

# New Industrial Building



581 Manchester Court | York, PA 17408  
West Manchester Township | York County

Zoning: General Industrial I-3  
Available SF: 20,000-40,000



Lease Price: **\$4.95-\$5.75/SF**

## Class A, Industrial

New 40,000 SF Industrial building (160' x 250') designed for 2 - 20,000 SF tenants. Building has 2 - 14' x 14' OH doors and 8 dock doors with hydraulic Blue Giant levelers on 6 acres of industrial land with the unique opportunity for high visibility on a state road. ESFR sprinkler, 30' clear height, T-5 lighting w/motion detector.

## PROPERTY DETAILS

### BUILDING AND LAND INFORMATION

Building Construction:	Pre-Engineered Metal, Split face block
Number of Stories:	1
Year Built:	2015
Roof Construction:	Insulated Metal
Heat Type & Fuel:	Air Rotation, Gas - Hot Air Exchange
Air Conditioning:	None
Floor Construction:	Concrete
Ceiling Height:	30'
Sprinkler System:	ESFR
Power:	480V, 3 Phase, 400A, (2 services)
Lighting:	T-5
Cranes:	None
Dock Doors:	8 - 9' x 10' h
Drive-In Doors:	2 - 14' x 14'
Column Spacing:	40 x 60
Out Storage:	None
Road Frontage/Access:	500' East Berlin Rd.; 375' Manchester Ct.
Parking:	62 On-Site; 18 Truck spots
Rail Access:	None

### GENERAL INFORMATION

Parcel ID:	67-51-000-IH-0056-C0-0000
OE:	\$1.15
Availability:	July, 2017
Assessment Year:	2016
School Tax:	\$29,408.40
County Tax:	\$ 5,962.20
Municipal Tax:	\$ 282.27

### UTILITY INFORMATION

Refuse:	Private
Sewer:	Public Available
Water:	Public Water Available
Gas:	Columbia Gas
Electricity:	Met Ed

### EXPENSE RESPONSIBILITY

Electric	T-Metered	Fire Ins	Tenant-OE
Gas	T-Metered	HVAC Maint	Tenant-OE
Janitorial	Tenant	Lawn	Tenant-OE
Liability Ins	Tenant	Parking	Tenant-OE
RE Taxes	Tenant-OE	Refuse	Tenant
Repairs Ext	Tenant-OE	Repairs Int	Tenant
Roof	Landlord	Sewer	Tenant
Snow	Tenant-OE	Sprinkler	Tenant-OE
Water	Tenant		

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## AVAILABLE SPACES



**Suite:** Unit A  
**Floor:** 1 Story Building  
**Asking Rent:** \$9,580.00  
**Lease Type:** NNN

Space SF: 20,000  
Min-Max Contig SF: 20,000 - 40,000  
Office SF: 2,000  
Ceiling Height: 30'  
Sprinklers: ESFR  
Grade Doors: 1 - 14' x 14'  
Dock Doors: 4 - 9' x 10'  
Power: 480V, 3 Phase, 400A (2 Services)

**NOTES:** This 20,000 SF area with 30' clear height features one drive in door, four (4) truck docks w/levelers & dock seals, and ESFR sprinkler. Office could be built to tenant specifications. Landlord will require additional time for demising wall construction and tenant improvements. Lease entire building, 40,000, at \$4.95/SF.



**Suite:** Unit B  
**Floor:** 1 Story Building  
**Asking Rent:** \$9,580.00  
**Lease Type:** NNN

Space SF: 20,000  
Min-Max Contig SF: 20,000 - 40,000  
Office SF: 2,000  
Ceiling Height: 30'  
Sprinklers: ESFR  
Grade Doors: 1 - 14' x 14'  
Dock Doors: 4 - 9' x 10'  
Power: 480V, 3 Phase, 400A (2 Services)

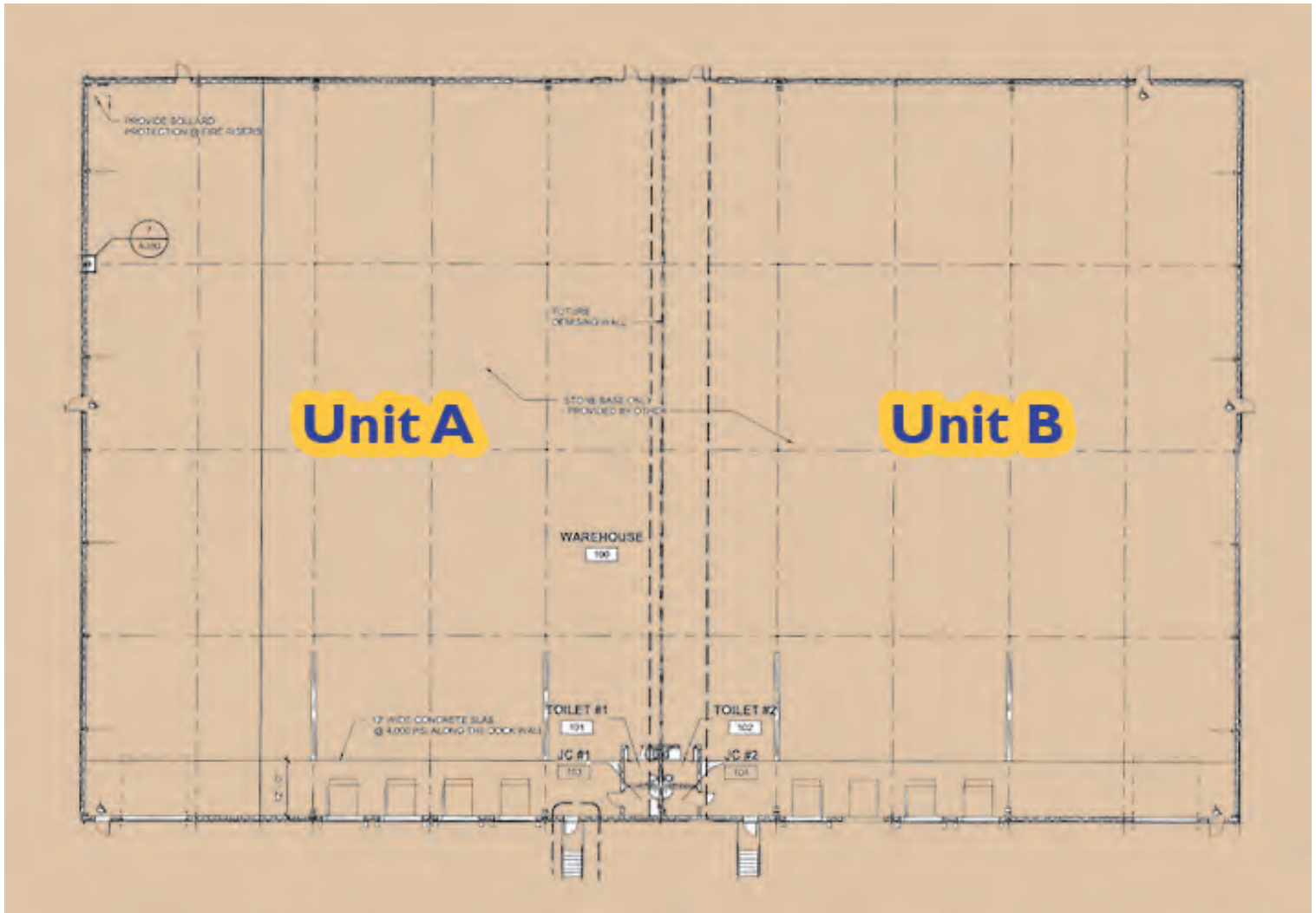
**NOTES:** This 20,000 SF area with 30' clear height features one drive in door, four (4) truck docks w/levelers & dock seals, and ESFR sprinkler. Office could be built to tenant specifications. Landlord will require additional time for demising wall construction and tenant improvements. Lease entire building, 40,000, at \$4.95/SF.

# New Industrial Building



581 Manchester Court | York, PA 17404  
West Manchester Township | York County

Zoning: Industrial  
Available SF: 40,000



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**REAR VIEW WITH DOCKS  
AND DRIVE INS**



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