/SF
- Zoning:IG - Industrial General
- Land/Lot Size:4.62 acres
- Parking:..... On-Site, Shared
- Year Built:..... 1980
- Roof Type: Rubber
- Construction:.....Masonry
- Heating:..... Modine & Heat Pump
- Cooling:..... Fully Air Conditioned
- Water/Sewer:..... Public

SPACE AVAILABLE

- Front Building:30,865± SF
 - Warehouse Space:.....28,865± SF
 - Office Space:.....2,000± SF
- Date Available:..... May 1, 2024
- Ceiling Height:..... 15 ft.
- Column Spacing:..... Various
- Loading Docks:.....8
- Drive-In Doors:..... 1
- Electric: 1,200 amp/480v

TRAFFIC COUNTS

- E. Main St./PA Route 74: 13,852 VPD
- N. Pleasant Ave./PA Route 214: ... 6,057 VPD



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ESTABLISHED REGIONAL AREA MAP

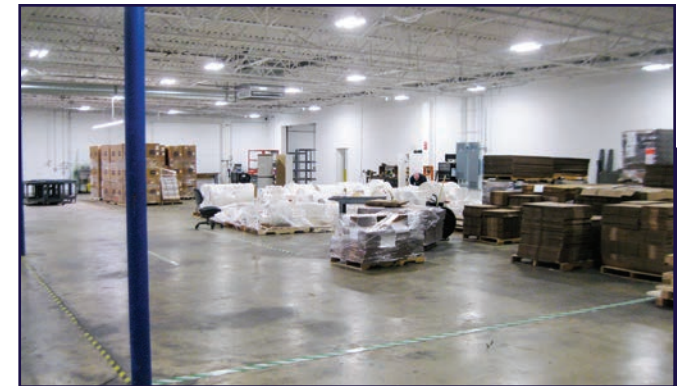
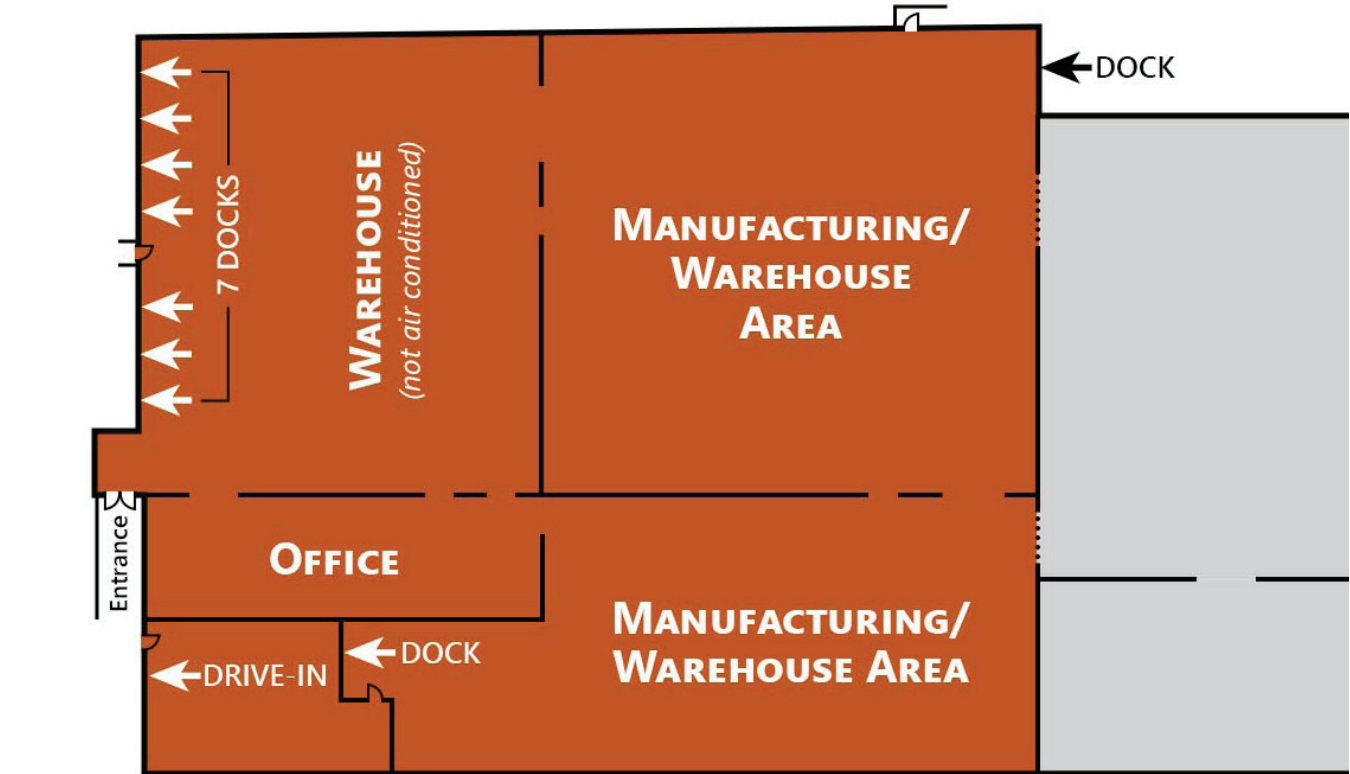
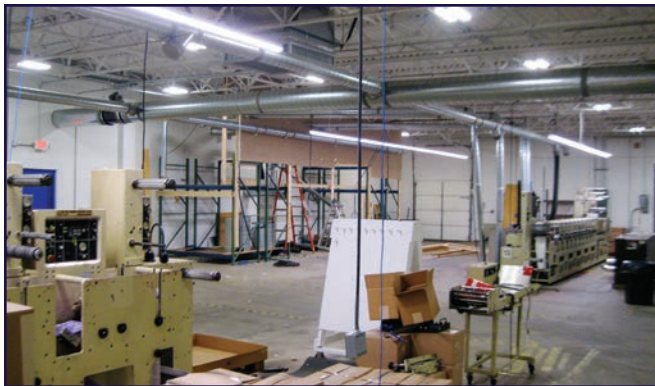


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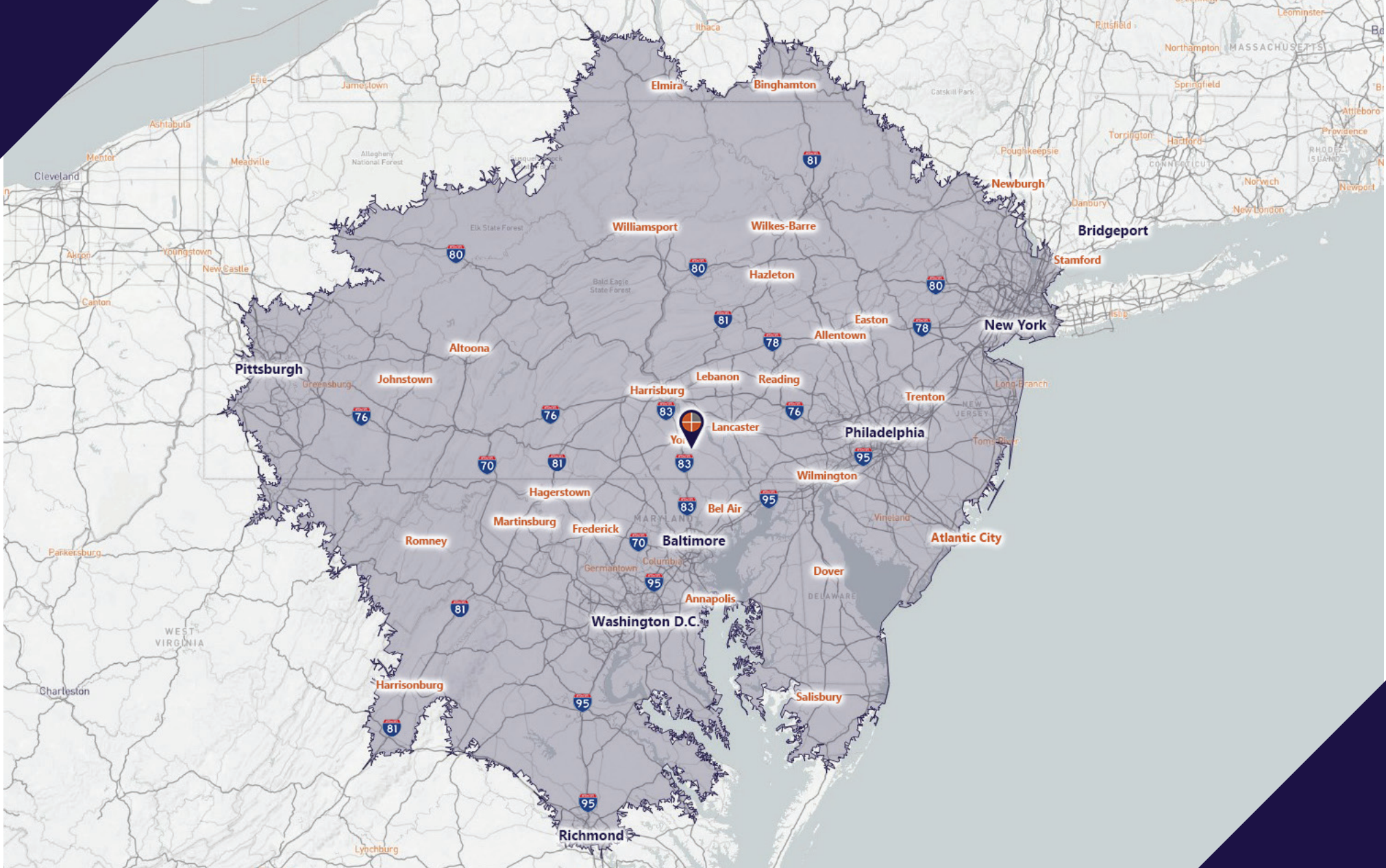
FLOOR PLAN & INTERIOR PHOTOS



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4 HOUR DRIVE DISTANCE FROM SITE



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AERIAL DRONE PHOTOS



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