

# 300 N. SHERMAN

YORK, PENNSYLVANIA

FOR SALE / LEASE



CLOSE PROXIMITY TO ROUTE 30 & I-83

**±45,273 SF**  
AVAILABLE



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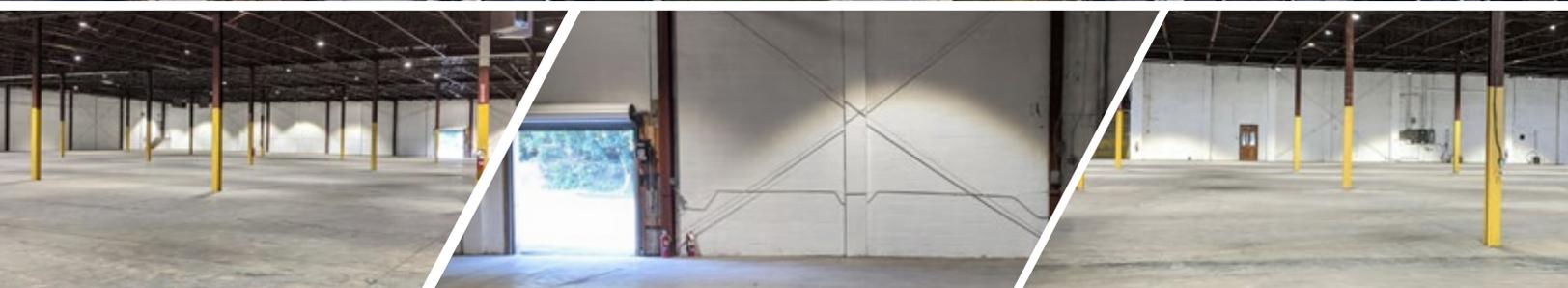
# LOCAL MAP

**300 N. SHERMAN STREET**  
YORK, PENNSYLVANIA



0.8 MILE to US RT. 30  
1.2 MILES to Exit 21 of I-83  
23 MILES to Harrisburg, PA  
57 MILES to Baltimore, MD  
99 MILES to Washington, DC





**±45,273**

SQUARE FEET

**±5**

DOCK DOORS

**18'**

CLEAR HEIGHT

**±35**

AUTO SPACES

AVAILABLE AREA	±45,273 SF (Divisible to 20,000 SF)	CLEAR HEIGHT	18'
OFFICE AREA	±6,135 SF	DOCK DOORS	5 DOCK DOOR
ACREAGE	2.38 ACRES	AUTO PARKING	±35
COUNTY	YORK COUNTY	UTILITIES	PUBLIC, NATURAL GAS
ZONING	EC-EMPLOYMENT CENTER DISTRICTS (Permits retail, office & industrial)	FIRE PROTECTION	WET
CONSTRUCTION	BRICK & CONCRETE BLOCK	LIGHTING	LED

# FOR SALE / LEASE



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