



ROCK Commercial Real Estate, LLC
Susquehanna Commerce Center West
221 West Philadelphia St., Suite 19
York, PA 17401
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180 Roosevelt Avenue **Known As Industrial Plaza of York**

Property Location

Address: 180 Roosevelt Avenue
City, State Zip: York, PA 17401
Municipality: City of York
Franklin Map: 3271 B7

Building

Total Square Feet: 22,235 SF
Available square feet: 22,235 SF
Building Construction: Brick & Masonry
Number of Stories: 1
Year Renovated: 1994
Roof Construction: Asphalt
Heat Type and Fuel: Gas, 2-Air Rotation Units
Air conditioning: Office
Floor Construction: Concrete
Ceiling Height: High Bay . 32q & 23q under hook
Low Bay . 20q & 13q under hook
Sprinkler System: None
Cranes: High Bay 2 - 10 ton
Low Bay 1 . 5 ton
Recessed Docks: 2 in High Bay
Drive-In Door: 1 in High Bay (17' x 17')
Lighting: Mercury Halide
Column Spacing: Various



General Information

Lease Rate:	\$3.25	Price Reduced
Lease Type:	NN	
Zoning:	Heavy Industrial	
Use:	Manufacturing/Warehouse	
Availability:	Immediate	
Total Assessed Value:	2009	\$684,310.00
Taxes: School		\$ 20,214.52
County		\$ 2,839.89
City		\$ 10,702.61

Land

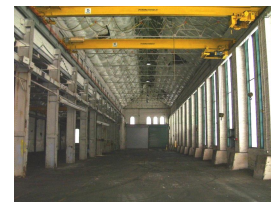
Acreage: 1.012
Road Frontage/Access: Roosevelt Avenue
Parking: Shared off of Roosevelt
Rail Access: None
Out Storage: None

Utilities/Provider/Expenses

Refuse: Private
Sewer: York Sewer Authority
Water: The York Water Company
Gas: Columbia Gas
Electricity: Met-Ed - 480V 1,600 Amp

Responsibility L or T

Water	T	Parking	L
Electric	T	Snow	L
Gas	T	Repairs Ext.	L
Refuse	T	Repairs Int.	T
Sewer	T	Janitorial	T
Sprinkler	L	Lawn	L
HVAC Main.	T	Liability Ins.	T
R.E. Taxes	T	Fire Ins.	T . Pro-Rata



Contact: Kevin Hodge, CCIM
or Cami Spiridonoff

Date Revised: May 4, 2010

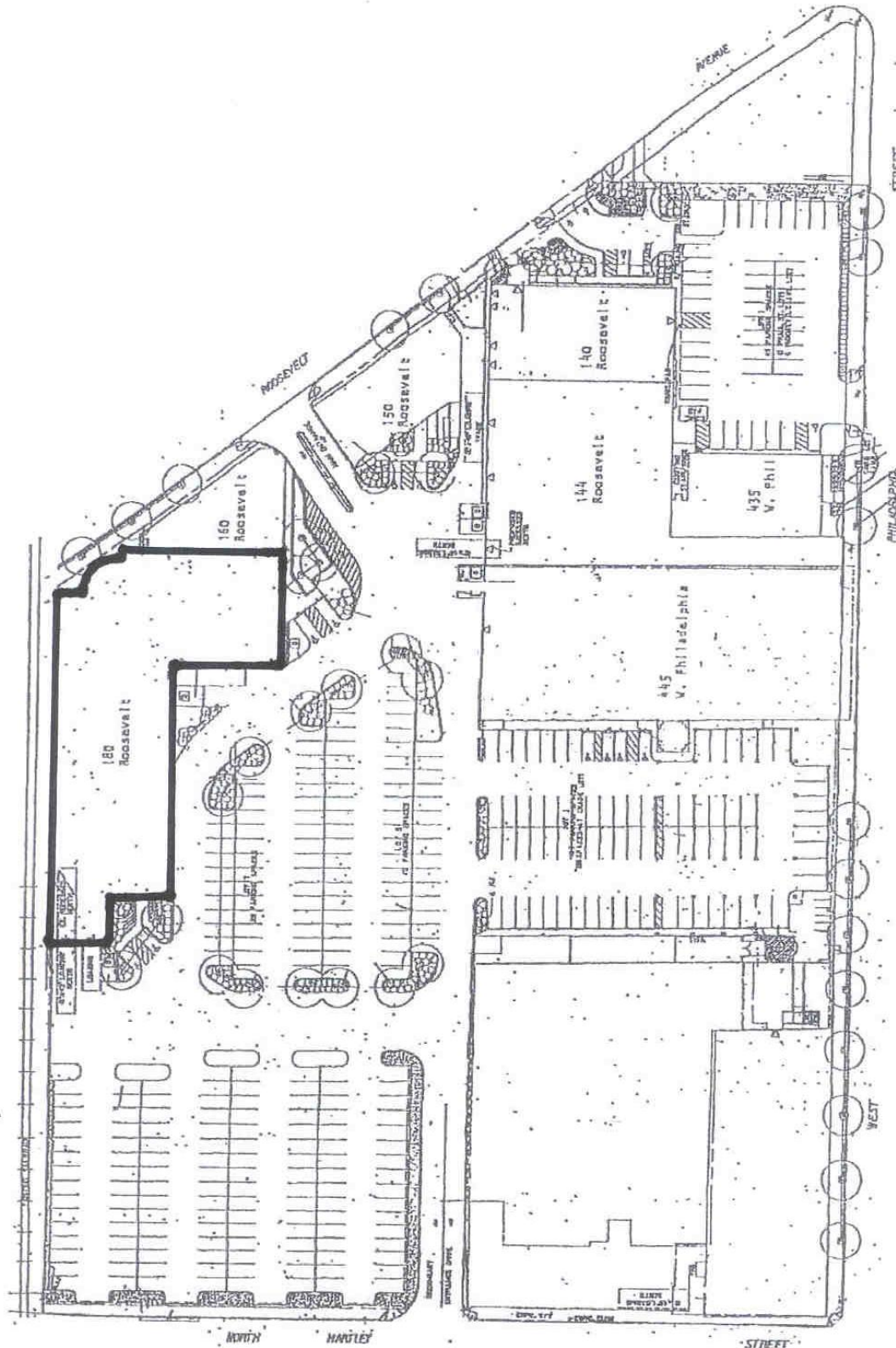
Comments: Rare opportunity to lease a smaller heavy manufacturing building with bridge cranes, 3-Phase electric, 2 recessed docks and one 17' x 17' drive-in door for unloading directly by the cranes.

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deemed as reliable but no warranty is made as to the accuracy and is subject to correction or change and can be withdrawn without notice.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