

# NNN Industrial Investment



505 Farmbrook Lane | York, PA 17406  
Manchester Township | York County

Zoning: Industrial  
Gross SF: 27,500



**Sale Price: \$1,725,000**

Distribution / Warehouse

Single story masonry building with great visibility and access to Exit 23 of Interstate 83. Building consists of open area (12.5% of building finished into offices), gas radiant heat, four 14'x14' drive-in doors and four dock doors. FedEx is currently paying \$137,500/Year NNN until 7/31/2020.

## PROPERTY DETAILS

### BUILDING INFORMATION

Building Construction:	Concrete Block
Number of Stories:	1
Year Built:	1991
Roof Construction:	Flat
Heat Type / Fuel:	Radiant / Gas
Air Conditioning:	CAC (offices only)
Floor Construction:	Concrete
Ceiling Height:	16'-18'
Sprinkler System:	Wet
Power:	200 Amp, 240 Volt, 3 Phase
Lighting:	T-5
Cranes:	None
Dock Doors:	4 (8' X 8')
Drive-In Doors:	4 (14' X 14')
Column Spacing:	Free Span
Out Storage:	None
Road Frontage/Access:	504' / Farmbrook Ln. & Susquehanna Tr.
Parking:	74 On-Site
Rail Access:	None

### LAND INFORMATION

Acreage:	4.58
Environmental:	None Completed

### GENERAL INFORMATION

Parcel ID:	67-36-000-27-0005-00-00000
Deed Reference:	107Q 1115
Availability:	Negotiable
Assessment Year:	2016
School Tax:	\$15,899.80
County Tax:	\$4,336.31
Municipal Tax:	\$840.37

### UTILITY INFORMATION

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

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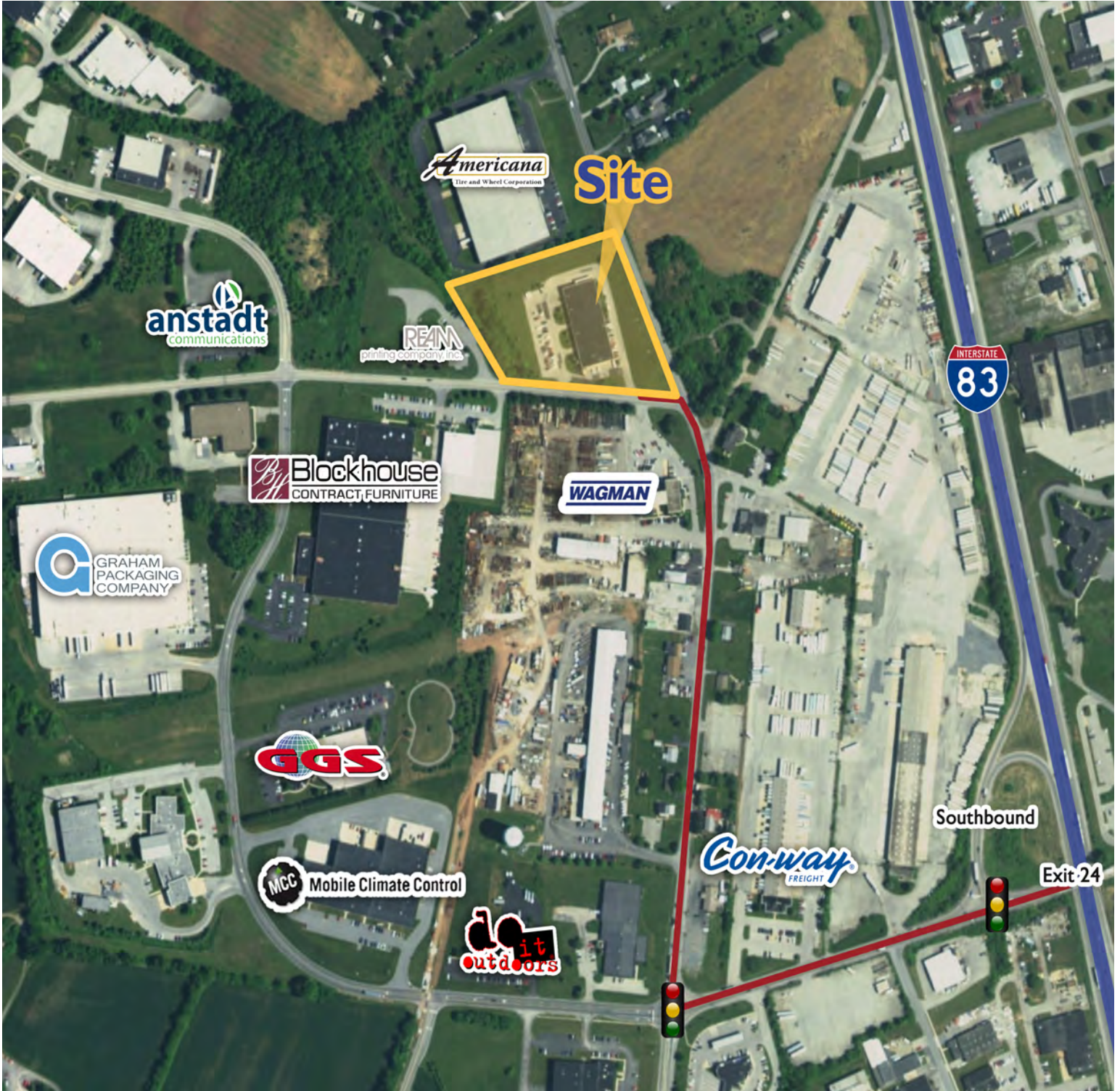
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## AERIAL - ZOOMED OUT



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