

# For Sale

Office Building - 36,550 SF



## 20 Willow Springs Circle, York, PA 17406

### Property Highlights:

- 36,550 SF one-story office building on 3.76 acres
- Offers mix of private offices and cubicles
- Includes 3 kitchen areas and multiple conference rooms
- Receiving area in rear of building with 8'x8' drive-in door
- Large parking lot with 165 spaces
- Close proximity to I-83

### Property Overview:

36,550 SF one-story building for sale. Situated off of I-83 in Manchester Township, York County, this property is within 30 minutes to downtown Harrisburg and the City of York. Built in 1978 with renovations in 1981 and 1983, the floor plan consists of multiple private offices, conference rooms and receiving area. Industrial zoning permits for most manufacturing and processing uses, office and business services.

### Offering Summary

<b>Sale Price</b>	\$2,200,000
<b>Lot Size</b>	3.76 Acres
<b>Building Size</b>	36,550 SF

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes are approximate.



Amber Corbo  
+1 717 761 5070 ext. 185  
acorbo@naicir.com



Casey Khuri  
+1 717 761 5070 ext. 134  
ckhuri@naicir.com



1015 Mumma Road  
Lemoyne, PA 17043  
www.naicir.com



# For Sale

## Property Details

Sale Price	\$2,200,000
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### Location Information:

Street Address	20 Willow Springs Circle
City, State, Zip	York, PA 17406
County/Township	York/Manchester

### Building Information:

Building Size	36,550 SF
Year Built	1978
Year Renovated	1981 & 1983
Construction	Concrete Block/Stucco
Roof Description	Metal deck w/ rubber membrane
Ceiling Height	8' with 18" height to bottom of joist
Ceiling Type	Drop in tile
Lighting	Fluorescent/LED
Walls	Drywall
Floor Type	Concrete w/VCT or carpet
Basement	No
Sprinklers	No
# of Stories	1
# of Restrooms	6
Elevators	No
Signage	Yes

### Property Details:

Property Type	Office
Zoning	Industrial District
Lot Size	3.76 Acres
Tax Parcel #	36-000-MH-0026-M0-00000 Alternate APN 360945300
Taxes	\$29,508.33
Flood Zone	No
Fencing	No

### Parking & Transportation:

# of Spaces	165
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### Utilities & Amentities:

Handicap Access	No
Water	Public
Sewer	Public
Gas	No
Electric	Met-Ed
HVAC	Electric w/ heat pumps
Additional Information	Current owner is not aware of any underground tanks. The solar panel area in the rear of the building doesn't service utilities and was previously used to demonstrate products to customers.

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## Site Plan

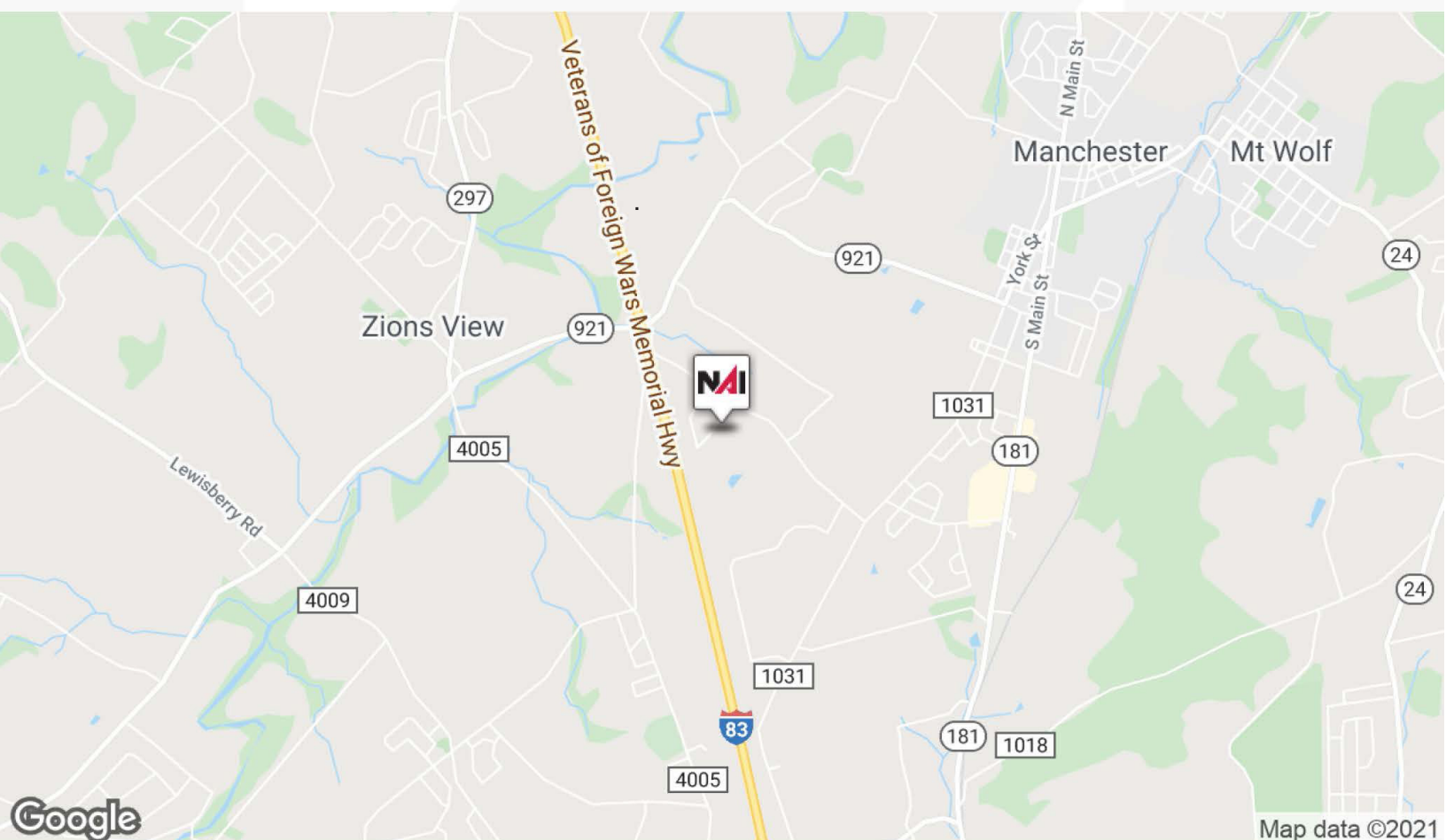


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## Location Maps



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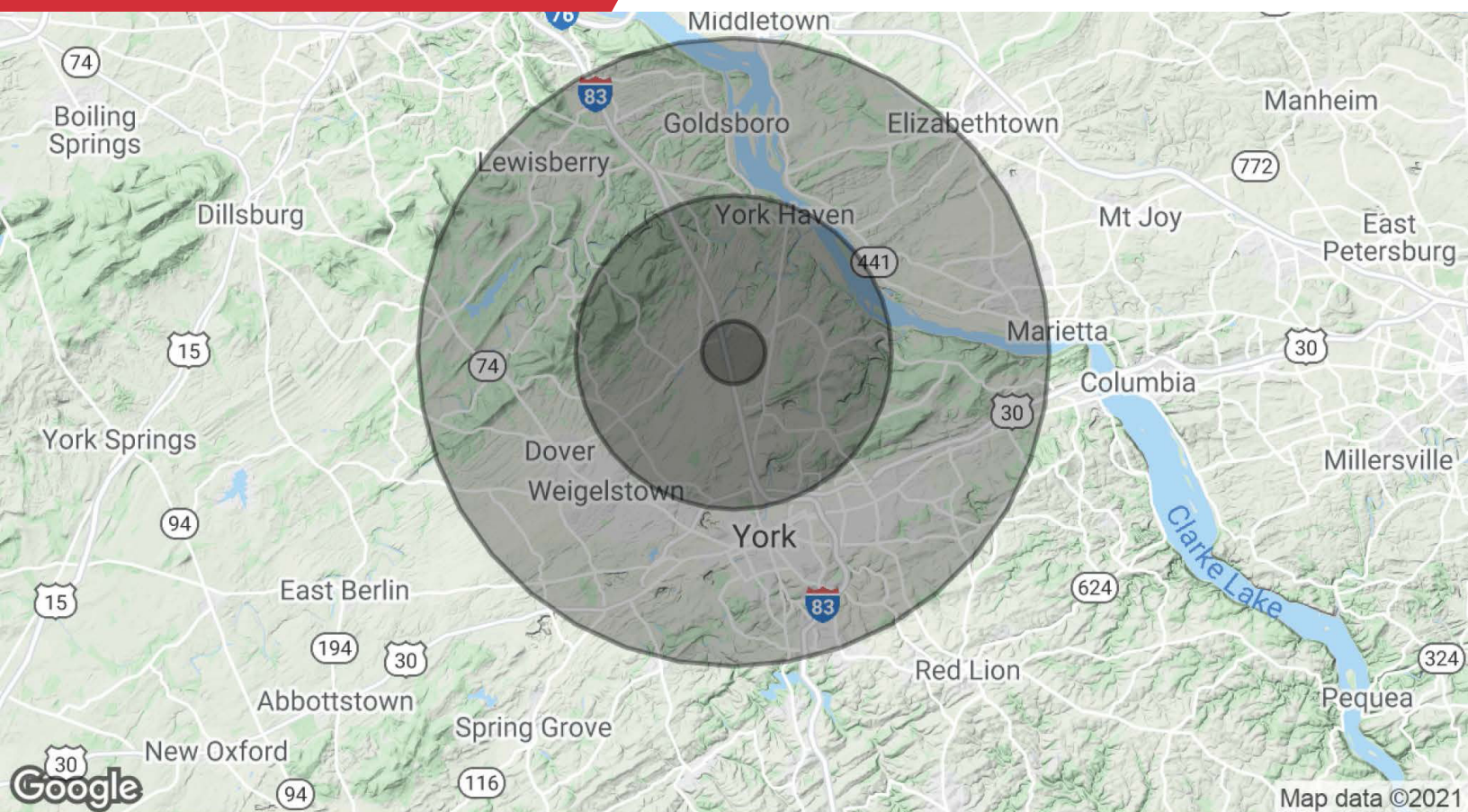
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## Demographics



### Population

	1 Mile	5 Miles	10 Miles
Total Population	2,432	58,079	272,923
Median Age	40.3	39.5	38.6
Median Age (Male)	40.0	38.5	37.5
Median Age (Female)	40.4	40.6	40.0

### Households & Income

Total Households	931	22,470	106,356
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,296	\$70,849	\$64,510
Average House Value		\$203,963	\$177,329

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