

# FOR SALE



York County, Pennsylvania

## INDUSTRIAL/ WAREHOUSE BUILDING

451 MARSTELLER ROAD  
NEW PARK, PENNSYLVANIA 17352



**Andrew Meeder, SIOR**

☎ 410.494.4881

✉ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)

**Daniel Hudak, SIOR**

☎ 443.573.3205

✉ [dhudak@mackenziecommercial.com](mailto:dhudak@mackenziecommercial.com)

**Dennis Boyle**

☎ 443.798.9339

✉ [dboyle@mackenziecommercial.com](mailto:dboyle@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



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# INDUSTRIAL/WAREHOUSE BUILDING

451 MARSTELLER ROAD | NEW PARK, PENNSYLVANIA 17352

## BUILDING SIZE

18,000 sf ±

## LOT SIZE

8.0 Acres ±

## ZONING

C (Commercial): 5.63 Ac ±

A (Agricultural): 2.37 Ac ±

## LOADING

3 Drive-In Doors

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ 18,000 sf industrial/warehouse building situated on 8.0 Acres
- ▶ Includes 3,000 sf office space/showroom
- ▶ Stoned storage yard (approx. .66 Acres ±) with security fence and Lift Master automatic gate
- ▶ 10 minutes to I-83
- ▶ 30 minutes to Hunt Valley, MD



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# AERIAL / PARCEL OUTLINE

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## BUILDING SIZE

18,000 sf ±

- ▶ 3,000 sf ± office/showroom

## LOT SIZE

8.0 Acres ±

- ▶ .66 Acre ± storage yard

## LOADING

- ▶ Two (2) 10'w x 10' h Drive-Ins
- ▶ One (1) 20'w x 14' h Drive-In
- ▶ One (1) 13'w x 10' h Drive-In

## CONSTRUCTION

Metal Insulated

## CEILING CLEAR HEIGHT

10'-20' ± (pitched roof)

## ROOF

Standing seam metal

## LIGHTING

Fluorescent Tube

## WAREHOUSE HEAT

Oil

## POWER

110/220v single phase  
3 phase power available.

## SPRINKLER

None





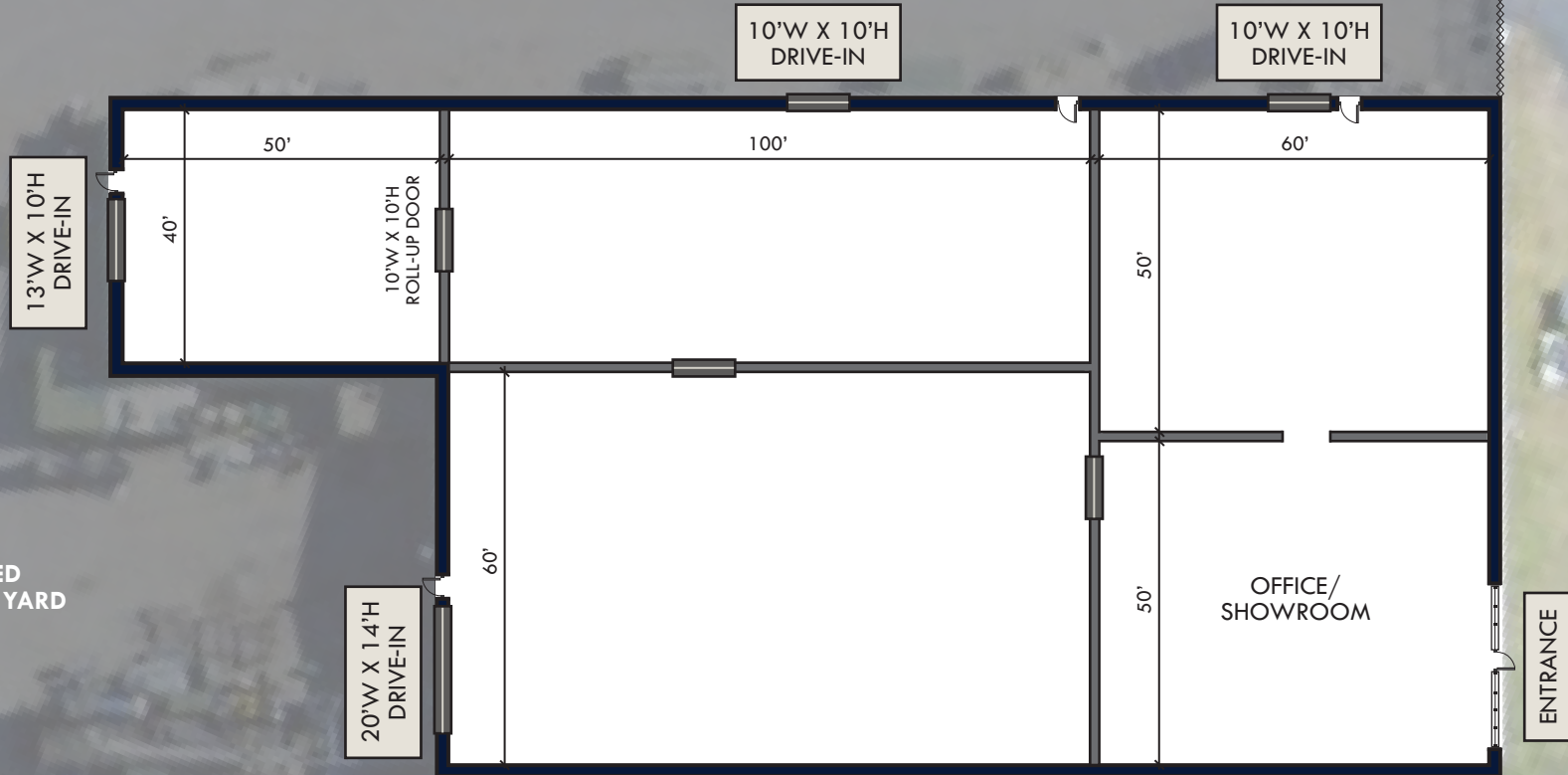
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# FLOOR PLAN

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Note: Measurements are approximate. Drawing not to scale.





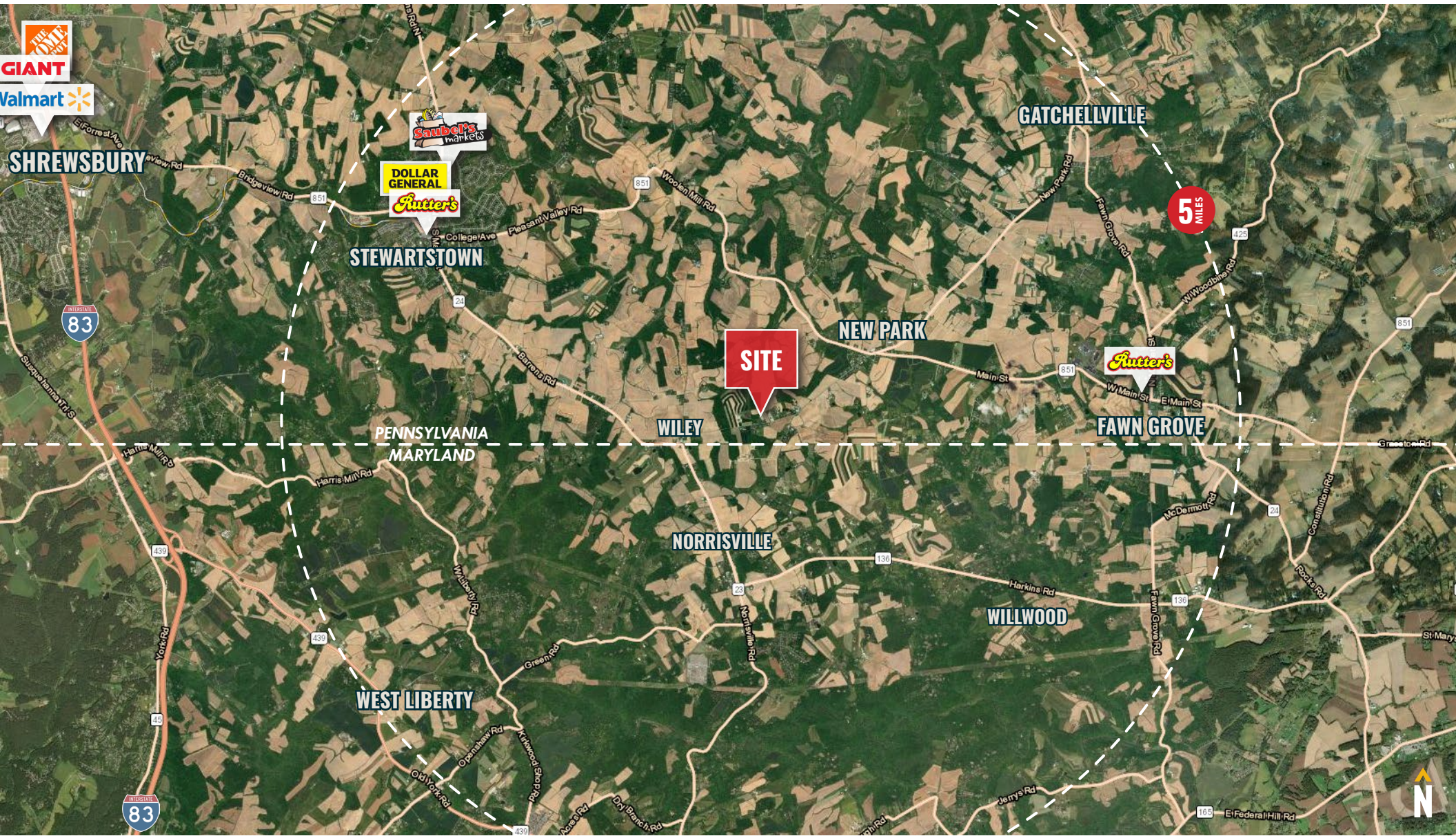
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# TRADE AREA

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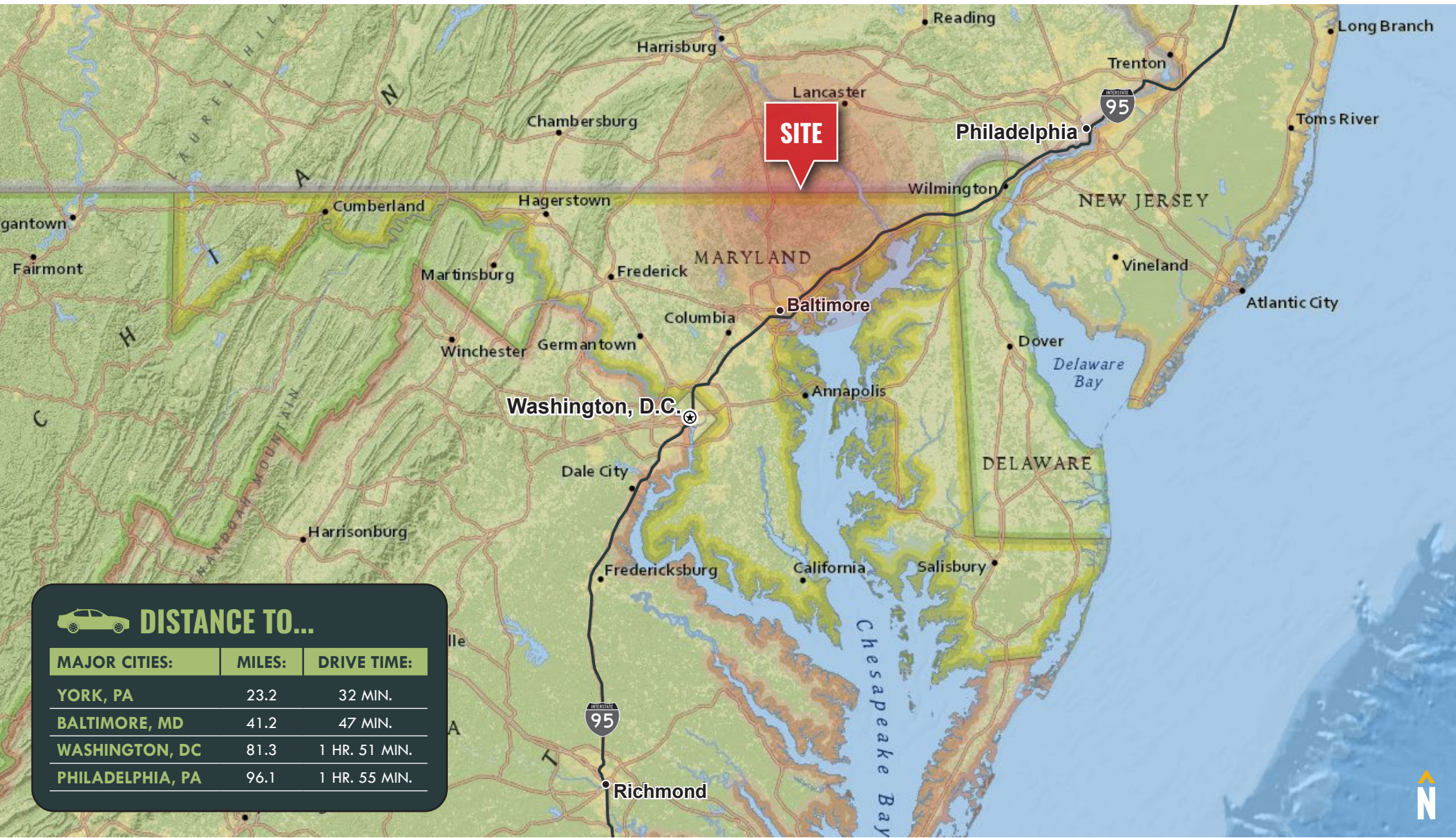
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# LOCATION

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 **DISTANCE TO...**

MAJOR CITIES:	MILES:	DRIVE TIME:
YORK, PA	23.2	32 MIN.
BALTIMORE, MD	41.2	47 MIN.
WASHINGTON, DC	81.3	1 HR. 51 MIN.
PHILADELPHIA, PA	96.1	1 HR. 55 MIN.





**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881

AMEEDER@MACKENZIECOMMERCIAL.COM

**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205

DHUDAK@MACKENZIECOMMERCIAL.COM

**DENNIS BOYLE**

VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9339

DBOYLE@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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