

# MARKET REPORT

INDUSTRIAL | YORK COUNTY, PA | Q2 2025



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
90.19M ↑	2.33% ↑	\$20.98M ↓	320,117 ↓	610,797 ↑	+\$0.67 ↑ 12-month rolling avg

## Construction Pipeline Filled with New Development

### HIGHLIGHTS

- 360,000 SF of leased industrial space contributed to impressive Q2Q absorption growth
- Growing demand for industrial space brought 1.37M SF of new projects to the construction pipeline
- Class B properties stole the lead from Class A in YTD sales and leasing totals
- Q2Q leasing trends show another 11% increase to average unit size and a 9% increase to the 12-month rolling average rent

### OVERVIEW

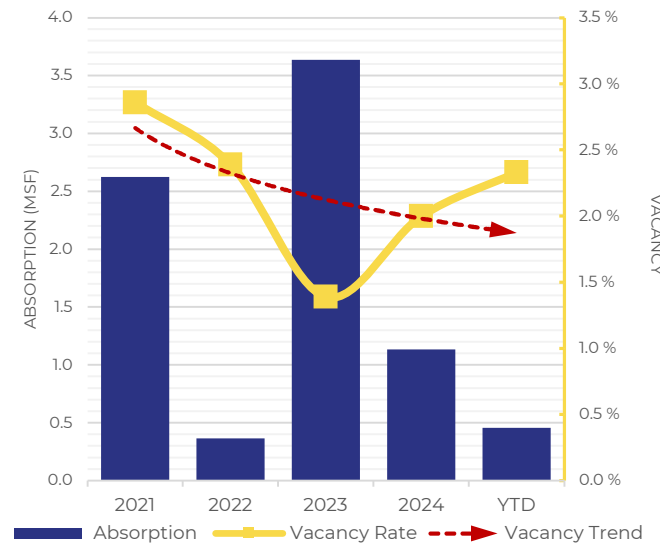
Substantial Q2Q absorption growth was driven by less than 100,000 SF of vacant industrial space brought to the market and several notable leases of larger spaces. The largest lease was 132,235 SF of Class B manufacturing space at 3490-3510 Board Rd in York.

Despite a nominal uptick of 41 bps, vacancy is expected to continue an overall downward trend throughout the year. Historically, York County's industrial sector has seen remarkably low vacancy rates that have consistently remained under 3% since 2021 and currently sit 647 bps below the national average.

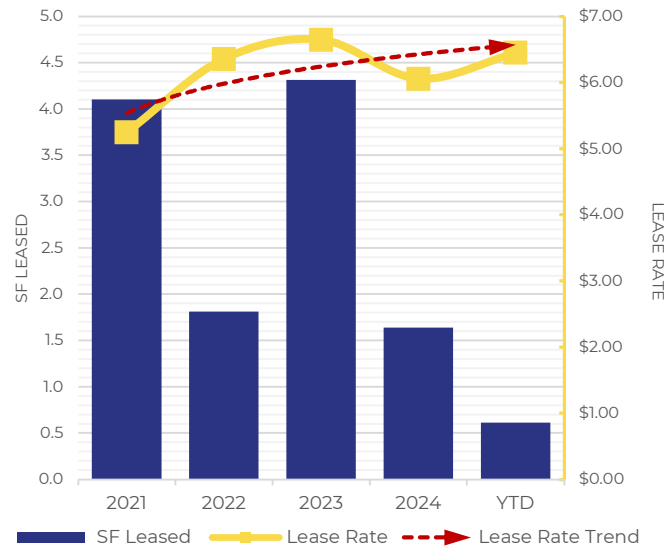
Economic and geopolitical uncertainties continued to influence long-term decision making within the industrial sector. Sale volume trends have declined YOY for the last three years, and leasing volume trends entered a second YOY decline. Further fluctuations are expected as the market adjusts to short-term effects on supply chains, but manufacturing's established roots in the region and the commonwealth's ongoing investment in cultivating the geographic region should retain value and demand through 2025.

Three major development projects that will support economic growth, create jobs and meet demand for industrial infrastructure in the region broke ground in Q2. Kinsley Construction started work on Clover Leaf Business Park which will deliver two Class A warehouses totaling 304,000 SF to York when completed in Q1 2026. Real estate developer Trammel Crow broke ground on a 376,000 SF Class A warehouse dubbed the York Trade Center in Dillsburg, expected to deliver in Q2 2026. Finally, Mexico-based raw material supplier Saisar invested \$15M on a 58,000 SF ingredient processing plant in Jackson Township to be completed in Q2 2026.

### NET ABSORPTION & VACANCY



### SF LEASED & AVG LEASE RATE



## Key Sale Transactions

### 3490-3510 Board Rd, York

SIZE	145,278 SF
SELLER	Bradley Realty LP
BUYER	Eastern 1031 Starker Exchange Et Al
PRICE	\$7,000,000

### 11118 Susquehanna Tr S, Glen Rock

SIZE	78,700 SF
SELLER	Bel Fuse – Stewart Connector
BUYER	Gen-Cam LLC
PRICE	\$5,280,000

### 120 North St, Loganville

SIZE	44,643 SF
SELLER	SCPP Manufacturing LLC
BUYER	New Holland Properties Inc
PRICE	\$5,100,000

### 590 Willow Springs Ln, York

SIZE	16,316 SF
SELLER	UPS
BUYER	590 Willow Springs LLC
PRICE	\$2,200,000

### 571 Industrial Dr, Lewisberry

SIZE	7,404 SF
SELLER	571 Industrial Dr LLC
BUYER	Space Port 571 LLC
PRICE	\$550,000

## Key Lease Transactions

### 3490-3510 Board Rd, York

SIZE	132,235 SF
TENANT	Magnesita Refractories Co.
TRANSACTION	New

### 1499 E Philadelphia St, York

SIZE	50,000 SF
TENANT	AMZ Manufacturing Corp.
TRANSACTION	New

### 105 E Sinking Springs Ln, York

SIZE	26,660 SF
TENANT	RS Automation, Inc.
TRANSACTION	New

### 320 Sinking Springs Ln, York

SIZE	16,740 SF
TENANT	Reworld Projects, LLC
TRANSACTION	Renewal

### 100 Redco Ave, Red Lion

SIZE	14,430 SF
TENANT	Salvatore Ferrante
TRANSACTION	Renewal

#### For more information contact

**EMILY KLINGLER**  
Research Analyst  
(717) 850-0848  
[eklingler@rockrealestate.net](mailto:eklingler@rockrealestate.net)

221 W Philadelphia St, Ste 19, York, PA 17401  
313 W Liberty St, Ste 117, Lancaster, PA 17603

717.854.5357  
ROCKrealestate.net

