

# MARKET REPORT

INDUSTRIAL | YORK COUNTY, PA | Q3 2025



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
90.21M ↑	2.35% ↑	\$8.29M ↓	88,015 ↓	153,878 ↓	+\$0.34 ↑ <i>12-month rolling avg</i>

## Major Manufacturing and Data Center Projects Announced

### HIGHLIGHTS

- Class B properties continue to be favored by tenants and saw a 17% increase to average rents from Q2
- Average price per square foot paid for industrial properties in York County has grown 95% since 2021, with YTD averages already 11% above 2024 despite less sales conveyed
- Several major development projects announced in Q3 showcased PA's goal to maintain the Commonwealth's status as a manufacturing and energy leader

### OVERVIEW

Expanding e-commerce, onshoring and digital storage demand inspired more growth across the sector. Overall average lease rates grew 7% YOY to \$6.90/SF, slightly outpacing the national rate growth of 6% to \$8.63/SF.\*

Leadership's ongoing push to grow and develop PA's competitive standing within manufacturing and energy sectors generated several major projects. At the Energy and Innovation Summit held in July, leaders in energy and AI, along with key representatives within the labor, trade and government sectors, announced \$90B of investment projects that focus on developing data centers, improving energy and power infrastructure, and increasing workforce and AI training.

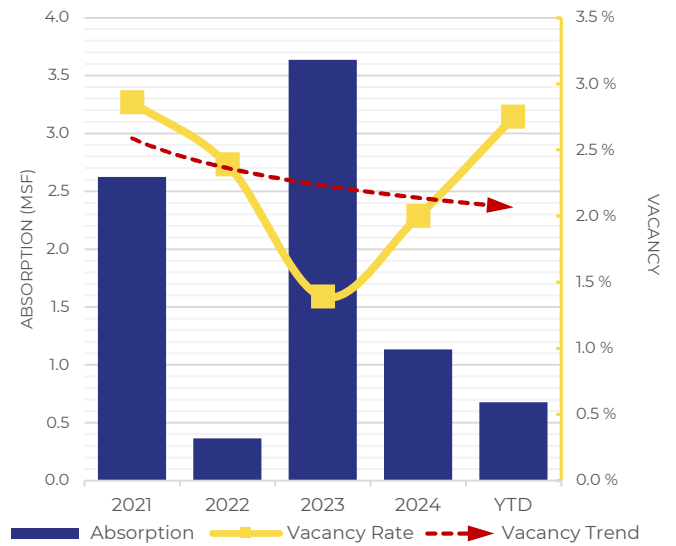
York 2 Energy Center in Peach Bottom Township is the location of a \$5B investment from Energy Capital Partners to build a data center and various community solar projects, which are expected to create jobs and reduce energy prices for consumers.

Another grant-funded data center project was announced in August but is pending approval from Fairview Township's board of supervisors. The Florida-based real estate developer who owns the parcel of land proposed a 750,000 SF data center to create jobs and increase tax revenue for the local economy.

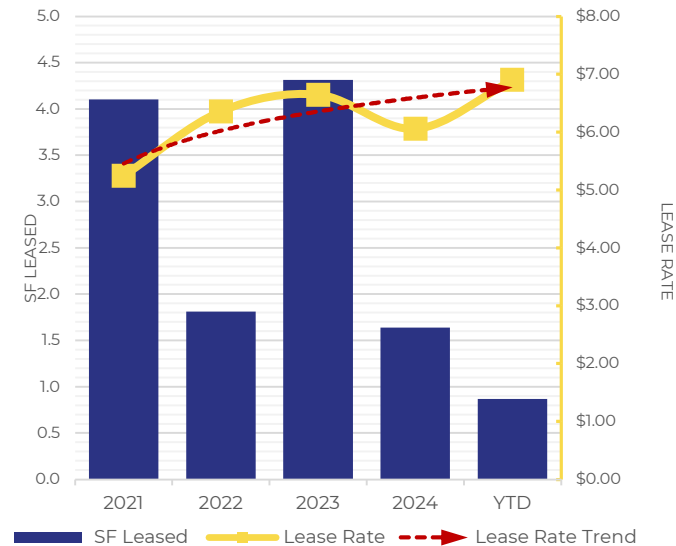
Finally, access flooring manufacturer Tate will expand operations at their 100 Redco Ave in Red Lion facility after being granted \$2.5M of private sector investments secured by the Commonwealth.

\* <https://www.yardimatrix.com/blog/us-industrial-market-outlook/>

### NET ABSORPTION & VACANCY



### SF LEASED & AVG LEASE RATE



## Key Sale Transactions

### 30 Marianne Dr, York

SIZE	20,286 SF
SELLER	Keystrect Construction LLC
BUYER	RJM Investment Management LLC
PRICE	\$2,550,000

### 2080 Lemon St, York

SIZE	8,864 SF
SELLER	Quest Partners of PA LLC
BUYER	BRX2080 LLC
PRICE	\$1,625,000

### 77 Keeney Ln, York

SIZE	18,880 SF
SELLER	Troy E. Abel
BUYER	Boulder Hill Properties LLC
PRICE	\$1,450,000

### 3466 Board Rd, York

SIZE	18,912 SF
SELLER	Eugene Garrod
BUYER	BFPE International
PRICE	\$1,150,000

### 23 Amy Way, Hanover

SIZE	3,000 SF
SELLER	Mid Atlantic Exchange, LLC
BUYER	23 Amy Way LLC
PRICE	\$525,000

## Key Lease Transactions

### 3325 Connelly Rd, Emigsville

SIZE	15,490 SF
TENANT	LL & T
TRANSACTION	Extension

### 15894 Elm Dr, New Freedom

SIZE	14,978 SF
TENANT	KW Liquidator's LLC
TRANSACTION	Extension

### 1217-1221 E Elm St, York

SIZE	12,324 SF
TENANT	Atlas Ranger, LLC
TRANSACTION	New

### 60 S Prospect St, Hallam

SIZE	9,936 SF
TENANT	Diamond Shine
TRANSACTION	New

### 100 Redco Ave, Red Lion

SIZE	9,272 SF
TENANT	Z&K Bauer Transport
TRANSACTION	Extension

#### For more information contact

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