



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

Industrial Land **East Berlin Road and Manchester Court Land**



East Berlin Road – Workman

Property Location

Address: East Berlin Road and Manchester Court
 City, State Zip: York, PA 17404
 Municipality: West Manchester Township
 Franklin Map: 3270-C10

Land

Acreage: 17.3 Acres
 Available: Lot #1 17.3 Acres
 Road Frontage/Access: 130 feet East Berlin Road
 Access from Manchester Ct.
 Per Land Development Plan
 Parking:
 Rail Access: Yes
 Environmental: Some Wet Land
 Out Storage: Possible

Utilities/Provider/Expenses

Sewer: Available
 Water: York Water Co. in Manchester Ct. & E. Berlin Rd
 Gas: Columbia Gas
 Electricity: Met Ed/GPU

General Information

Sale Price:	\$625,000 (\$36,127.00/acre)
Zoning:	General Industrial – I-3 Zoning
Use:	Industrial Land
Availability:	Immediate
Deed Reference:	1759-3778
Parcel ID:	51-000-IG-0056-C
Assessment Year:	2009
School Tax: (7/09)	19.12 mills \$9,762.08
County Tax: (1/09)	4.15 mills \$2,118.45
Municipal Tax: (1/09)	0.21 mills \$ 109.24

Contact: David Keech, CCIM, SIOR

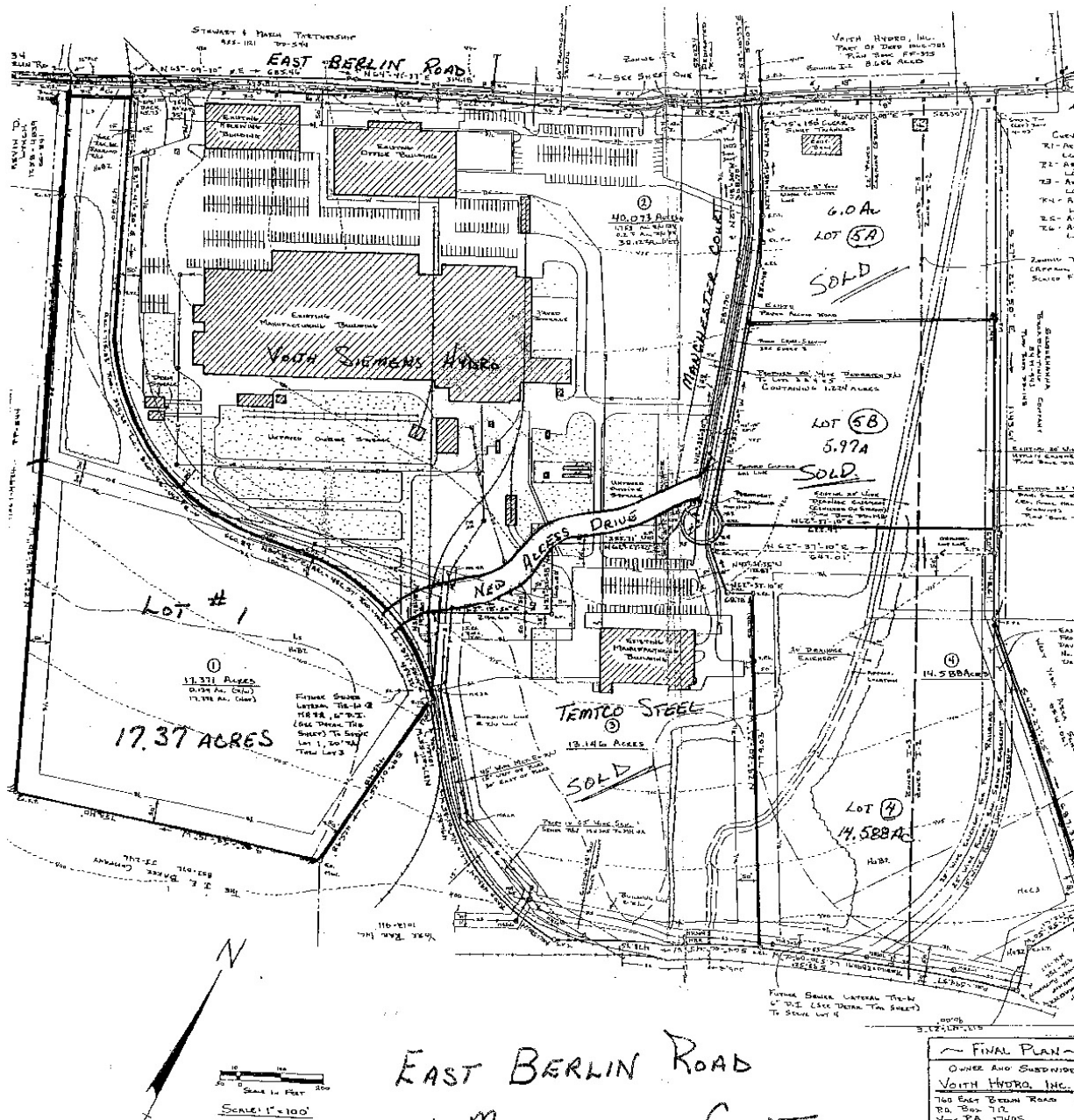
Comments: Land has frontage on East Berlin Road, with additional access right of way from the new Manchester Court if desired. All utilities are available. Lot #1 has access to railroad (York Rail). Sewer Lateral is shown on Subdivision Plan. Buyers may be required to pay reserve fees or hook up fees for all utilities. Preliminary plans for a 255' x 735' rail served warehouse (187,425 SF)

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sources deemed as reliable but no warranty is made as to the accuracy and is subject to correction or change and can be withdrawn without notice.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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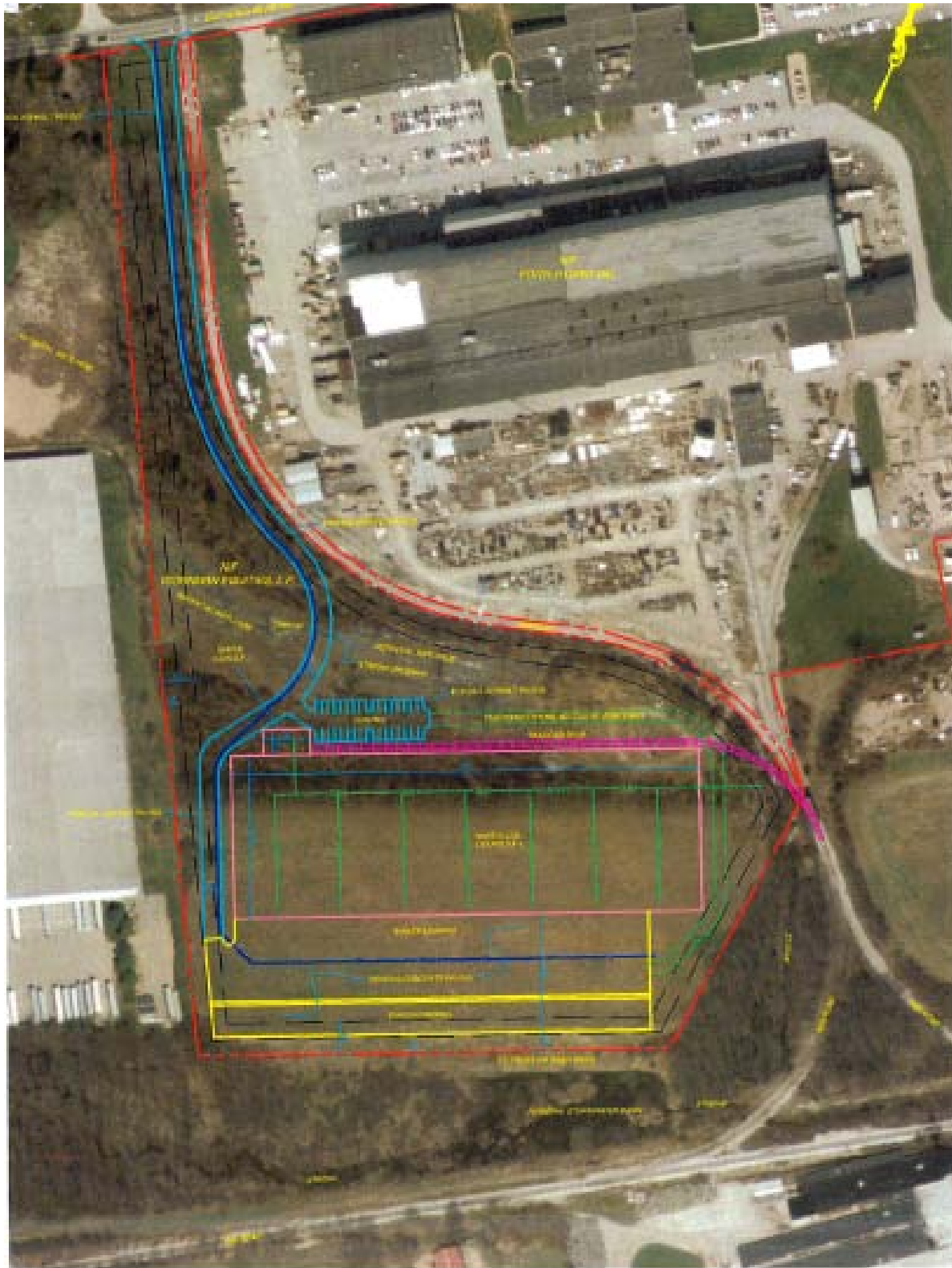
EAST BERLIN ROAD
+ MANCHESTER COURT
LOT # 1

FINAL PLAN
OWNER AND SUBDIVIDE
VOITH HYDRO, INC.
220 EAST BROWN ROAD
PO BOX 712
YORK PA 17405
SITUATED IN
WEST MANCHESTER TOWNSHIP YORK CO
SURVEYED BY
GEOFFREY M. WILSON, C.E., L.S.
P.O. BOX 273
THIRYLAND TRAIL CROSSING
PO BOX 111111 YORK PA 17405
RECORDED IN THE OFFICE OF THE
COUNTY RECORDER YORK CO PA
MAY 22, 1999 PAGE 2 of 2



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SCALE: 1" = 150'



SKETCH PLAN - OVERALL SITE LAYOUT - OPTION 1