



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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www.rockrealestate.net

Americana Tire & Wheel

Property Location

Address: 3001 W. Market St.
City, State Zip: York, PA 17404
Municipality: West Manchester
Franklin Map: 3270 - D 10

Building

Total Square Feet: 163,510 SF Industrial Bldg. with 7,488 SF Freestanding Office Bldg (Per Tax Records)
Available square feet: Approx. 5,540 SF to 40,000 SF
Area 1: 5,540 SF +/-
Area 2: 2,100 SF +/- (See Notes Below)
Area 3: 32,360 SF +/-
Building Construction: Masonry
Number of Stories: One
Year Built: 1946, renovated 2008
Roof Construction: Rubber
Heat Type and Fuel: Gas – Modines
Air conditioning: None
Floor Construction: Concrete
Ceiling Height: 10' – 19' 6"
Area 1: 12' 6" to 14'
Area 2: 14'
Area 3: 10' to 19' 6"
Sprinkler System: Wet
Cranes: None
Available Docks: 2 Exterior Docks –Shared with Areas 1-3 & Area 3 has 1-8'x8' & 2-8'x10' Docks to rail siding area.
Drive-in Doors: 2 leading to rear dock area.
Lighting: 100 New Fluorescent Lights (2008)
Column Spacing: Varies

Land

Acreage: 9.9 acres
Road Frontage/Access: 1,380' +
Parking: Pro rata
Rail Access: Possible
Environmental: None Known
Out Storage: Yes

Utilities/Provider/Expenses

Refuse: Private - Dumpster
Sewer: Public
Water: Public – Separately Metered
Gas: Public – Separately Metered
Electricity: 3 Phase, 1200 AMP, 480V – Separately Metered



General Information

Lease Per Square Foot:	\$2.50/SF (As is)
CAM (2009 Estimate):	t.b.d.
Lease Type:	Net
Zoning:	I-2 Light Industrial
Use:	Warehousing, Manufacturing, Wholesale, Processing & more.
Availability:	April 2009
Deed Reference:	1883-5658
Parcel ID:	67-51-000-IH-0003-A0-00000
Assessment – Year:	2008
Total Assessed Value	\$ 2,184,010
School Tax:	\$ 39,891.60 (\$ 0.2333/SF)
County Tax:	\$ 8,736.40 (\$ 0.0511/SF)
Municipal Tax:	\$ 467.38 (\$ 0.0027/SF)

Responsibility Landlord or Tenant

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

Contact: David L. Bode, CCIM, SIOR or
Russell J. Bardolf, CCIM, SIOR

Date Revised: December 8, 2008
MLS#: 20814048

Comments: Area 2 can be leased with areas 1 or 3. Landlord will install separately metered utilities are for the entire 40,000 SF of available area. Tenant is responsible for their pro-rata share of the increase portion for items marked "T-Increases".

The information herein comes from sources deemed as reliable but no warranty is made as to the accuracy and is subject to correction or change and can be withdrawn without notice.



Providing Solid Business Foundations

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3001 West Market Street, York, PA – Photos of Rear Docking Areas





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3001 West Market Street, York, PA – FLOOR PLAN (West End of Building)

