



Providing Solid Business Foundations

ROCK Commercial Real Estate, LLC
Susquehanna Commerce Center West
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York, PA 17401
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Industrial **Known As R & R Components**

Property Location

Address: 5180 Commerce Drive
 City, State, Zip: York, PA 17404
 Municipality: Jackson Township
 Franklin Map: 3373 E1

Building

Total Square Feet: 30,450 SF
 Available square feet: 30,450 SF
 Area 1 – Offices - Upper 4,000 SF 40' x 100'
 Area 2 – Office/Locker -Low 480 SF 12' x 40'
 Area 3 – Shop 23,520 SF 120' x 200'
 Area 4- Lumber Shelter 2,450 SF 70' x 35'
 Building Construction: Pre –Engineer Steel with Block
 Number of Stories: 2 (Office area only)
 Year Built: 1979 Remodeled 2000
 Roof Construction: Metal
 Heat Type and Fuel: Propane FHA & Infra Red
 Air conditioning: Offices
 Floor Construction: Concrete / wood
 Ceiling Height: 20' eave to 23' center
 Sprinkler System: Dry System
 Docks: 1-rail
 Drive-in Doors: 5 - 24' x 12' & 16' x 12
 Lighting: Metal Halide / Fluorescent
 Column Spacing: 25' x 40'

Land

Acreage: 5.03 - 500' x 358'
 Road Frontage/Access: 200' along Commerce drive
 Parking: 40 plus yard area
 Rail Access: Yes – 1 rail dock
 Environmental: Heating Oil Tank Removed
 Out Storage: Large fenced Yard



General Information

Sale Price:	\$ 1,220,000
Zoning:	Industrial
Use:	Industrial
Availability:	Upon Settlement
Deed Reference:	Book – 1714 Page - 3251
Parcel ID:	67-33-000-HF-0044-C0-00000
Assessment – Year:	2008
Total Assessed Value	\$ 574,710.00
School Tax:	\$ 10,540.18
County Tax:	\$ 2,298.84
Municipal Tax:	\$ 545.97
Total	\$ 13,384.00

Utilities/Provider/Expenses

Refuse:	Dumpster
Sewer:	Holding Tank
Water:	Public
Gas:	Propane
Electricity:	Met Ed – 800Amp 208V 3 Phase

**Contact: Ted Turnbull, CCIM and
 Jason Turnbull**

Date Revised: August 11, 2008
 MLS#: 20810305

Comments: Rail-served manufacturing facility with open shop floor, three 40' wide by 200' bays, 20' clear height at eave, wide drive in doors, 2 - 16' and 2 - 24' wide, renovated offices overlook shop floor, large fenced storage yard with 70' x 35' covered storage building.

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deemed as reliable but no warranty is made as to the accuracy and is subject to correction or to change and can be withdrawn without notice.



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