

Flexible Industrial Space



401 East Locust Street | Dallastown, PA 17313
Dallastown Borough | York County

Zoning: Industrial
Available SF: 1,160-13,263



Lease Price: \$2.25-\$4.00/SF

Light Manufacturing

Flexible industrial spaces, economical light manufacturing areas, 3 P electrical service, multiple dock areas, located in a community that features good labor force. Size of unit spaces can be negotiable to fit the needs of the tenant.

PROPERTY DETAILS

BUILDING AND LAND INFORMATION

Building Construction:	Brick, Masonry
Number of Stories:	2
Year Built:	1930
Roof Construction:	Rubber
Heat Type & Fuel:	Gas Modine, Heat Pump
Air Conditioning:	Window Units
Floor Construction:	Wood / Concrete
Ceiling Height:	14'
Sprinkler System:	None
Power:	3 Phase
Lighting:	Fluorescent
Cranes:	None
Dock Doors:	11
Drive-In Doors:	2
Column Spacing:	20
Out Storage:	None
Road Frontage/Access:	700' on Locust St.
Parking:	Paved on site
Rail Access:	None
Elevators:	None
Acreage:	3.96
Environmental:	No Known Concerns

GENERAL INFORMATION

Parcel ID:	67-56-000-03-0199-00-0000
CAM:	\$0.35
Availability:	Immediate
Assessment Year:	2016
School Tax:	\$13,711.11
County Tax:	\$ 2,885.21
Municipal Tax:	\$ 1,717.80

UTILITY INFORMATION

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

EXPENSE RESPONSIBILITY

Electric	T-Meteredd	Fire Ins	L -Base
Gas	T-Meteredd	HVAC Maint	Landlord
Janitorial	Tenant	Lawn	T - CAM
Liability Ins	Tenant	Parking	T - CAM
RE Taxes	L -Base	Refuse	Tenant
Repairs Ext	Landlord	Repairs Int	Tenant
Sewer	T - CAM	Snow	T - CAM
Water	T - CAM		

CONTACT:

Theodore Turnbull, CCIM | TTurnbull@rockrealestate.net

221 West Philadelphia Street | Suite 19 | York, PA 17401 | 717.854.5357 | 717.854.5367 fax | www.rockrealestate.net

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AVAILABLE SPACES



Suite: Q2
Floor: 1st Floor
Asking Rent: \$1,120.00
Lease Type: Industrial Gross

Space SF: 1,521
 Min-Max Contig SF: 1,521-4,520
 Grade Doors: 0
 Dock Doors: 0
 Power: 3 Phase

LEASED

NOTES: Valued priced on unit that has been historically used as a service business' and internet sales location. Suite is located in the front of the complex, which allows for windows to bring in the natural light, mix of private offices with a large bullpen area, one private office and restrooms.



Suite: SU10
Floor: 1st Floor
Asking Rent: \$1,120.00
Lease Type: Industrial Gross

Space SF: 3,360
 Min-Max Contig SF: 3,360-4,520
 Grade Doors: 1
 Dock Doors: 1
 Power: 3 Phase

NOTES: This Unit to be built. Many options to accommodate square footage needs. See Brokerage Advisor for more details.



Suite: SU9
Floor: 1st Floor
Asking Rent: \$386.67
Lease Type: Industrial Gross

Space SF: 1,160
 Min-Max Contig SF: 1,160-4,520
 Grade Doors: 1
 Dock Doors: 1
 Power: 3 Phase

NOTES: This Unit to be built. Many options to accommodate square footage needs. See Brokerage Advisor for more details.



Suite: I0
Floor: 1st Floor
Asking Rent: \$2.25/SF
Lease Type: Industrial Gross

Space SF: 5,110
 Min-Max Contig SF: 5,110
 Grade Doors: 1
 Dock Doors: 1
 Power: 3 Phase

NOTES: Unit Floor Plan on the following page. See Brokerage Advisor for more details.

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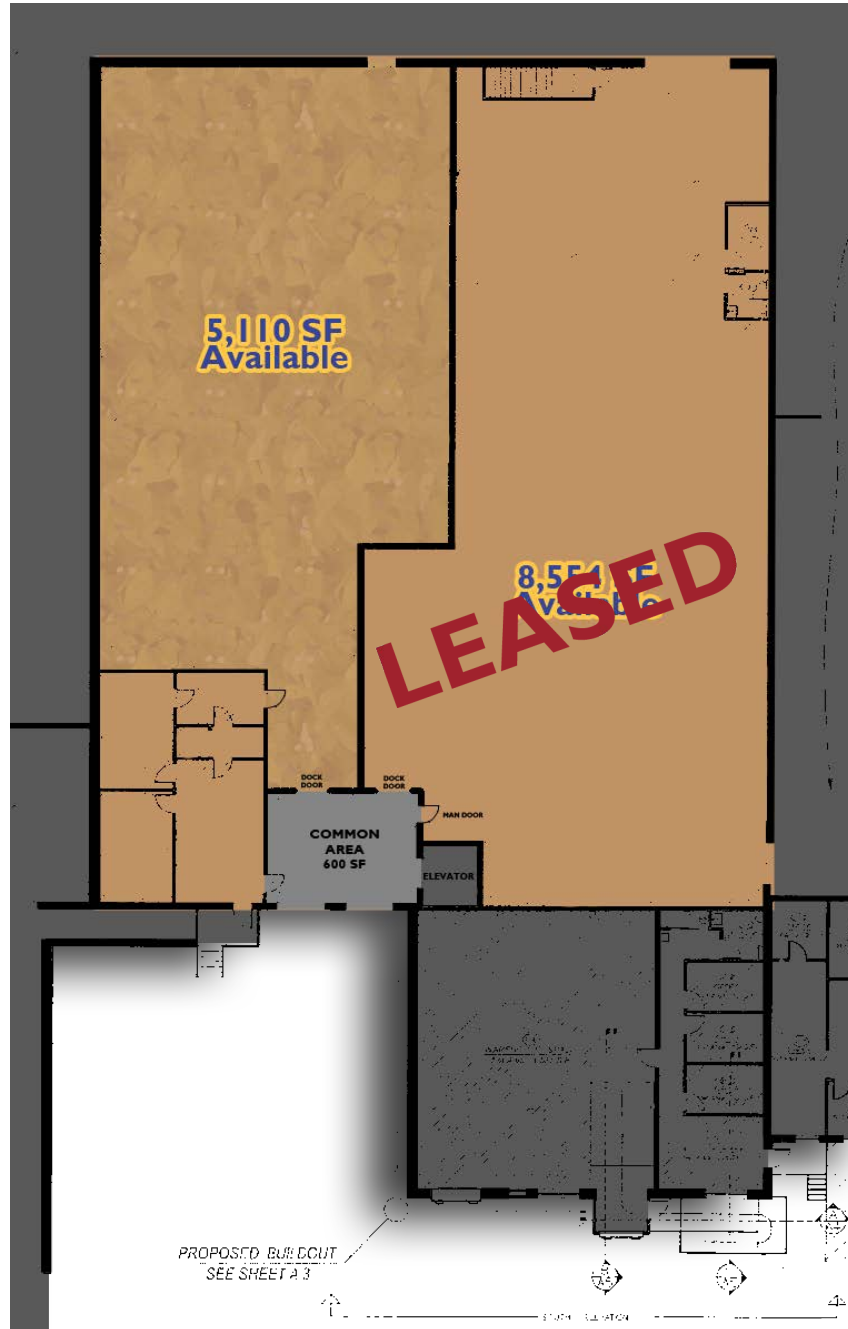
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Floor Plan - Unit 10 - 10a close up



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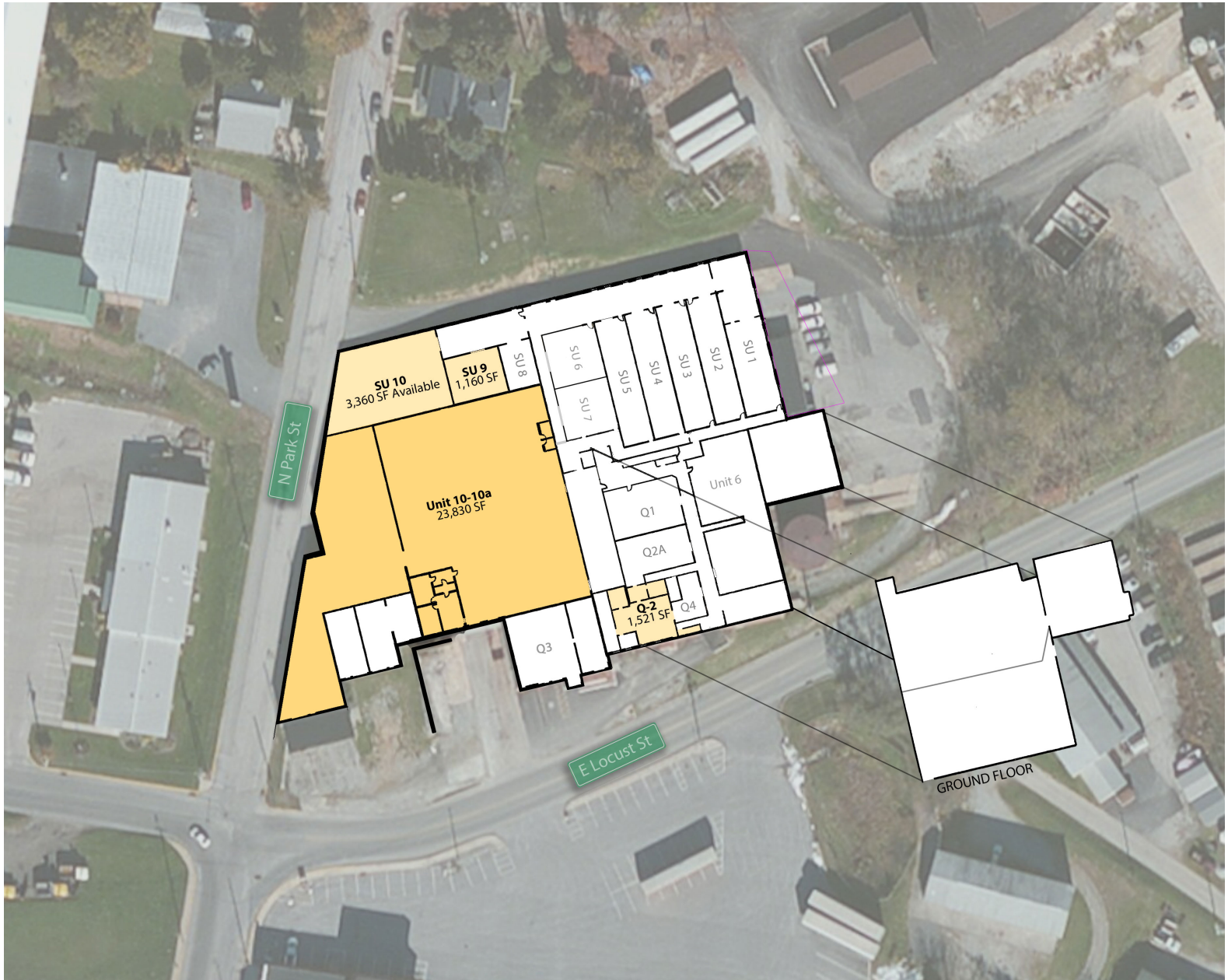
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Floor Plan



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