



Property Features

- 9,000 SF total includes:
 - Office: includes “day office” of ± 200 SF, compressor room, supply closet, kitchen/break room (± 288 SF), M/W restrooms, high-low water cooler
 - Warehouse: 2 overhead doors, both equipped with electrical openers, 1- grade, 20’ w x 12’ h, 1 dock of the same size, 17’ clear height, wet sprinkler system, heavy power, two 800 amp panels, 3 phase, 120/240 volt
- Zoned IL – Light Industrial
- York County is now offering opportunities to business and property Owner’s including a Business Growth Grant for one-time expense up to \$2500 and a Commercial Corridor Property Improvement Grant up to \$10,000 for exterior improvement
- Asking \$5.95 PSF, NNN plus operating expense: \$.54 PSF for real estate taxes and building insurance
- Owner will consider a sale of the entire development, 20,000 SF for \$1,400,000. Other building is active woodworking shop consisting of 11,000 SF. Owner will consider lease back of second building for one year post sale to allow himself to close operations.

For more information, contact:

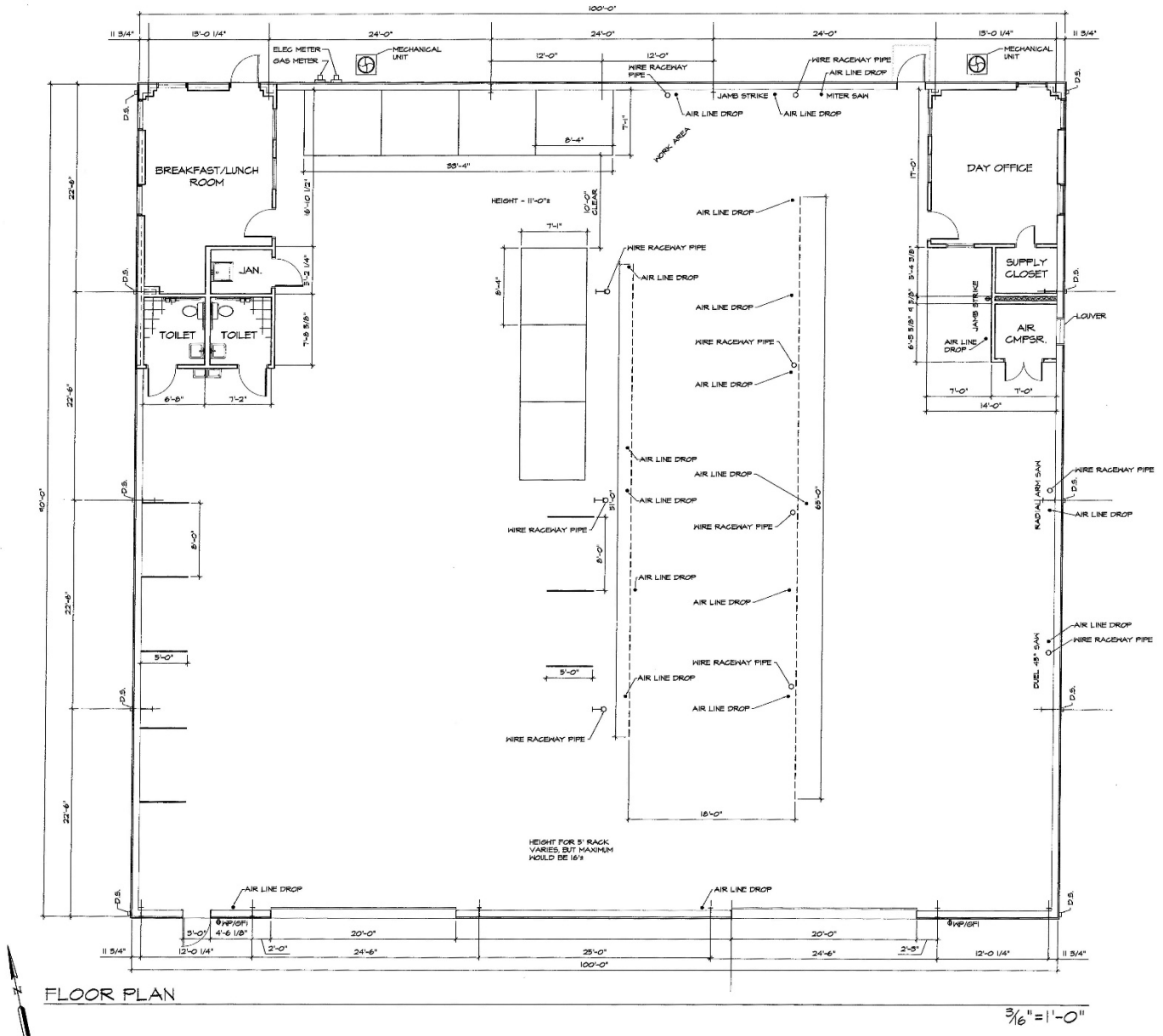
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FLOOR PLAN



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GRADE AND DOCK LEVEL



MINIMUM 17' CLEAR HEIGHT



OVERHEAD DOOR – 12'H X 20' W



OVERHEAD DOOR ELECTRICAL OPENER



COMPRESSOR



WAREHOUSE

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KITCHEN – EMPLOYEE BREAKROOM



RESTROOMS



WET SPRINKLERS



WAREHOUSE GAS HEAT

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