



INVESTMENT  
SUMMARY

**515**  
**N ZARFOSS**  
**DRIVE**

**YORK, PA**

**VALUE ADD INDUSTRIAL OPPORTUNITY**  
**CORE CENTRAL PA LOCATION**  
**ATTRACTIVE BASIS AT DISCOUNT TO REPLACEMENT COST**

# THE OPPORTUNITY

**Jones Lang LaSalle Americas Inc.** (“JLL”) as exclusive advisor to Owner, is pleased to present for sale **515 N Zarfoss Drive** (the “Property”) located in York, Pennsylvania. The Property is a functional 312,769 square foot, distribution facility situated on 26.8 acres. 515 N Zarfoss Drive offers a new investor the opportunity to acquire an institutionally managed and maintained asset with substantial value-add potential in one of the best performing industrial markets in the country.

515 N Zarfoss is currently fully leased to Wolf Home Products through February 2026. The tenant will be vacating at the end of their term, creating an ideal opportunity for an investor to continue to collect contractual cashflow, while working towards adding value by executing an effective leasing strategy.

The Property is situated within an in-fill core pocket of the Central Pennsylvania industrial market, York, PA. Coveted by investors and tenants alike, the York area consistently outperforms other areas of Central Pennsylvania due to its abundance of blue-collar labor, in-fill location and proximity to I-83, Harrisburg, and Baltimore.



## PROPERTY OVERVIEW

Property Address	515 N Zarfoss Drive York, PA
Building Size	312,769 SF (Includes 5,336 SF of 2nd Floor Office Space)
Year Built	1985 (217,848 SF) 1988 (94,921 SF)
Clear Height	22.5' at First Column (Rising to 31.1')
Building Dimensions	450' x 683'
Loading Doors	27 Dock Doors
Drive-in Doors	2 Drive-Ins
Trailer Parking	29 Trailer Stalls
Car Parking	118 Parking Spaces
Roof Replacement	2024 (20-Year Warranty)

## INVESTMENT HIGHLIGHTS



**OPPORTUNITY TO ADD SIGNIFICANT VALUE**



**CORE CENTRAL PA LOCATION**



**FUNCTIONAL DISTRIBUTION FACILITY**



**DISCOUNT TO REPLACEMENT COST**

## INVESTMENT HIGHLIGHTS

# IMMEDIATE OPPORTUNITY TO ADD SIGNIFICANT VALUE AT A PREMIER LOCATION

- The Property offers an investor the ability to acquire a highly functional industrial asset in a core market with the potential to achieve value-add returns.
- 515 N Zarfoss is currently fully leased to Wolf Home Products paying \$4.28 PSF through February 2026. The tenant will be vacating upon expiration of the lease, providing **short-term in-place cash low while marketing the property for lease.**
- The Core Central PA submarket is one of the most active industrial markets in the country. The submarket has an average leasing volume of **9.86M SF per year since 2022**, with an **overall vacancy of 2.00%** for properties of a comparable size range.

# ATTRACTIVE BASIS AND SIGNIFICANT DISCOUNT TO REPLACEMENT COST

515 N Zarfoss Drive is being offered at a **significant discount to replacement cost.**

- Given the combination of land values in Central Pennsylvania currently in the range of \$30 - \$40 per buildable square foot and the rising costs of construction, replacement value in the market has soared.
- **In March 2025, Silver Spring Logistics Park in Mechanicsburg traded at \$38 per FAR.**
- Core Central PA saw benchmark pricing for Class A product in 2024:
  - » **560 Busser Road closed in December 2024 at \$152 PSF.**
  - » **1495 Harrisburg Pike was sold in November 2024 at \$164 PSF.**
  - » **Core5 at Lytle Farms was sold in July 2024 at \$163 PSF.**

± **\$35 PSF**  
LAND VALUE

± **\$115 PSF**  
CONSTRUCTION COSTS

± **\$150 PSF**  
EST. REPLACEMENT COST



# HIGHLY FUNCTIONAL DISTRIBUTION FACILITY

515 N Zarfoss Drive was delivered in 1985 and underwent a 94,921 SF expansion in 1988. The property is functional and includes a 22.5' clear height (rising to 31'), 27 loading doors, 130' to 195' truck court, ample car and truck parking, and a **full roof replacement within the last 2 years** (20-Year warranty). The property offers a functional and flexible layout with the potential to demise for multi-tenant use.



## BUILDING AGE

**1985** (217,848 SF)  
**1988** (94,921 SF)



## CLEAR HEIGHT

**22.5' - 31.1'**



## BUILDING DEPTH

**450'**



## LOADING DOORS

**27**



## TRAILER STALLS

**29**



## CAR PARKING

**118**

# HIGH-QUALITY TENANTS WITHIN YORK

## CORE CENTRAL PA MARKET DRIVERS

- Since 2020, the **majority (57%) of leases executed in Core Central PA are public companies**, most with investment grade credit.
- There have been several **Class B lease transactions** signed in the York, PA area in **the high \$7.00 PSF range**, notably:

CRANE WORLDWIDE	FALCON PACKAGING	BIOTECHNIQUE
January 2025	May 2024	March 2024
135,049 SF	62,000 SF	111,367 SF
\$7.50 PSF	\$8.50 PSF	\$7.70 PSF
4.00% Esc.	4.00% Esc.	4.00% Esc.
22'8" Clear	24' Clear	30' Clear
Built in 1963	Built in 1994	Built in 1999



## MAJOR OWNERSHIP WITHIN YORK, PA

ARES

Endurance  
Real Estate Group, LLC

IEQT

FIRST  
INDUSTRIAL  
REALTY-TRUST

HIGH STREET  
LOGISTICS PROPERTIES

HILLWOOD  
A PEROT COMPANY\*

LINK

LOGISTICS  
PROPERTY  
CO

NorthPoint  
DEVELOPMENT

PCCP

PROLOGIS

STAG  
INDUSTRIAL

# EXCELLENT ACCESS WITH STRONG LOGISTICS CONNECTIVITY



**515**  
N ZARFOSS  
DRIVE



WEST MARKET STREET

## FEDEX GROUND

21.2 MILES FROM THE PROPERTY



## FEDEX HUB

33.6 MILES FROM THE PROPERTY



- 121-acre distribution campus.
- Campus features FedEx Freight, FedEx Ground, FedEx Ground Linehaul and FedEx Ship Center facility.

## NORFOLK SOUTHERN RUTHERFORD YARD & HARRISBURG YARD

34.0 MILES FROM THE PROPERTY



## HARRISBURG INTL. AIRPORT

34.0 MILES FROM THE PROPERTY



## UPS EAST ZONE REGIONAL HUB

35.2 MILES FROM THE PROPERTY



- 4th largest facility in the country (775,000 SF).
- \$1.4 billion investment in Central PA by UPS.
- Fully operational and processes 87,000 packages per hour.

## KEY DISTANCES

LOCATION	DISTANCE
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### MAJOR HIGHWAYS

Interstate 83	6.4 Miles
Interstate 76	24.3 Miles
Interstate 81	33.9 Miles

### MAJOR PORTS & AIRPORTS

Port of Baltimore	55.5 Miles
BWI Airport	63.8 Miles
Dulles Int. Airport	102 Miles
PhilaPort	105 Miles
PHL Int. Airport	107 Miles

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