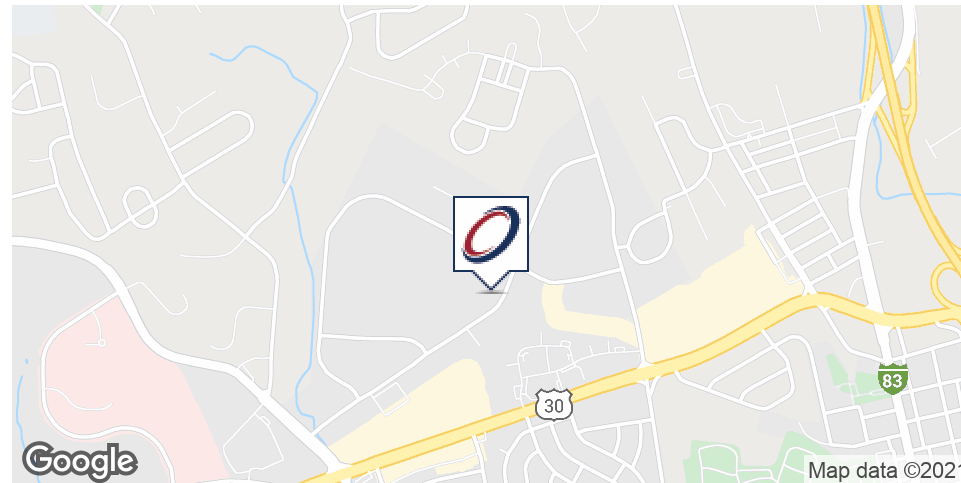


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	5,830 SF
Available SF:	
Lot Size:	1.73 Acres
Price / SF:	\$188.68
Year Built:	2011
Zoning:	Employment Center District
Submarket:	City of York
County:	York County

PROPERTY OVERVIEW

Solid investment opportunity just off Route 30.

PROPERTY HIGHLIGHTS

- Currently leased to Probation and Parole with their current term expiring April of 2026
- Efficient interior layout offering a great mix of private office and open cubicle space.
- Well situated State leased office facility with 6+/- years remaining on current lease term.
- Property Taxes: \$12,165



David Rimmel, P.E., SIOR
Associate Broker
717.731.1990 x3003
DJRimmel@landmarkcr.com

Chuck Heller
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Office Building
APN	14-628-16-16C
Building Size	5,830 SF
Lot Size	1.73 Acres
Building Class	B
Year Built	2011
Number of Floors	1
Average Floor Size	5,830 SF
Parking Spaces	44
Construction Status	Existing
Roof	Shingle
Free Standing	Yes
Number of Buildings	1

Solid investment opportunity just off Route 30.



- Situated in a professional business park setting.
- Adjacent occupants include HACC York Campus, Kohl Building Products, United Rentals, Scheadler/Yesco, Realtor Association, and many more.
- Minutes away from Interstate 83 and adjacent to the many Rt. 30 amenities.



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cheller@landmarkcr.com

AERIAL



David Rimmel, P.E., SIOR
Associate Broker
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Chuck Heller
Executive Vice President
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cheller@landmarkcr.com

INCOME & EXPENSE

**2020 Expense & Income
York Parole and Probation
785 Vogelsong, Road
York, PA**

INCOME	
GROSS INCOME	\$145,990.80
EXPENSES	
Janitorial	\$10,500.96
Lawn/Snow	\$2,882.14
R.E. Tax	\$28,952.16
MAINTENANCE:	
Sprinkler	\$752.60
HVAC	\$4,870.45
Fire Equipment	\$29.15
General	\$735.00
UTILITIES:	
Trash	\$2,436.41
Water/Sewer	\$1,620.26
Electric	\$10,044.62
Gas	\$0.00
Security	\$708.93
Insurance	<u>\$1,495.00</u>
TOTAL EXPENSES	\$65,027.68
NET OPERATING INCOME	\$80,963.12



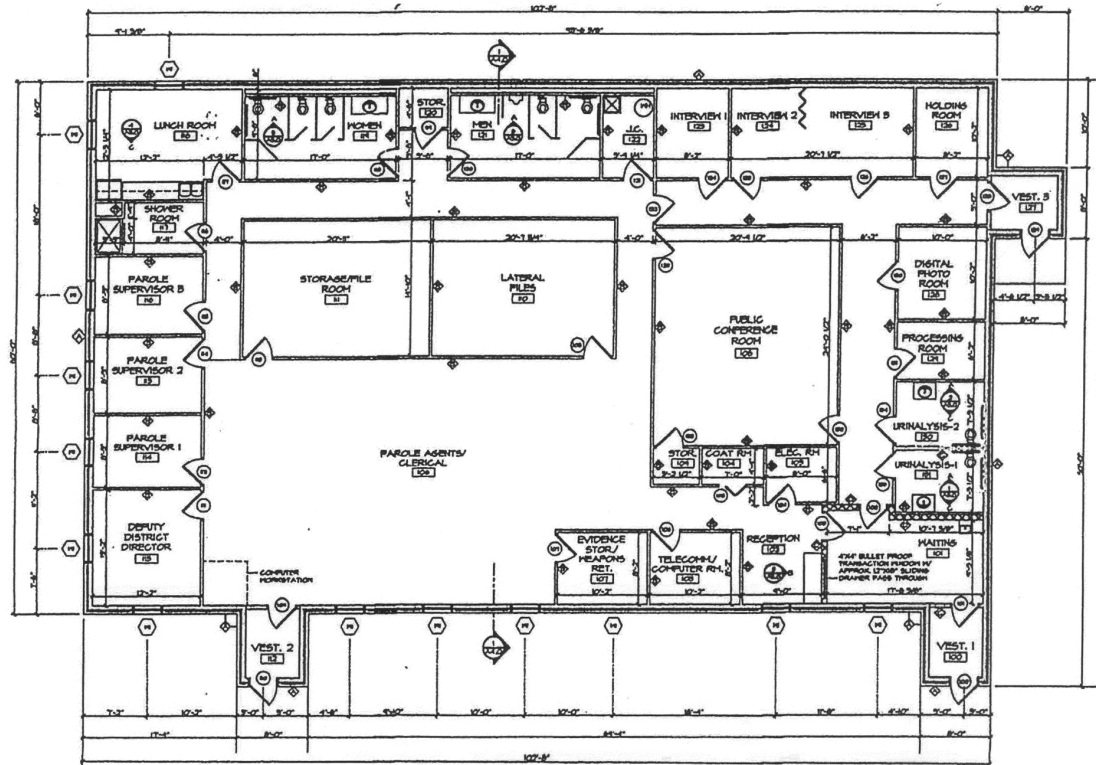
***Lease Rate** 05/01/11 to 04/30/26
 Base Rent \$17.62 PSF
 Additional Rent \$6.79 PSF
 (OPEX) plus annual CPI
 adjustment
Gross Rent \$24.41 PSF
 (+ two 5 Year Renewal
 Options thru 03/30/36)



David Rimmel, P.E., SIOR
 Associate Broker
 717.731.1990 x3003
 DJRimmel@landmarkcr.com

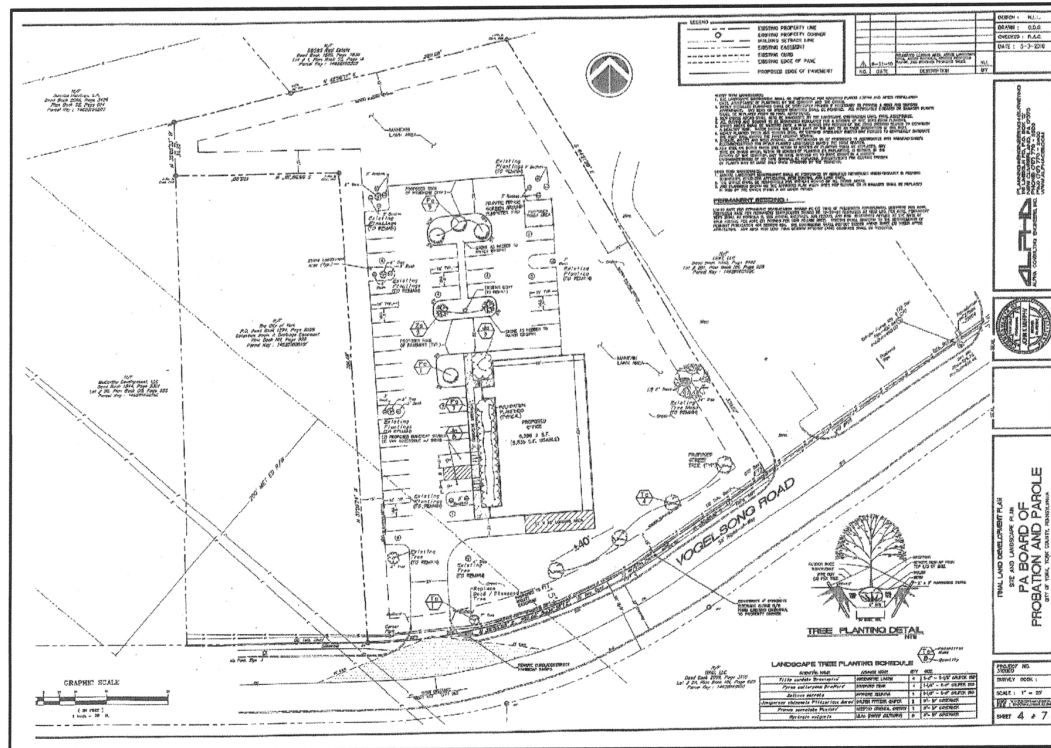
Chuck Heller
 Executive Vice President
 717.731.1990 x3018
 cheller@landmarkcr.com

FLOOR PLAN



SITE PLAN

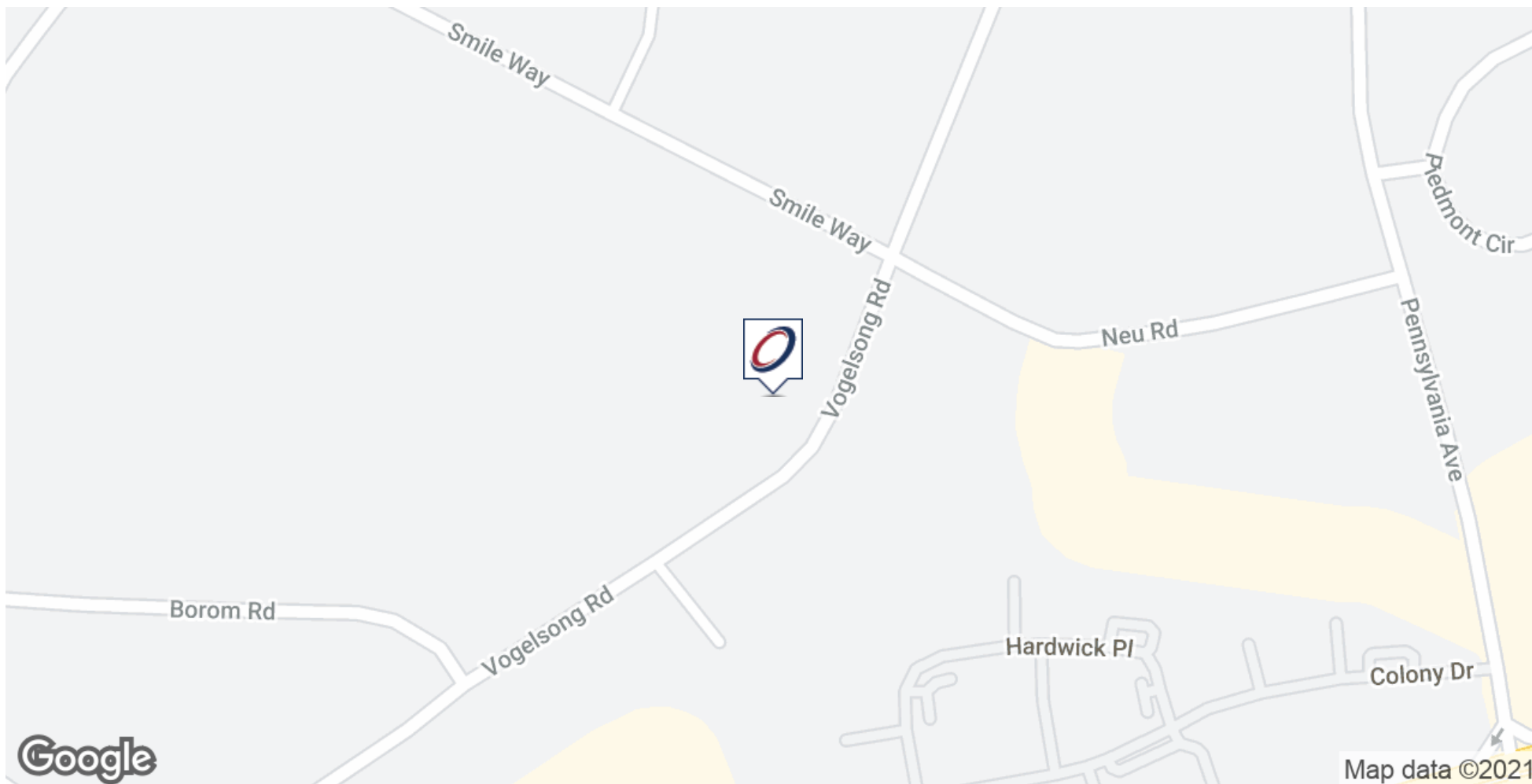
785 Vogel song Road York, PA 17404



BUSINESS AERIAL



LOCATION MAP



David Remmel, P.E., SIOR
Associate Broker
717.731.1990 x3003
DJRemmel@landmarkcr.com

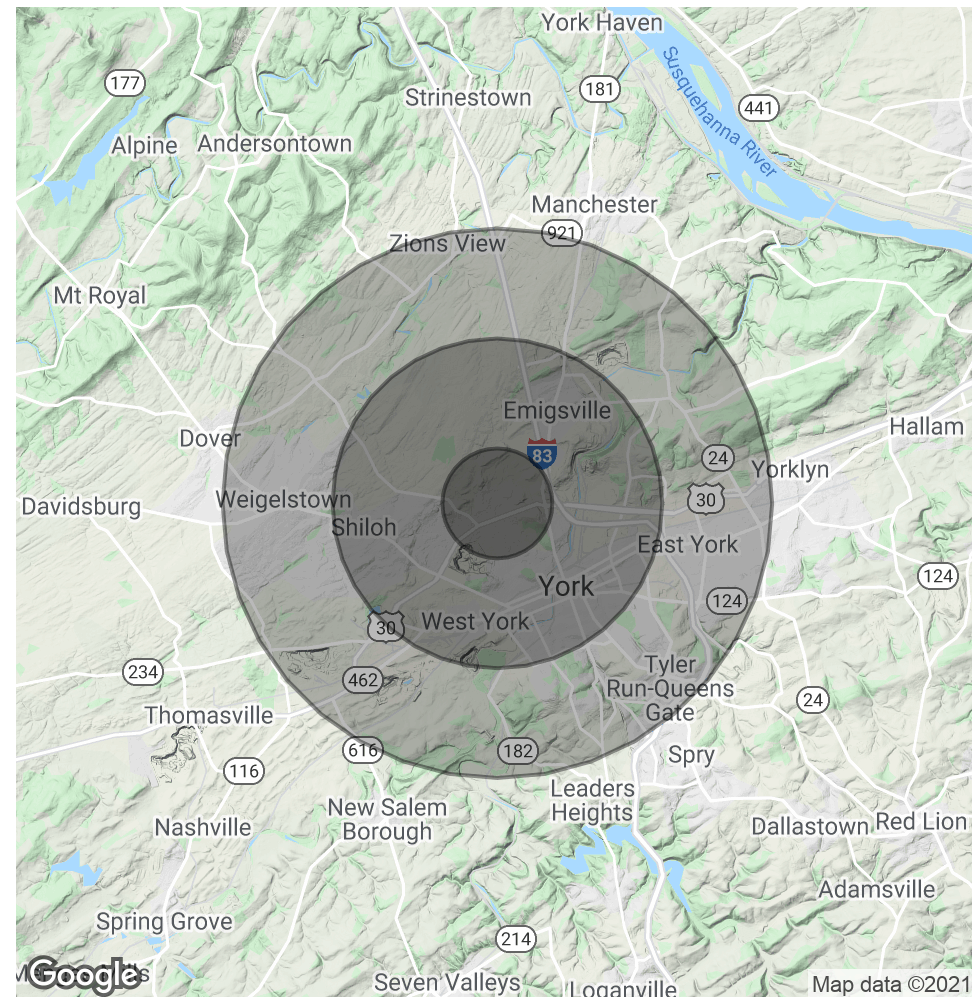
Chuck Heller
Executive Vice President
717.731.1990 x3018
cheller@landmarkcr.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,128	80,255	144,861
Average age	38.8	34.2	36.7
Average age (Male)	36.9	33.0	35.7
Average age (Female)	41.5	35.7	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,503	31,258	56,350
# of persons per HH	2.3	2.6	2.6
Average HH income	\$56,148	\$51,192	\$59,576
Average house value	\$198,559	\$134,003	\$167,994

* Demographic data derived from 2010 US Census



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 cheller@landmarkcr.com