

Industrial for Sale or Lease



419 Norway Street | York, PA 17403
York City | York County

Zoning: Employment Center District
Gross SF: 85,849 | Contiguous SF: 30,000-85,849



Sale Price: \$350,000

Lease Price: \$1.25/SF NNN

Manufacturing / Warehouse

Industrial manufacturing plant on east side of York, easy access to I-83 at Exit 18, heavy concrete floors, heavy power, buss duct runs, air compressor and lines throughout shop, shop floor is over 500' long; ideal for assembly line type applications, three interior truck docks to protect loading from weather, two drive in doors at grade, five ton freight elevator to light manufacturing area with concrete floors of approximately 12,000 square feet on second level.

PROPERTY DETAILS

BUILDING AND LAND INFORMATION

Building Construction:	Brick, Masonry
Number of Stories:	2
Year Built:	1900
Roof Construction:	Rubber,Built Up
Heat Type & Fuel:	Steam, Gas Fired Boiler
Air Conditioning:	Offices Only
Floor Construction:	Concrete
Ceiling Height:	13'-15' 6"
Sprinkler System:	Wet
Power:	480V/3000A/3P
Lighting:	Fluorescent
Cranes:	None
Dock Doors:	3
Drive-In Doors:	2
Column Spacing:	15' x 37' Typical
Out Storage:	None
Road Frontage/Access:	Elm / Norway with Truck Access off Commerce
Parking:	10 Street
Rail Access:	Available
Elevators:	5,000 Freight Elevator
Acres:	1.76

GENERAL INFORMATION

Parcel ID:	67-12-415-17-0028-00-00000
OE:	TBD
Availability:	Immediate
Assessment Year:	2013/2014
School Tax:	\$10,214.79
County Tax:	\$ 1,368.43
Municipal Tax:	\$ 6,167.20

UTILITY INFORMATION

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

EXPENSE RESPONSIBILITY

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

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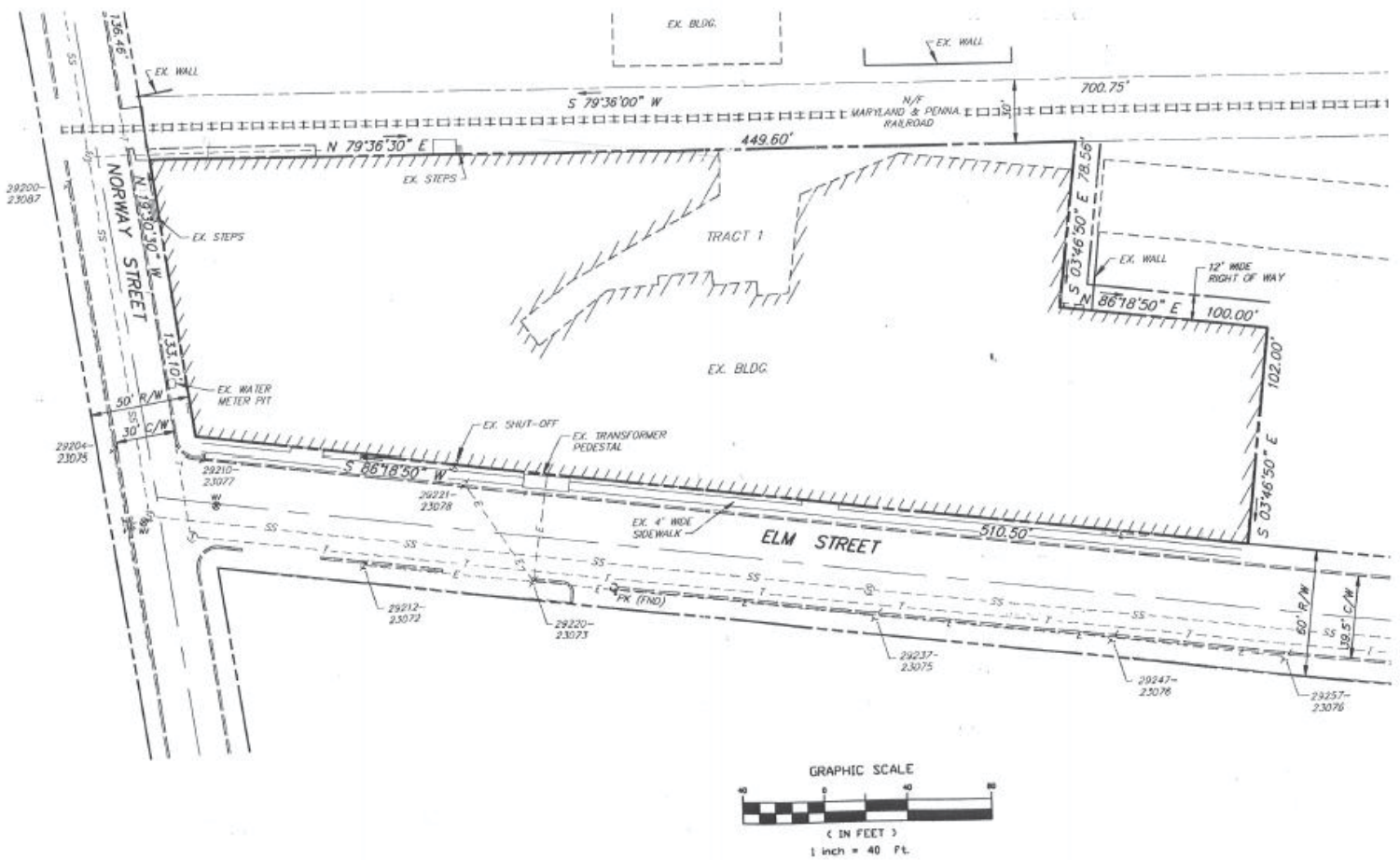
AVAILABLE SPACES



Suite: I
Floor: 1st Floor
Asking Rent: 1.25
Lease Type: NNN

Space SF: 85,849
Min-Max Contig SF: 85,849
Office SF: 10,000 +/-
Ceiling Height: 15' 6"
Sprinklers: Wet
Grade Doors: 2
Dock Doors: 3
Power: 3 Phase, 3000A, 480V

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