

# FOR LEASE

## ± 35,000 SF COMMERCIAL PROPERTY



**10671 Susquehanna Trail South  
Glen Rock, PA 17327**

**Matthew M. Czaus**



**1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279**

**(717) 735-6000 Office • (717) 735-6001 Fax**

**[matt@uscommercialrealty.net](mailto:matt@uscommercialrealty.net)**

**[www.uscommercialrealty.net](http://www.uscommercialrealty.net)**

# SALIENT INFORMATION

<b>PROPERTY:</b>	10671 Susquehanna Trail South, Glen Rock, PA 17327 Springfield Township, York County
<b>LEASE RATE:</b>	\$6.75 / SF NNN
<b>SITE SIZE:</b>	3.67 Acres
<b>BUILDING SIZE:</b>	± 35,801 SF (31,578 SF Manufacturing & 4,223 SF Office)
<b>CIRCA:</b>	1960
<b>UTILITIES:</b>	Water: Public Sewer: Public
<b>ZONING:</b>	Industrial
<b>PARKING:</b>	33 Spaces
<b>LANDLORD RESPONSIBILITIES:</b>	Roof/Structure/Parking Lot Maintenance/Repairs
<b>TENANT RESPONSIBILITIES:</b>	<b>NNN</b>
<b>AVAILABLE:</b>	June 1, 2026 Occupancy
<b>REAL ESTATE TAXES:</b>	\$23,791 Total (2025)
<b>PARCEL ID:</b>	47-000-DI-0057.F0-00000
<b>COMMENTS:</b>	<p>This commercial property in Springfield Township, York County, Pennsylvania, occupies a primary-site lot of 3.67 acres predominately level topography and paved road frontage.</p> <p>The single-story building, constructed in 1960, contains 35,801 square feet of gross floor area and currently serves industrial/manufacturing/warehouse uses with public water, sewer, electric, and natural gas utilities available.</p> <p>The site includes ample parking and drive-in access, with no basement or attic and a single commercial unit. Featuring more than 33 parking spaces, one dock door and one drive in door, perfect for any industrial use.</p>

# TAX MAP



# AERIAL PHOTO



# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS



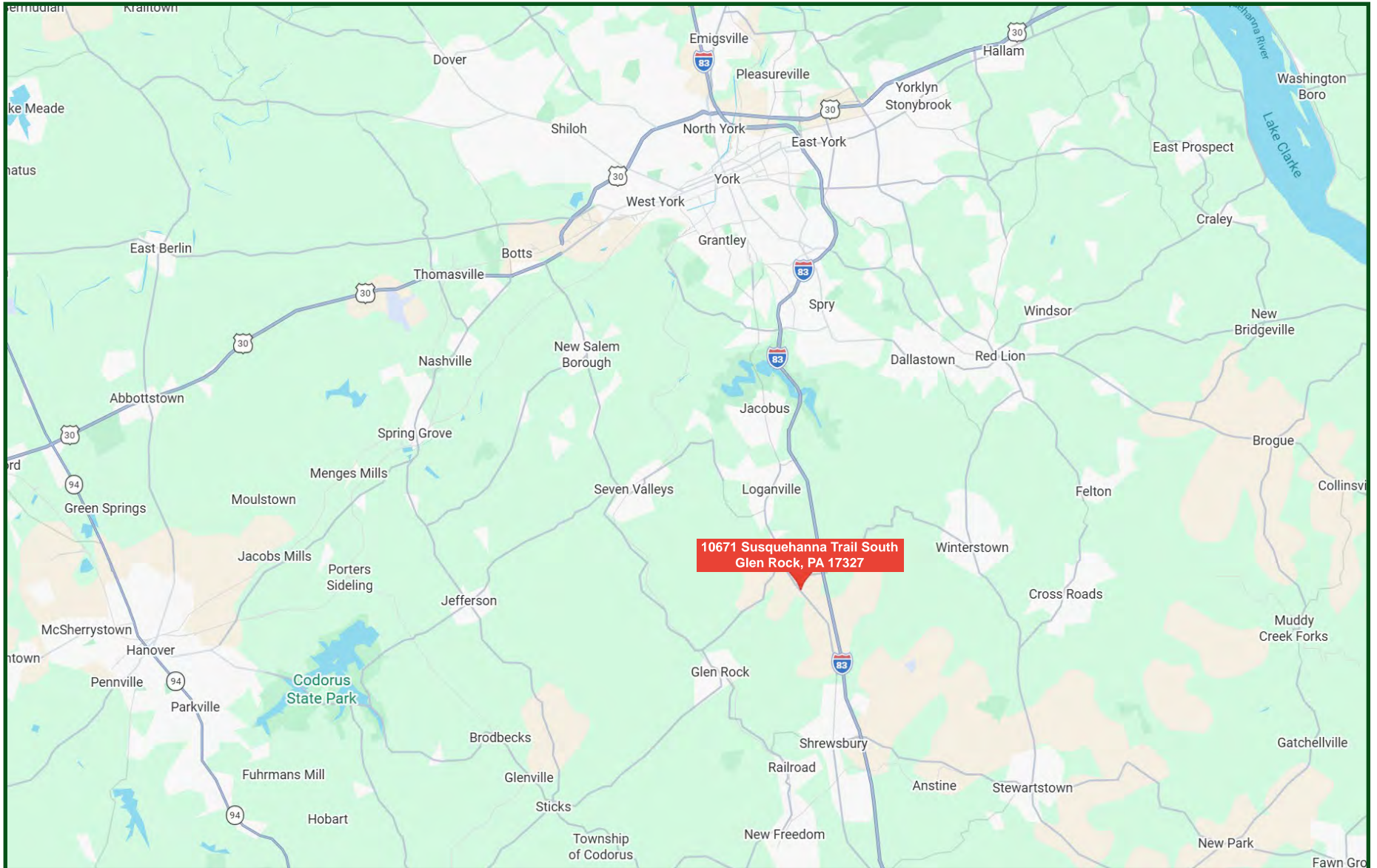
# PHOTOGRAPHS



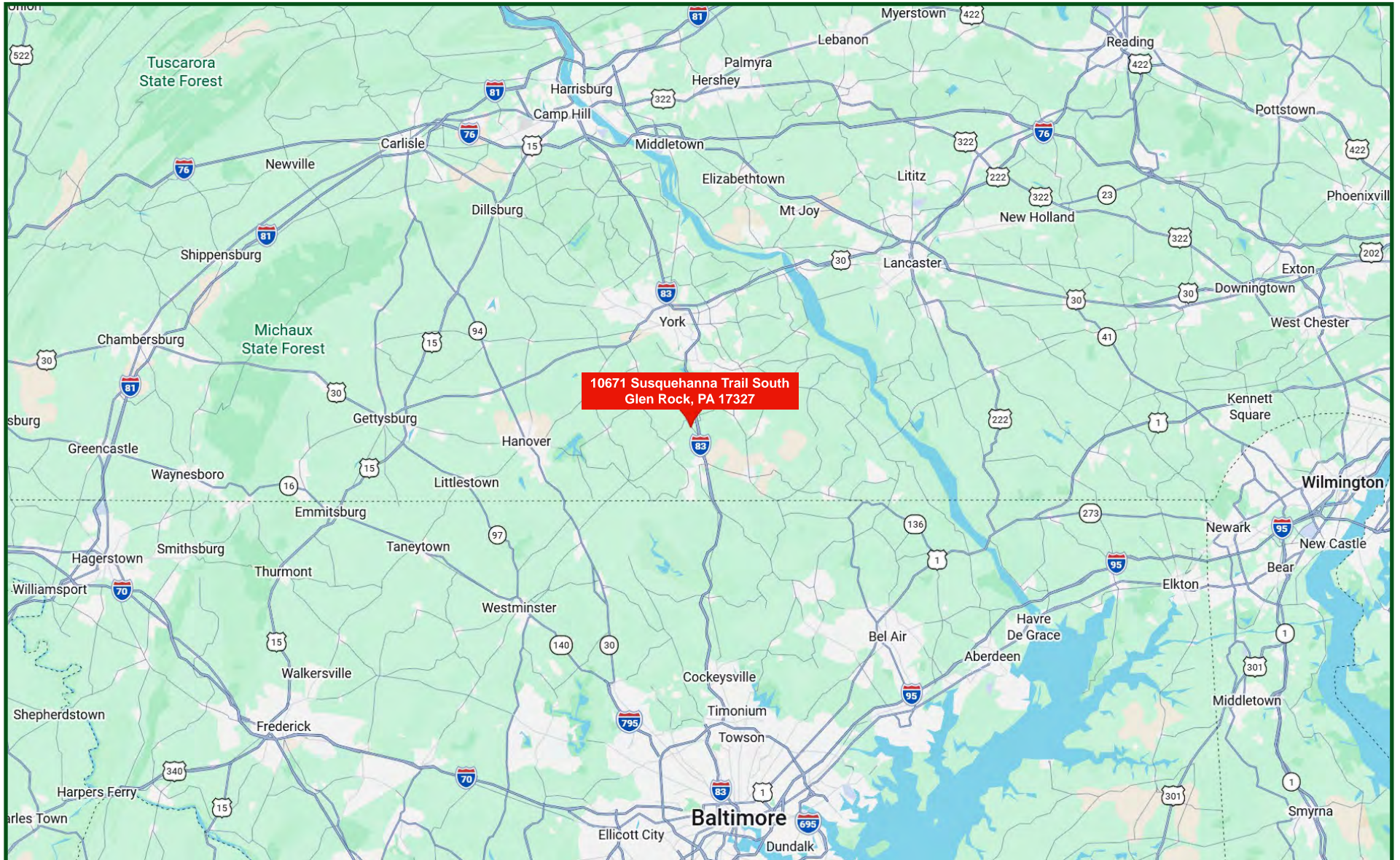
# HIGHWAY DISTANCE MAP



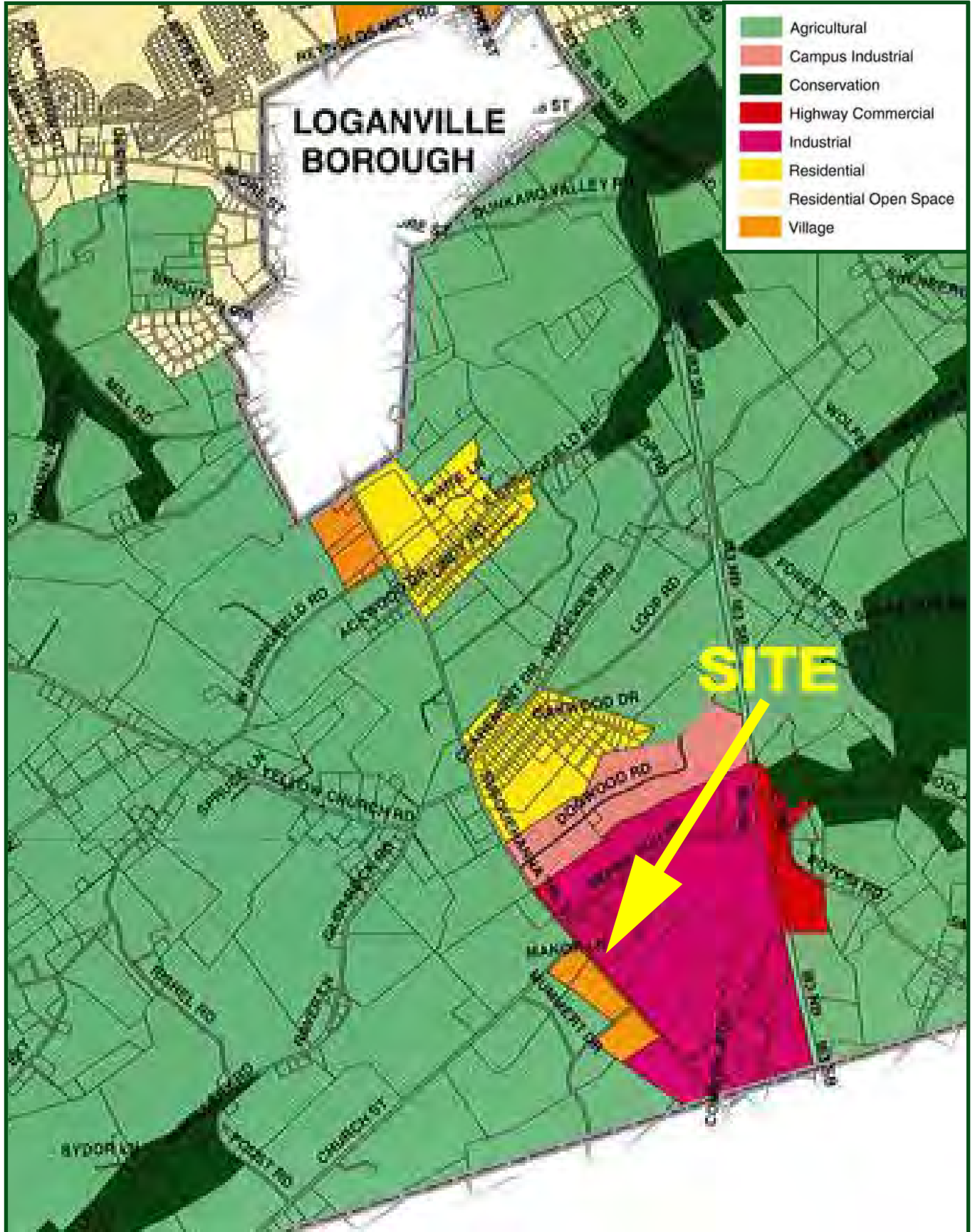
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (Springfield Township)



# ZONING

Township of Springfield, PA

## § 500-16. (I) Industrial Districts.

- A. Purpose. Industrial Districts are established to contribute to the overall economy of the region and to the Township tax base. It shall be the purpose of such districts to encourage industrial development in areas of good highway accessibility, with the existence or reasonable expectation of public sanitary sewer service and within reasonable proximity to supporting commercial activities.
- B. Permitted uses. A structure may be erected or used and a lot may be used or occupied for any of the following uses and no other. Uses designated by the letters "SE" are permitted only by special exception by the Zoning Hearing Board, and uses designated by the letter "C" are conditional uses granted only by the Board of Supervisors. Additionally, all permitted uses are governed by the regulations contained in Articles IV through X of this chapter, as applicable.

Permitted Uses	References	C or SE
<b>Principal Agricultural Uses</b>		
Agricultural operations as defined in § 500-7		
Animal husbandry	See § 500-18	SE
Crop farming		
<b>Principal Institutional, Social, and/or Recreational Uses</b>		
Day-care center	See § 500-35	SE
Miniature racing or go-cart track	See § 500-38	SE
Outdoor trap, skeet, rifle, pistol, or archery range	See § 500-40	SE
<b>Principal Office Uses</b>		
Financial office		
Professional office		
Public service office		
Adult entertainment facility	See § 500-45	SE
<b>Principal Commercial Uses</b>		
Gasoline service station	See § 500-51	
Recreational vehicle, construction equipment, lawn and garden equipment, automobile sales and service and agricultural equipment sales and service	See §§ 500-47 and 500-48	
Mini storage facility	See § 500-57	SE
<b>Principal Utility and Transportation Uses</b>		

Downloaded from <https://ecode360.com/SP4177> on 2026-03-30

# DEMOGRAPHICS

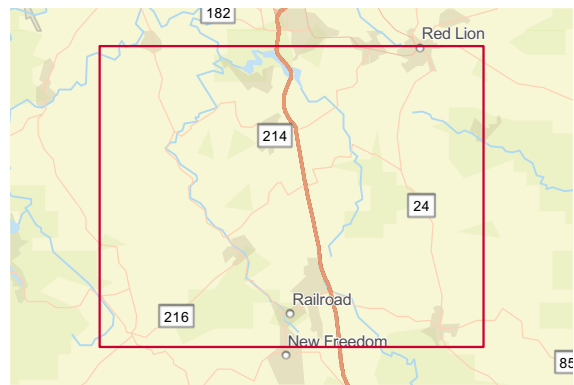
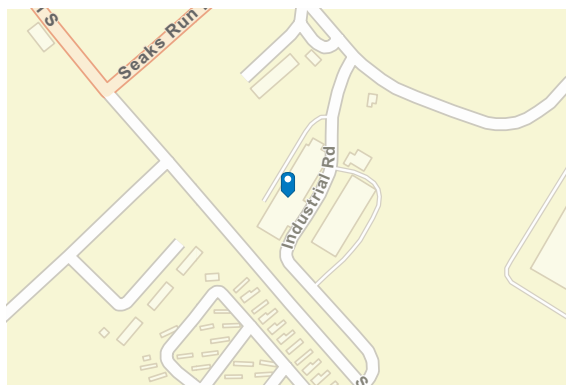
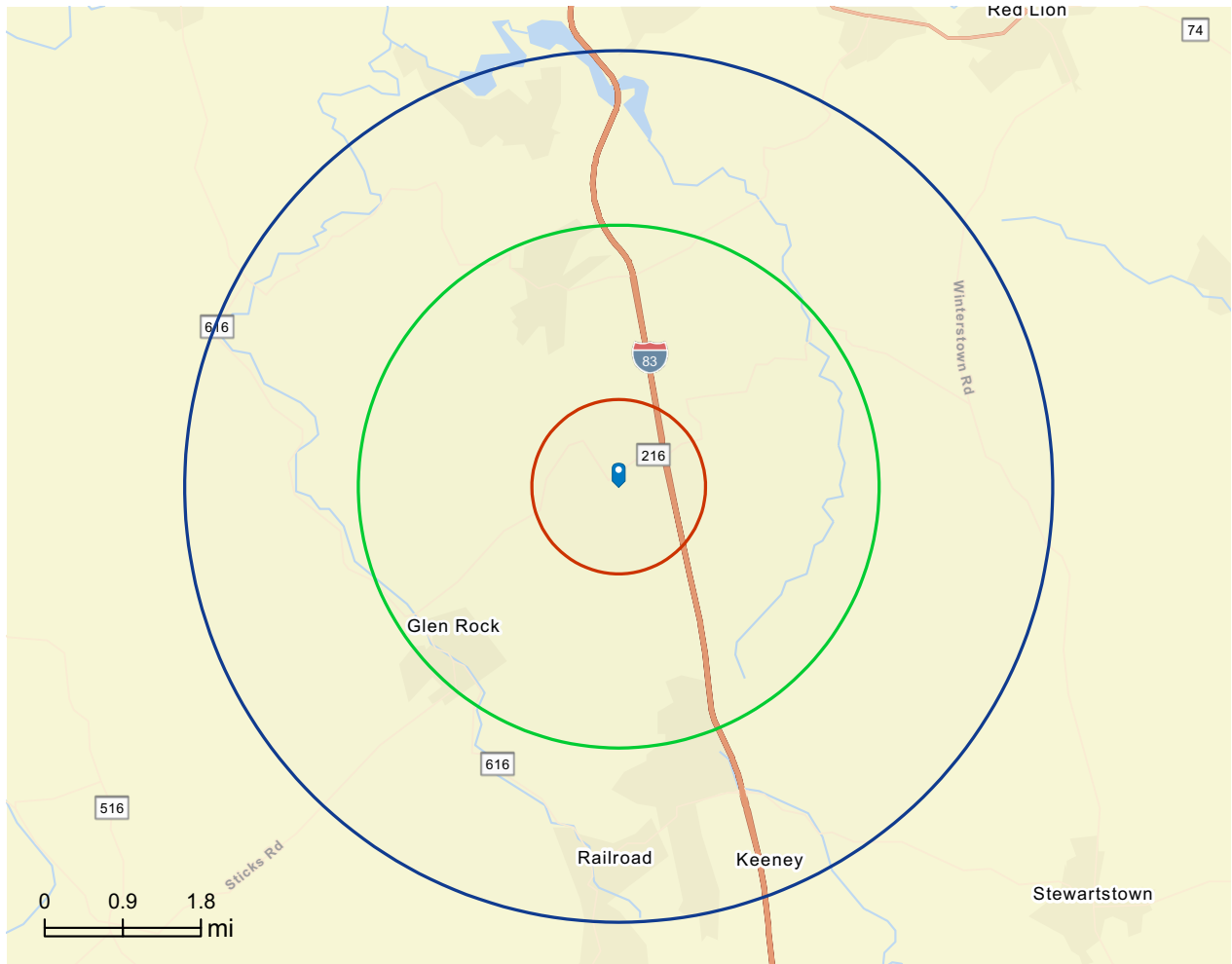
## Site Map

10671 Susquehanna Trl S, Glen Rock, Pennsylvania, 17327

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 39.82198  
Longitude: -76.69436



© 2026 Esri

# DEMOGRAPHICS

## Executive Summary

10671 Susquehanna Trl S, Glen Rock, Pennsylvania, 17327




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	432	6,398	22,796
2020 Population	511	7,115	23,938
2025 Population	541	7,229	24,198
2030 Population	545	7,305	24,457
2010-2020 Annual Rate	1.69%	1.07%	0.49%
2020-2025 Annual Rate	1.09%	0.30%	0.21%
2025-2030 Annual Rate	0.15%	0.21%	0.21%

Age	1 mile	3 miles	5 miles
2025 Median Age	43.8	42.2	44.0
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	86.0%	85.7%	86.9%
Black Alone	6.3%	5.3%	4.5%
American Indian Alone	0.0%	0.2%	0.2%
Asian Alone	1.9%	1.8%	1.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	1.3%	1.1%
Two or More Races	4.8%	5.8%	5.6%
Hispanic Origin	4.3%	4.4%	4.1%
Diversity Index	31.5	32.2	29.8

Households	1 mile	3 miles	5 miles
2010 Total Households	206	2,454	8,735
2020 Total Households	236	2,697	9,239
2025 Total Households	238	2,741	9,432
2030 Total Households	241	2,781	9,597
2010-2020 Annual Rate	1.37%	0.95%	0.56%
2020-2025 Annual Rate	0.16%	0.31%	0.39%
2025-2030 Annual Rate	0.25%	0.29%	0.35%
2025 Average Household Size	2.26	2.63	2.55
Wealth Index	124	117	118

 [Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

# DEMOGRAPHICS

**Executive Summary** | 10671 Susquehanna Trl S, Glen Rock, Pennsylvania, 17327 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Rent		20.9%	21.4%

<b>Median Household Income</b>			
2025 Median Household Income	\$109,093	\$105,925	\$102,935
2030 Median Household Income	\$127,501	\$118,908	\$114,307
2025-2030 Annual Rate	3.17%	2.34%	2.12%


<b>Average Household Income</b>			
2025 Average Household Income	\$124,464	\$124,006	\$122,282
2030 Average Household Income	\$134,280	\$135,584	\$134,035

<b>Per Capita Income</b>			
2025 Per Capita Income	\$46,227	\$47,323	\$47,439
2030 Per Capita Income	\$50,131	\$51,948	\$52,353
2025-2030 Annual Rate	1.63%	1.88%	1.99%

<b>Income Equality</b>			
2025 Gini Index	35.3	36.5	37.6

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	58.9	53.8	55.4

<b>Housing Unit Summary</b>			
Housing Affordability Index	103	103	100
2010 Total Housing Units	209	2,599	9,152
2010 Owner Occupied Hus (%)	82.5%	80.5%	82.8%
2010 Renter Occupied Hus (%)	17.5%	19.5%	17.3%
2010 Vacant Housing Units (%)	1.4%	5.6%	4.6%
2020 Housing Units	236	2,839	9,659
2020 Owner Occupied HUs (%)	84.8%	81.0%	82.4%
2020 Renter Occupied HUs (%)	15.3%	19.0%	17.6%
Vacant Housing Units	3.8%	4.5%	4.3%
2025 Housing Units	238	2,870	9,819
Owner Occupied Housing Units	85.7%	82.4%	83.4%
Renter Occupied Housing Units	14.3%	17.6%	16.6%
Vacant Housing Units	0.0%	4.5%	3.9%
2030 Total Housing Units	240	2,908	9,969
2030 Owner Occupied Housing Units	209	2,317	8,085
2030 Renter Occupied Housing Units	32	464	1,511
2030 Vacant Housing Units	0	127	372

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri