



ROCK Commercial Real Estate, LLC
Susquehanna Commerce Center West
221 West Philadelphia Street, Suite 19
York, PA 17401-2992
Phone: 717-854-5357
Fax: 717-854-5367
www.rockrealestate.net

Sale and Lease Kroy Industrial Park

Property Location

Address: 702 South Richland Avenue
City, State Zip: York, PA 17403
Municipality: Spring Garden Township

Building

Total Square Feet:	89,342 SF	
Available square feet:	55,015 SF	
Area 1 Bldg 27	6,540 SF	LEASED
Bldg 26	15,387 SF	AVAILABLE
Bldg 42	8,228 SF	AVAILABLE
Bldg 43	6,000 SF	LEASED
Area 2 Basement	15,387 SF	LEASED
Area 3 Bldg 13	2,091 SF	AVAILABLE
Bldg 14	15,349 SF	AVAILABLE
Bldg 15	13,960 SF	AVAILABLE
Area 4 - Covered Dock	13,068 SF	
Building Construction:	Brick/Block	
Number of Stories:	1	
Year Built:	1925	
Roof Construction:	Roller Sloped, Rubber	
Heat Type and Fuel:	None - Possible	
Air conditioning:	None	
Floor Construction:	Concrete	
Ceiling Height:	10'6" to 14'0"	
Elevator:	None	
Sprinkler System:	Yes - Dry	
Cranes:	None	
Docks:	2" Used in common	
Drive-in Doors:	1" to Basement	
Lighting:	Fluorescent	
Column Spacing:	25'0" X 30'0"	

Land

Acreage: 10.70
Road Frontage/Access: 900' Richland Avenue
500' Kings Mill Road
Parking: 20 Paved, On-Site
Rail Access: YES
Environmental: No Known Concerns
Out Storage: Possible

Utilities/Provider

Refuse: Private
Sewer: Public
Water: Public Water
Gas: Columbia Gas
Electricity: Met Ed
Internet Access: At Tenant Expense



General Information

Sale Price:	\$3,050,000 (\$57.39/SF)
Lease Per Square Foot:	Area 1 - \$2.50
Lease Per Square Foot:	Area 2 - \$1.50
Lease Per Square Foot:	Area 3 - \$0.50 ñAS IS
Lease Type:	Rent + Utilities + Maintenance
Zoning:	I - Industrial
Current Use:	Heavy Manufacturing
Deed Reference:	1566/6778
Parcel ID:	67-48-000-34-0001-AO-00000
Assessment Year:	2010
School Tax:	\$14,130.45
County Tax:	\$3,035.90
Municipal Tax:	\$1,638.85

Expense Responsibility

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

Contact: **David Keech, SIOR, CCIM**
dave@rockrealestate.net

Comments: Area 1 Warehouse is inexpensive dock high storage area with rail siding available. Common covered dock and ramp provide access to the Area 1. Sewer lateral in place for restrooms if needed for long term tenant. Area 3 is "Rough" Ground level access building available at rates comparable to fenced outside storage.



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