

WEST COLLEGE AVE PORTFOLIO

INVESTMENT & DEVELOPMENT OPPORTUNITY IN YORK, PA

CONFIDENTIAL OFFERING MEMORANDUM



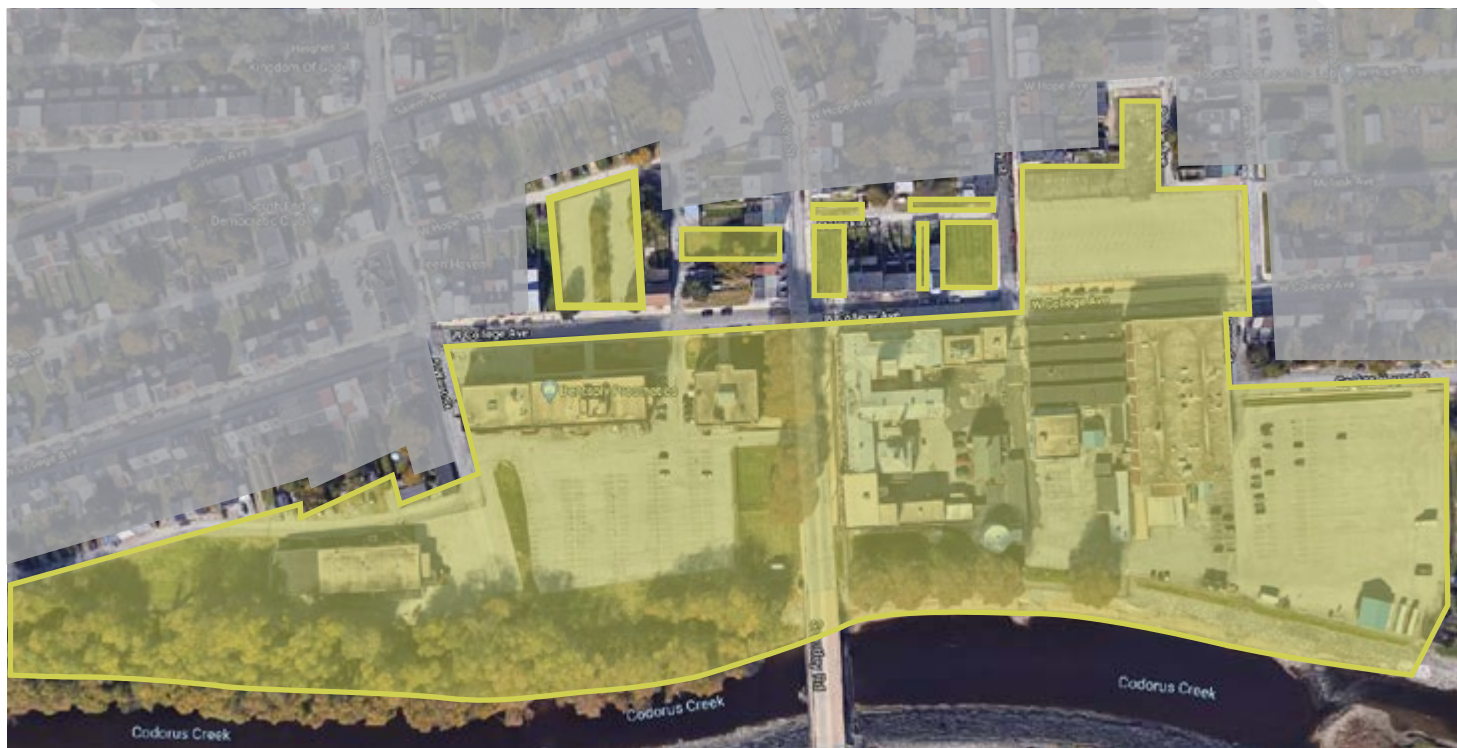


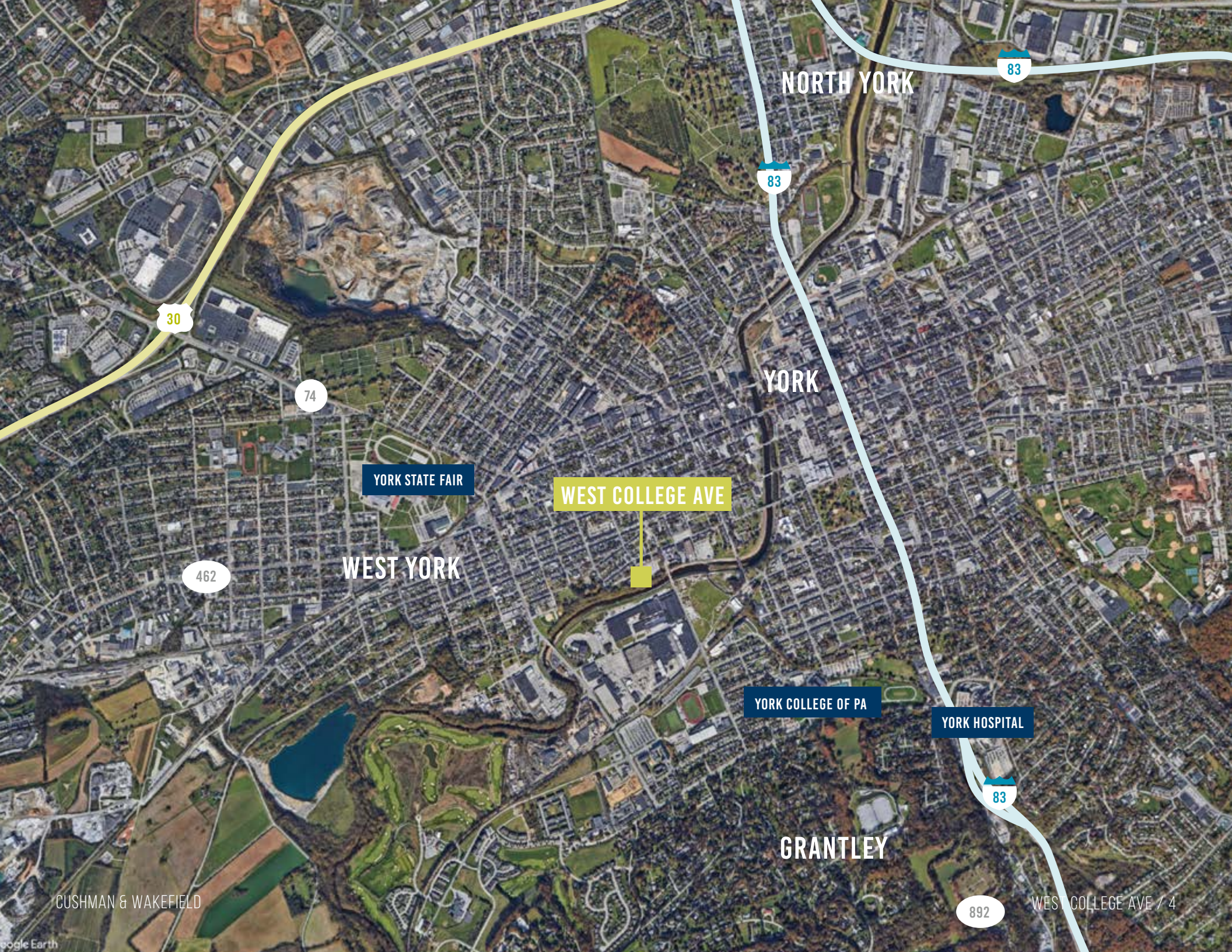
EXECUTIVE SUMMARY

The Offering: Cushman and Wakefield is pleased to offer the West College Avenue Portfolio, an exceptional 17.38 +/- acre mixed-use development opportunity in Southwest York, Pennsylvania. Located less than $\frac{3}{4}$ mile from I-83 and less than 2 miles from Route 30, West College is nestled along Codorus Creek across from York College of Pennsylvania minutes from downtown York.

Comprised of 30 parcels mostly contiguous with over 238,000+/- SF of existing improvements, this portfolio features unique flexibility for the investor developer. Currently in use as corporate office, research, warehouse, and light industrial/manufacturing space, large open parking lots provide for additional structures and community amenities/green space along the creek. Current zoning of the property could allow for some of the space to be leased as-is while other space is perfect for adaptive reuse for residential and other uses.

The West College Avenue Portfolio is poised to make a significant addition to the growing demographics and economic landscape of York and Southern Pennsylvania.





NORTH YORK

83

83

30

74

YORK STATE FAIR

WEST COLLEGE AVE

YORK

462

WEST YORK

YORK COLLEGE OF PA

YORK HOSPITAL

83

GRANTLEY

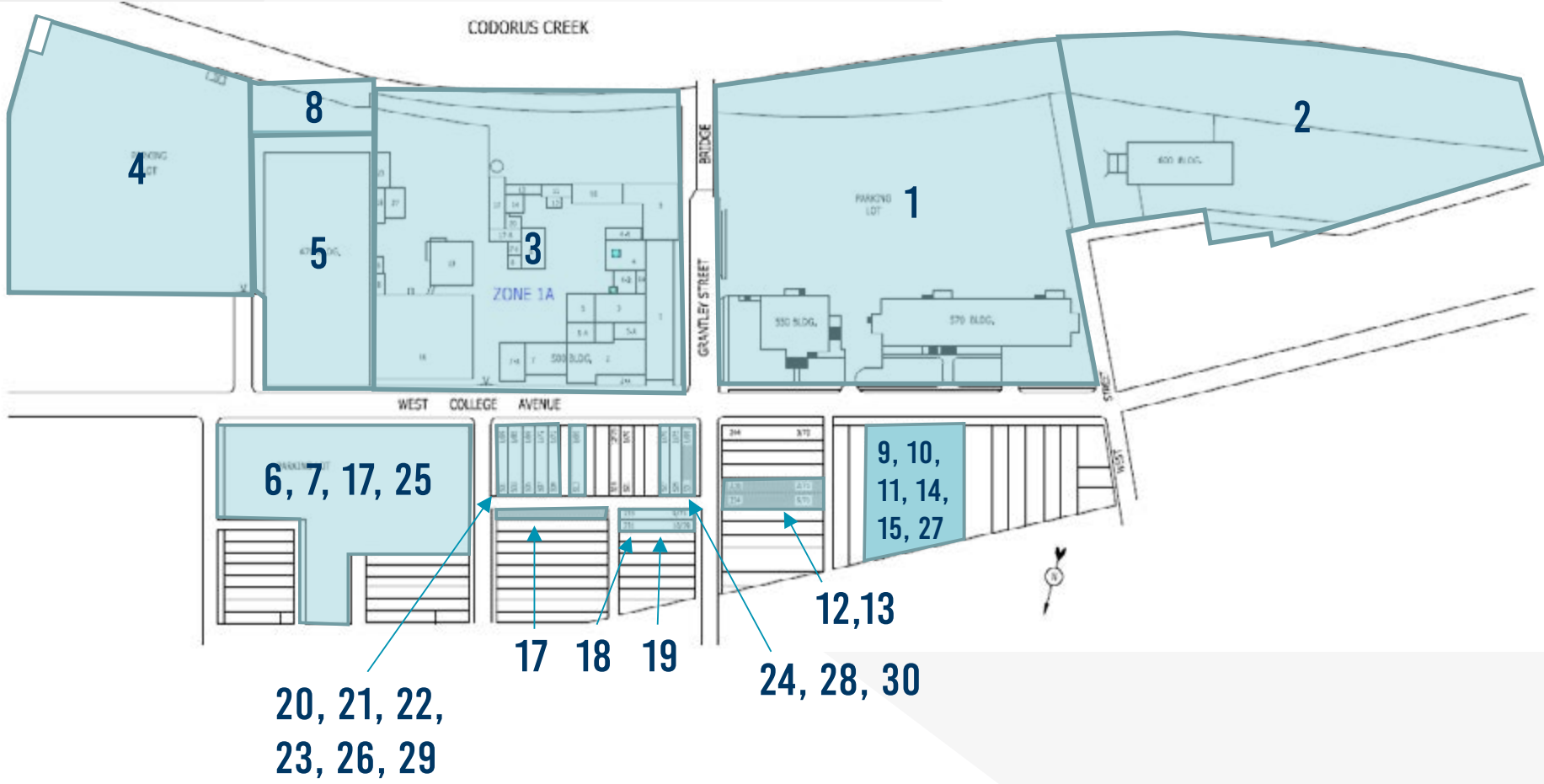
892

WEST COLLEGE AVE / 4

EXISTING CONDITIONS / PROPERTY INDEX

| | PARCEL ID | LEGAL ADDRESS | ACREAGE |
|----|--------------------|-------------------|-----------------|
| 1 | 923406000100000000 | 550 W College Ave | 4.75 |
| 2 | 923306003400000000 | 604 W College Ave | 3.82 |
| 3 | 923506000100000000 | 500 W College Ave | 3.4 |
| 4 | 923705000200000000 | Green St | 2.07 |
| 5 | 923606002200000000 | 470 W College Ave | 0.97 |
| 6 | 922906008000000000 | W College Ave | 0.82 |
| 7 | 922906006600000000 | 464 W Hope Ave | 0.2 |
| 8 | 923606002300000000 | Green St | 0.2 |
| 9 | 922706005700000000 | 563 W College Ave | 0.17 |
| 10 | 922706005300000000 | 555 W College Ave | 0.09 |
| 11 | 922706005400000000 | 557 W College Ave | 0.08 |
| 12 | 922706004500000000 | 234 Grantley St | 0.06 |
| 13 | 922706004600000000 | 236 Grantley St | 0.06 |
| 14 | 922706005500000000 | 559 W College Ave | 0.06 |
| 15 | 922706005600000000 | 561 W College Ave | 0.05 |
| 16 | 922806003600000000 | 246 S Hartley St | 0.05 |
| 17 | 922906002900000000 | 241 S Hartley St | 0.05 |
| 18 | 922806002000000000 | 231 Grantley St | 0.04 |
| 19 | 922806002100000000 | 233 Grantley St | 0.04 |
| 20 | 922806003800000000 | 503 W College Ave | 0.04 |
| 21 | 922806004000000000 | 507 W College Ave | 0.04 |
| 22 | 922806004100000000 | 509 W College Ave | 0.04 |
| 23 | 922806004300000000 | 513 W College Ave | 0.04 |
| 24 | 922806005000000000 | 527 W College Ave | 0.04 |
| 25 | 922906003000000000 | 243 S Hartley St | 0.04 |
| 26 | 922806003900000000 | 505 W College Ave | 0.04 |
| 27 | 922706006500000000 | S S W Hope Ave | 0.03 |
| 28 | 922806005100000000 | 529 W College Ave | 0.03 |
| 29 | 922806003700000000 | 501 W College Ave | 0.03 |
| 30 | 922806005200000000 | 531 W College Ave | 0.03 |
| | | TOTAL | 17.38 AC |

EXISTING CONDITIONS / PROPERTY INDEX (CONTINUED)



INVESTMENT HIGHLIGHTS



**ENTITLED FOR
SCALABILITY**



**ENHANCED
INVESTMENT
PLAY WITH
COUNTY/CITY
PARTNERSHIP**



**ADAPTIVE
RE-USE
POTENTIAL**



**GROWING
SUBURBAN
MARKET**



**WALKABLE
URBAN
NEIGHBORHOOD**

PROPERTY DESCRIPTION

ADDRESS: 470, 500, 570, 600 WEST COLLEGE AVENUE

SITE

| | |
|-----------------------|---|
| COUNTY | York |
| SIZE | 17.38+/- Acres with 238,000+/-SF of office, research and light industrial space |
| EASEMENTS | For Grantley Street and West College Avenue |
| AGE | 30-113 Years |
| SALE CONDITION | As-Is/Where Is as of settlement date |

ZONING SUMMARY

| | |
|-----------------------------------|--|
| ZONING | EC: Allows for most residential and commercial uses, UN2: Allows for most residential uses |
| POTENTIAL DEVELOPMENT USES | Multifamily, Senior Living, Research, Light Industrial, Life Sciences, Office |

DEVELOPMENT INCENTIVES

| | |
|-----------------------------|--|
| AVAILABLE INCENTIVES | Opportunity Zone, Potential for Environmental and Redevelopment Grants |
| HEIGHT RESTRICTIONS | 65 Feet (For EC) |
| MAX FAR | None, Max impervious services restricted to 80% |

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FOR MORE INFORMATION CONTACT:

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