



David Bode — (717) 854-5357 Ext: 105

Land For Sale

18.80 Acres Industrial Land

Zarfoss Drive, York, PA 17404



Price:	\$125,000 - \$275,000
Lot Size:	8.90 - 18.80 AC
Total Lot Size:	18.80 AC
Property Type:	Land
Property Sub-type:	Industrial (land)
Zoning Description:	General Industrial (I-3)

Last Updated 25 days ago
Listing ID 15300264

3 Lots Available

Lot A & B	Price:	\$275,000
	Lot Size:	18.80 AC
	Price/AC:	\$14,627.66
	Lot Type:	Industrial (land)
	Min. Divisible:	8.90 AC
	Max. Contiguous:	18.80 AC
	APN / Parcel ID:	67-51-000-IG-0052-S0-00000
	Commission Split:	3%

Parcel could be divided into two lots (Lot A approx 8.9 acres and Lot B approx 9.9 acres). See attached concept plan showing a proposed 20,000 SF bldg and 67 parking spaces on Lot A and a proposed 35,000 SF building and 117 parking spaces on Lot B.

Lot A	Price:	\$125,000
	Lot Size:	8.90 AC
	Price/AC:	\$14,044.94
	Lot Type:	Industrial (land)
	Min. Divisible:	8.90 AC
	Max. Contiguous:	18.80 AC
	APN / Parcel ID:	6751000IG0052S000000
	Commission Split:	3%

Lots A & B may be purchased as one parcel (Lot A approximately 8.9 acres and Lot B approximately 9.9 acres).

Lot B	Price:	\$175,000
	Lot Size:	9.90 AC
	Price/AC:	\$17,676.77
	Lot Type:	Industrial (land)
	Min. Divisible:	9.90 AC
	Max. Contiguous:	18.80 AC
	APN / Parcel ID:	6751000IG0052S000000
	Commission Split:	3%

Lots A & B may be purchased as one parcel (Lot A approximately 8.9 acres and Lot B approximately 9.9 acres).

Highlights

- Development opportunity with signalized access off Rt. 462
- Rail access available
- Parcel could be divided into two lots (approx 8.9 acres & approx 9.9 acres)

- Proposed concept plan shows a 20,000 SF bldg & a 35,000 SF bldg

Description

Development opportunity with signalized access off Rt. 462 / Zarfoss Drive and East Berlin Road / Zarfoss Drive. Parcel could be divided into two lots (Lot A approximately 8.9 acres and Lot B approximately 9.9 acres). See attached concept plan showing a proposed 20,000 SF building and 67 parking spaces on Lot A and a proposed 35,000 SF building and 117 parking spaces on Lot B. Plan may be altered to modify building sizes and required parking, if necessary.

Zarfoss Drive. Located in West Manchester Township.

Map of Zarfoss Drive, York, PA 17404 (York County)



Additional Photos

