



ROCK Commercial Real Estate, LLC
Susquehanna Commerce Center West
221 West Philadelphia Street, Suite 19
York, PA 17401-2992
Phone: 717-854-5357
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Industrial for Lease With Rail Service

Property Location

Address: Hill Street
City, State Zip: York, PA 17403
Municipality: York City
Franklin Map: 3271 G7

Building

Total Square Feet: 222,000 SF
Min-Max Contiguous SF: 8,690 SF - 222,000 SF
Building Construction: Brick, Masonry, Steel
Number of Stories: Two
Year Built: 1921
Roof Construction: Rubber membrane
Heat Type & Fuel: Air Rotation; Modine
Air Conditioning: None
Floor Construction: Concrete
Ceiling Height: 10'-30'
Sprinkler System: Wet
Cranes: None
Dock Doors: (21) 8' x 10' & 8' x 12'
Drive-in Doors: (3) 10' x 12'; 10' x 14'; 10' x 10'
Lighting: Metal Haloids & Fluorescent
Column Spacing: Various

Land

Acreage: 11.14
Road Frontage/Access: Hill Street
Parking: Paved - Onsite
Rail Access: [Rail on Site - \(4\) rail docks*](#)
Environmental: No Known Concerns
Out Storage: Fenced Lot

Utilities/Provider/Expenses

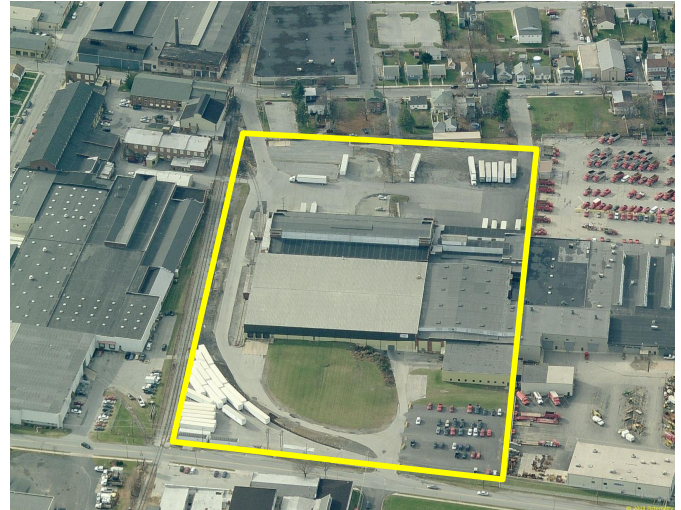
Refuse: Private
Sewer: Public
Water: Public Water
Gas: Columbia Gas
Electricity: 3 phase

Contact: Russell J. Bardolf, CCIM/SIOR
Jason A. Turnbull, CCIM

Date Revised: April 27, 2010

Comments: Centrally located warehouse with a variety of space sizes and types. Areas for dead storage, active warehousing, manufacturing – light or heavy, etc. Lower level areas were used for cold storage and heated storage. Docks are on three sides on the building, including rail. Areas as small as 8,690/SF and up to 120,000/SF per floor. Access is available from Hill and Albemarle Streets. The owner will consider a sale.

***York Railway serves this location, switches available on a daily basis, with possible multiple switches per day; connections with CSX, NS, and CP**



General Information

Sale Price:	N/A
Lease Per Square Foot:	\$1.00 - \$3.00
Monthly Lease Rate:	TBD
Cam:	\$0.72
Zoning:	Heavy Industrial w/ Enterprise Overlay
Use:	Manufacturing / Distribution
Availability:	Upon Ratified Lease Agreement
Deed Reference:	Book 1301; Page - 8015
Parcel ID:	67-12-410-18-0001-00-00000
Assessment Year:	2010
School Tax:	\$47,596.03
County Tax:	\$6,686.65
Municipal Tax:	<u>\$25,199.79</u>
	\$79,482.74 = .36/SF

Expense Responsibility - Landlord or Tenant

Water:	Tenant	Snow:	Tenant - CAM
Electric :	Tenant	Repairs Ext:	Landlord
Gas:	Tenant	Repairs Int:	Tenant
Refuse:	Tenant	Janitorial:	Tenant
Sewer:	Tenant	Lawn:	Tenant & CAM
HVAC Main:	Tenant	Liability Ins:	Tenant
R.E. Taxes:	Tenant - CAM	Fire Ins:	Tenant - CAM
Parking:	Tenant - CAM		



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Available Spaces

Floor	Unit	Square Feet	Lease Rate	Notes
1st Flr	1A, 1B, 1C, 1D	25,330 SF	\$1.50/SF NNN	Offices, docks, rest rooms, storage..
1st Floor	2	14,800 SF	\$1.50/SF NNN	Large amount of columns. Three loading docks.
1st Floor	3	36,480 SF	\$1.50/SF NNN	High ceilings - needs to be leased with an adjacent suite
1st Floor	4	8,690 SF	\$3.00/SF NNN	Dock; drive-in door; two restrooms; 19' clear
1st Floor	5	35,200 SF	\$1.50/SF NNN	Formerly refrigerated space. Can be again.
2nd Flr	6	32,250 SF	\$2.50/SF NNN	Fully insulated; three bays; 20' clear; small office; 6 docks
2nd Flr	7	54,450 SF	\$3.00/SF NNN	Rail Served (4 rail docks); 3 trailer docks; 20' clear
2nd Flr	8	14,800 SF	\$1.00/SF NNN	Storage



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