

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,900,000
Lease Rate:	\$21,000/MONTH/NNN
Building Size:	+/- 30,639 SF
Lot Size:	12 Acres
Ceiling Height:	14'6" - 16'
Municipality:	West Manchester Twp
Zoning:	L-2 Light Industrial
Real Estate Taxes:	\$24,828 (2022)

PROPERTY OVERVIEW

Rare infill opportunity to lease or purchase a craned manufacturing facility and service/yard facility off Rt. 30 in York, PA. The property consists of three buildings totaling 30,639 SF on 12 Acres. The main building is 306' long, has an 18' 6" clear height, and includes one (1) 5-ton bridge crane, two (2) 2-ton bridge cranes, approximately 1,000 SF of office, and multiple drive-in doors for shipping and receiving.

Two additional buildings on-site consist of a newer metal skinned 60' x 100' curing building with 16' clear and two large drive-in doors at either end that create a drive-through bay and a maintenance building that is 50' x 96' that has multiple drive-in doors and 14' 6" clear heights. Sheds and large flat yard for storage with a concrete pad 100' x 200' used for a curing and staging area. Flexible light industrial zoning and unparalleled access to Rt. 30 with quick connections to I-83 national transportation corridors.



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LOCATION/AMENATIES



ROPERTY HIGHLIGHTS

ACCESS:	RT 30, I-83, & I-81	Zoning:	Light Industrial
STORAGE:	Secure yard area for storage	Neighbors:	FedEx, Goodyear, Pennsy Supply, R&R Components, DHL, Frito-Lay



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225 Hanover Road

CRANED MANUFACTURING FACILITY FOR LEASE/SALE

225 Hanover Road, York, Pennsylvania 17404 - West Manchester Township

MAIN BUILDING

MAIN BUILDING: 1,000 SF OFFICE · 5-TON CRANE (1) · 2-TON CRANES (2) · MULTIPLE DRIVE-IN BAYS



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225 HANOVER ROAD

CRANED MANUFACTURING FACILITY FOR LEASE/SALE
225 Hanover Road, York, Pennsylvania 17404 - West Manchester Township

CURING BUILDING

CURING BUILDING: 6,000 SF WITH 16' CLEARINGS AND 2 LARGE DRIVE IN BAYS AT EITHER END



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225 Hanover Road

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STORAGE / STAGING

CONCRETE PAD AREA FOR STORAGE / STAGING



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225 Hanover Road

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MAINTENANCE BUILDING

MAINTENANCE BUILDING WITH MULTIPLE DRIVE-IN BAYS



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CORPORATE NEIGHBORS

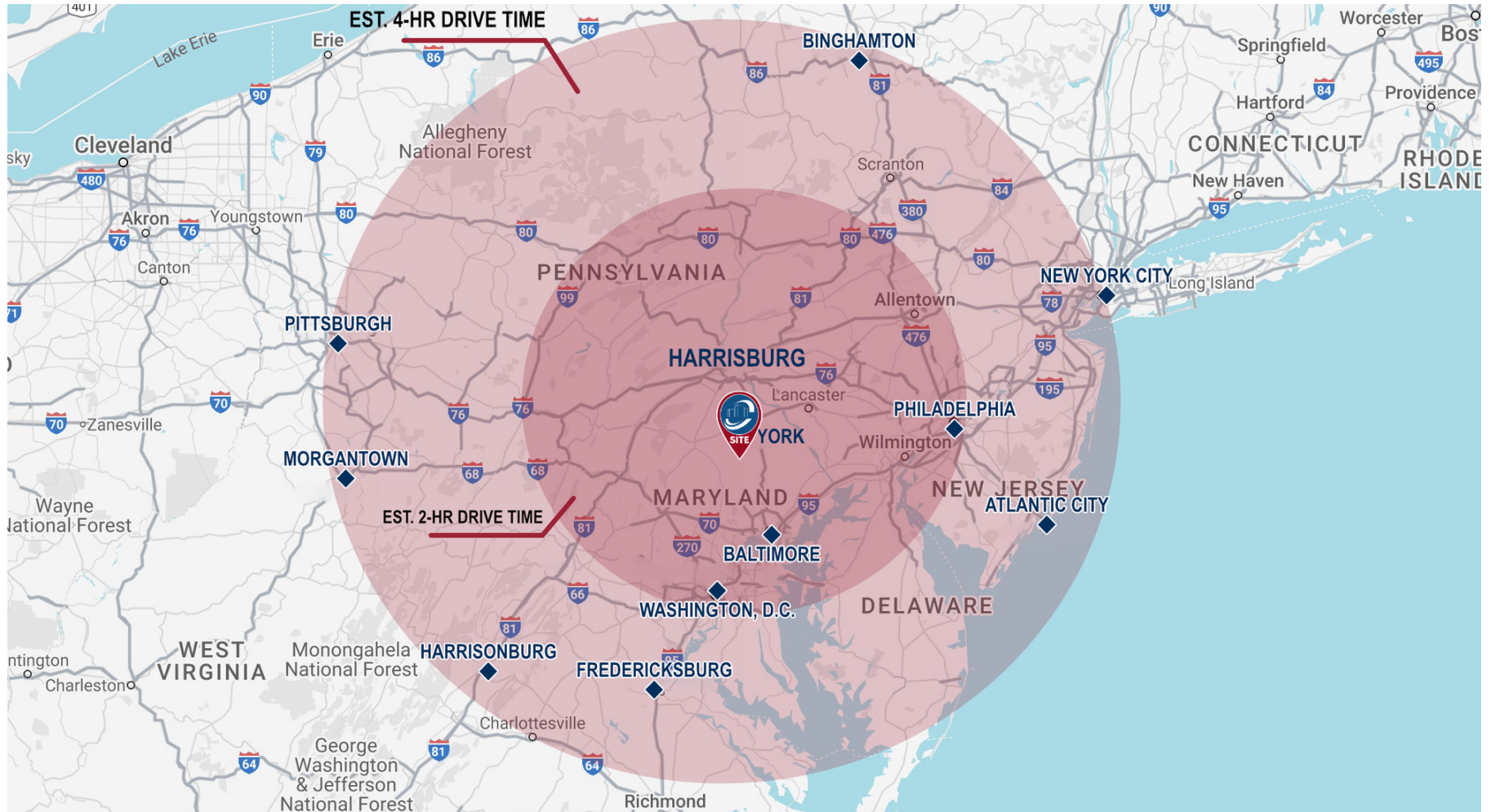


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LOCATION MAP



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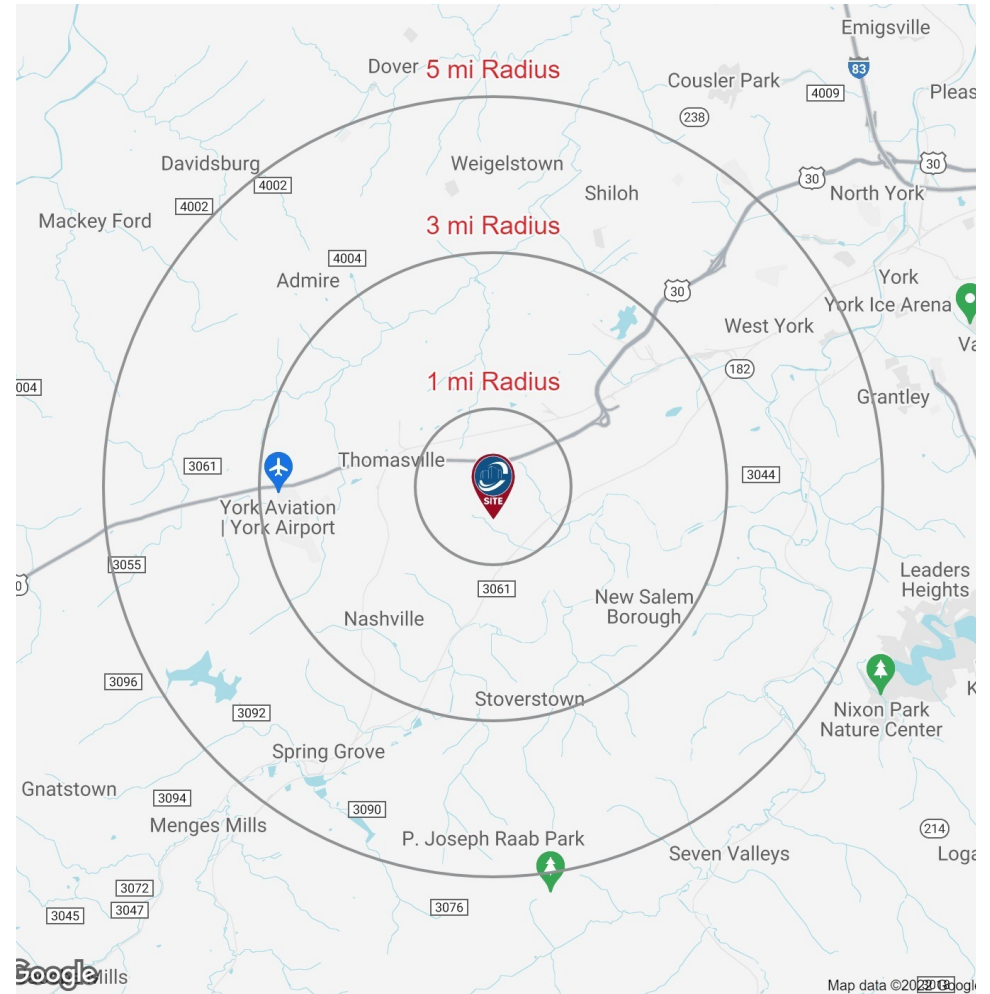
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,869	75,587	292,551
Average age	41.5	38.2	38.4
Average age (Male)	41.4	37.3	37.1
Average age (Female)	41.5	39.6 </td <td>39.6</td>	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	714	30,272	117,824
# of persons per HH	2.6	2.5	2.5
Average HH income	\$82,191	\$74,599	\$67,656
Average house value	\$148,221	\$165,019	\$178,704

* Demographic data derived from 2020 ACS - US Census



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