

MARKET REPORT

INDUSTRIAL | YORK COUNTY, PA | Q1 2026



25 Years. Built on Trust.

INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
93.64M ↑	3.23% ↑	\$19.06M ↑	271,909 ↑	424,616 ↓	+\$0.83 ↑ <i>12-month rolling avg</i>

Sector Growth Held but Supply and Demand Equilibrium Shifted

HIGHLIGHTS

- Overall average lease rates entered a third year of growth, and reached \$7.40/SF in Q1
- News on data centers shifted to legislation, with municipal, county and state level governments prioritizing regulations for these properties
- Positive absorption combined with rising vacancy in Q1 indicated supply outpaced demand in the market despite active leasing

OVERVIEW

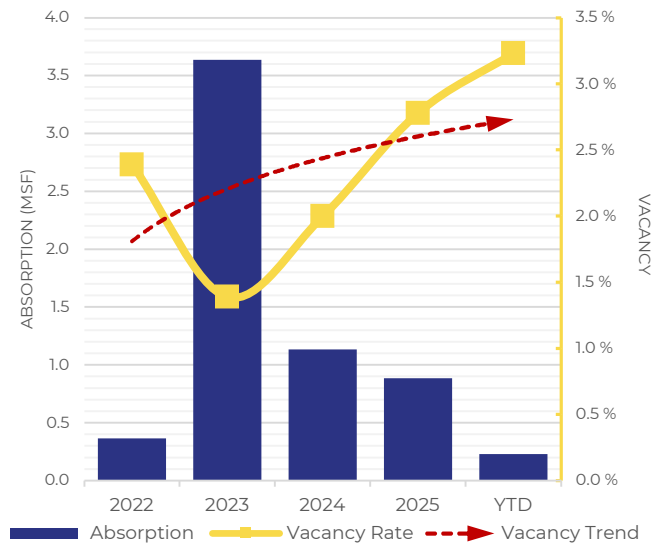
Successful leasing of Class B units between 20K-100K SF helped secure over 424K SF of newly leased area. Flex spaces accounted for just under half of that total, claiming over 110K SF and counteracting the 81K SF of vacant flex area in Q1. Manufacturing was second, with over 87K SF leased.

Q1 transactions indicated continued success for distribution and manufacturing investments in the market. Notably, 20 Flour Mill Rd in Manchester Township sold for \$7.15M (\$110.91/SF) to a Connecticut-based investment group. The Class B warehouse was fully leased to Welch Packaging Group, who recently renewed their lease on the property.

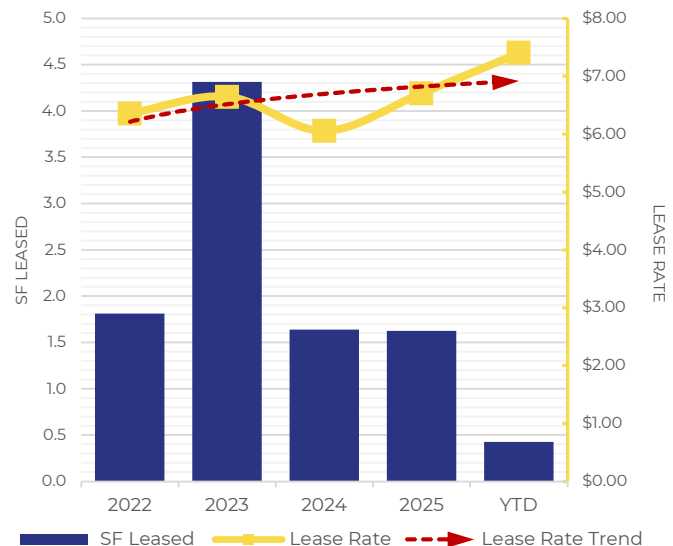
And local metal fabricator Precision Cut Industries (PCI) purchased 762 Wilson Ave in Penn Township for \$1.95M (\$66.33/SF). The purchase followed substantial company growth, attributed to onshoring and rising demand for commercial and data center construction components. PCI will update the 29,400 SF warehouse before occupancy, and the new facility will allow the company to optimize production between locations.

Peach Bottom and Conewago Townships joined the growing number of municipalities working to address data center regulations within their zoning ordinances amid the recent surge in development announcements in the region. Last year, York County Planning Commission released a model ordinance which has served as a reference guide for municipalities. And at the state level, recently passed legislation addressed regulation of the environmental and energy concerns associated with data centers.

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE



Key Sale Transactions

20 Flour Mill Rd, York

SIZE	64,430 SF
SELLER	Lawrence E. & Carolyn A. Witte
BUYER	Spectre Flour Mill LLC
PRICE	\$7,150,000

3395 Farmtrail Rd, York

SIZE	14,000 SF
SELLER	Farmbrook Property Management
BUYER	Willow Holdings
PRICE	\$1,800,000

100 Friendship Ave, Hellam

SIZE	27,480 SF
SELLER	Carl Bender
BUYER	Creekview Holdings LLC
PRICE	\$1,525,000

500 Industrial Dr, Lewisberry

SIZE	15,174 SF
SELLER	Ray & Stacy Crosby
BUYER	Paul Ousey
PRICE	\$1,250,000

475 Stevens Rd, York Haven

SIZE	12,485 SF
SELLER	Samry, LLC
BUYER	Sleepy Hollow Ventures LLC
PRICE	\$1,050,000

For more information contact

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Key Lease Transactions

600 E Bartlett Dr, York

SIZE	85,195 SF
TENANT	Name Withheld
TRANSACTION	New

1160 Fahs St, York

SIZE	58,420 SF
TENANT	Pro Pallet LLC
TRANSACTION	Renewal

1128 Roosevelt Ave, York

SIZE	51,000 SF
TENANT	Pink Recycling LLC
TRANSACTION	New

100 Redco Ave, Red Lion

SIZE	39,200 SF
TENANT	Stewart Welding & Fabricating
TRANSACTION	New

715 Willow Springs Ln, York

SIZE	34,820 SF
TENANT	York E-M Inc.
TRANSACTION	Renewal

