



Providing Solid Business Foundations

ROCK Commercial Real Estate, LLC
Susquehanna Commerce Center West
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York, PA 17401-2992
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Land For Sale or Lease
Known as Glenlyn Enterprises

Property Location

Address: East Berlin Road & Manchester Court-Lot #4
City, State Zip: York, PA 17404
Municipality: West Manchester Township
Franklin Map: 3270-D9 & D10

Building

Total Square Feet: 72,500 SF - To be built
Warehouse: 67,500 SF
Office: 5,000 SF
Building Construction: Pre-Engineered, Split Face
Number of Stories: 1
Year Built: To be built
Roof Construction: Insulated Metal
Heat Type & Fuel: FHA-Air Rotation, Gas
Air Conditioning: CAC in Office
Floor Construction: Concrete
Ceiling Height: 30'0"
Sprinkler System: Wet
Dock Doors: 20' x 8' x 9'0"
Drive-In Doors: 2' x 14'0" x 16'0"
Lighting: High Efficiency
Column Spacing: 50'x50'

Land

Acreage: 14.59 Acres
Road Frontage/Access: 50' on Manchester Court
Parking: 79 Car / 12 Trailer
Rail Access: Yes - Access
Environmental: No Known Concerns; Some Wetlands

Utilities/Provider/Expenses

Refuse: Private
Sewer: Public Available
Water: Public Water
Gas: Columbia Gas
Electric: Met-Ed



General Information

Sale Price: \$75,000 /Acre
Lease Per Square Foot: TBD
Cam: TBD
Zoning: Industrial
Use: Industrial Land
Availability: To be built
Deed Reference: 1942/1968
Parcel ID: 67-51-000-IH-0056-B0-0000
Assessment Year: 2010
School Tax: \$ 8,698.70
County Tax: \$ 1,822.10
Municipal Tax: \$ 93.96

Responsibility-Landlord or Tenant

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

Contact: David E Keech

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Comments: New, high bay, high efficiency, rail served building. To be built in the West York Industrial Park. Land has been graded, stabilized, with driveway and water retention installed. Preliminary Engineering complete for 72,500 square foot rail served building. Land can be purchased with improvements and engineering to date at \$1,095,000.00



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Manchester Court – Site Plan

