

MARKET REPORT

INDUSTRIAL | YORK COUNTY, PA | Q2 2026

ROCK
COMMERCIAL REAL ESTATE

25 Years. Built on Trust.

INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
93.99M ↑	3.19% ↓	\$29.44M ↑	304,782 ↑	243,756 ↓	+\$0.14 ↑ 12-month rolling avg

Class B and C Properties Fuel Sale Activity

HIGHLIGHTS

- Active leasing secured over 1.4M SF of newly leased area for the first half of 2026
- Positive absorption exceeded 1.23M SF, continuing a five-year streak
- After a large fire forced operations to close earlier in the year, the two J&K Salvage properties on Kings Mill Rd in Spring Garden Township sold for a total of \$2.7M (\$113.78/SF) to an Inch & Co. entity

OVERVIEW

Dynamic leasing activity secured over 200K SF of newly leased industrial space in Q2. However, less than half of new leases signed were for spaces > 10K SF. Notably, 20-90 Aberdeen Rd in Manchester Township gained three new tenants now occupying a combined 22K SF of Class B warehouse space.

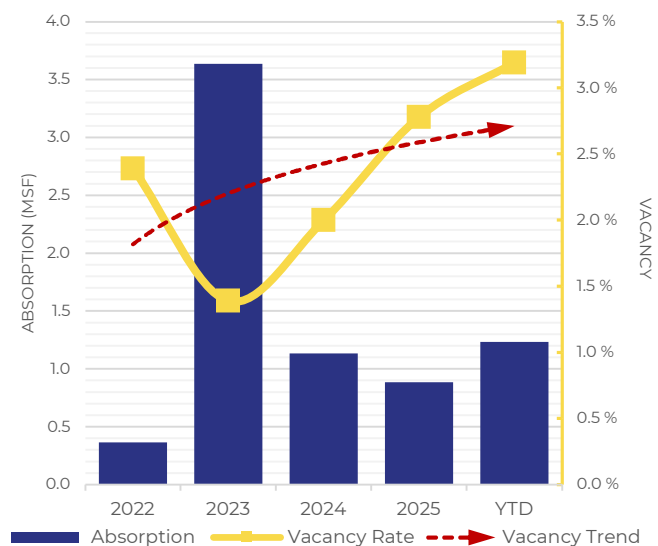
Class A sale activity has noticeably slowed since 2023's peak. But steady momentum of Class B and C transactions stabilized average sale prices and brought YTD sales totals beyond \$50M. As high-quality inventory is expected to remain limited, it is likely investors will continue to turn to Class B and C properties through the second half of the year.

Local cable manufacturer, Southwire, announced they will be vacating 496K SF of Class A distribution warehouse space at 1500 Bartlett Dr in East Manchester Township. The move is scheduled for 2027 and will optimize their distribution operations within a new facility being built in Georgia.

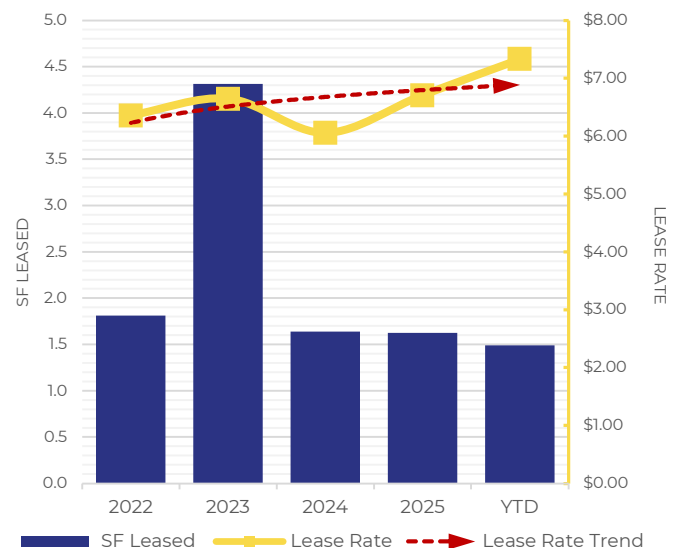
Airborne Contamination Identification Associates (ACIA) held a ribbon cutting in May for their new +/-40K SF renovated warehouse at 300 N Sherman St in York City. Funded by a PIDA loan, the new space will grow and consolidate operations for the York-based air quality supplier.

As part of a wider commercialization plan, advanced nuclear tech company Oklo, Inc. acquired local chemical engineering firm Creative Engineers, Inc. The June sale included business assets as well as CEI's 15K SF warehouse at 15425 Elm Dr in New Freedom which sold for \$2M (\$133.33/SF).

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE



Key Sale Transactions

225 Hanover Rd, York

SIZE	30,639 SF
SELLER	225 Hanover Partners LLC
BUYER	ATPIT LLC
PRICE	\$6,200,000

1099-1173 Kings Mill Rd, York

SIZE	23,730 SF
SELLER	Harry Darrah
BUYER	Codorus Creek Renewal LLC
PRICE	\$2,700,000

50 N Harrison St, York

SIZE	51,081 SF
SELLER	50 N Harrison LLC
BUYER	5056 York LLC
PRICE	\$2,090,000

50 N Harrison St, York

SIZE	14,112 SF
SELLER	Girard Ave Holdings LLC
BUYER	Girard Ave II Holdings LLC
PRICE	\$2,000,000

820 Vogelsong Rd, York

SIZE	12,150 SF
SELLER	DWP Properties LLC
BUYER	Go Big Holdings LLC
PRICE	\$1,300,000

Key Lease Transactions

100 Redco Ave, Red Lion

SIZE	22,320 SF
TENANT	T-Distribution of PA, Inc.
TRANSACTION	Renewal

551 Manchester Ct, York

SIZE	19,200 SF
TENANT	Trane US Group Inc.
TRANSACTION	Renewal

1128 Roosevelt Ave, York

SIZE	17,937 SF
TENANT	MatterHackers Inc
TRANSACTION	Renewal

3325 Connelly Rd, Emigsville

SIZE	14,000 SF
TENANT	Community Aid, Inc.
TRANSACTION	New

3635-3725 Board Rd, York

SIZE	12,500 SF
TENANT	Anstadt Printing Corp
TRANSACTION	Extension

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