



2075

LOUCKS ROAD

YORK, PA

**COMMITTED TENANT WITH 30 YEAR TENURE
MISSION CRITICAL OPERATION | CORE INDUSTRIAL LOCATION**

Executive Summary

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor to the owner, is pleased to present the opportunity to acquire **2075 Loucks Road** (the “Property”), located in York County, PA. The Property is a 174,572 square foot single tenant warehouse situated on 14.4 acres. 2075 Loucks Road is conveniently positioned with immediate access I-83 and Lincoln Highway (Route 30) connecting the Property to the region’s impressive highway network.

The Property is fully occupied by York Wallcoverings, who has used this property as a manufacturing and warehouse facility since 1992. The tenant has invested a significant amount of capital into the building to improve and grow their operations. Further, York Wallcoverings has had a presence in the York area since their inception in 1895, demonstrating strong ties to this location. Ownership benefits from an Absolute Net Lease structure with York Wallcoverings responsible for all operating and capital expenses.

2075 Loucks Road presents an investor with the opportunity to acquire a functional, stabilized cash flowing property in a core industrial location in Central Pennsylvania at an attractive basis.



INFILL CORE CENTRAL PA LOCATION



SIGNIFICANT DISCOUNT TO REPLACEMENT COST



COMMITTED TENANT WITH 30 YEARS OF HISTORY



EXTENSIVE TENANT INVESTMENT



PROPERTY OVERVIEW

Address	2075 Loucks Road, York, PA
Year Built / Renovated	1980 / 1999
Building Size	174,572 SF
Land Area	14.4 Acres
Building Dimensions	260' x 954'
Clear Height	18' (± 91,827 SF) 24' (± 82,745 SF)
Column Spacing	42' x 39'
Loading Doors	13 Loading Doors
Drive-In Doors	2 Drive-In Doors
Truck Court Depth	100' - 110'
Trailer Parking	26 Trailer Stalls
Car Parking	77 Parking Spaces
Lighting	T-5
Fire Protection	Wet & In-Rack Sprinkler System
Power	Two 4,000 Amp Panels
Roof Type	Single-Ply EDPM (± 91,827 SF) Standing Seam Metal (± 82,745 SF)
Roof Age	2022 (± 91,827 SF) 1999 (± 82,745 SF)

Investment Highlights

STRONG TENANT TENURE WITH COMMITMENT TO LOCATION

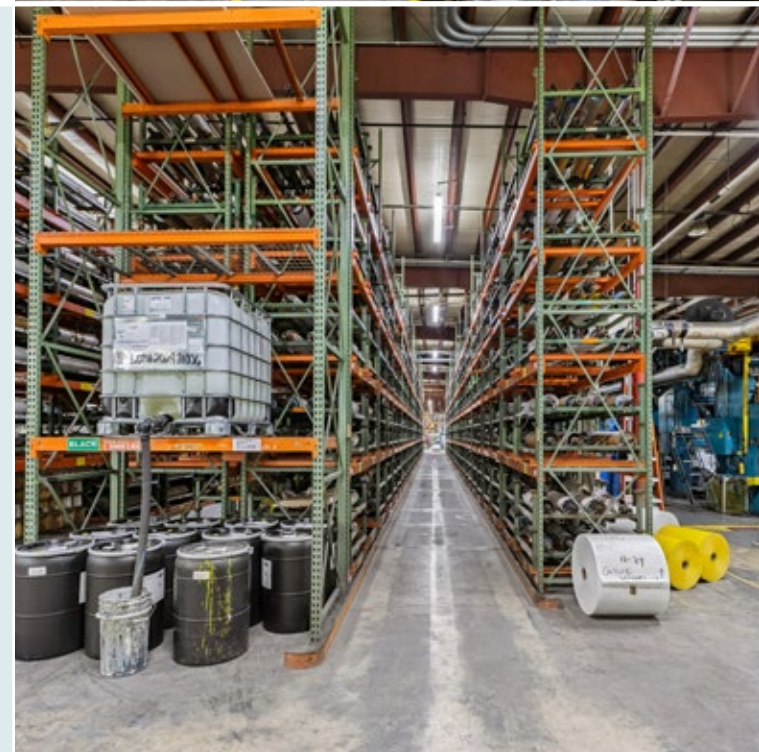
- The Property is currently 100% leased to York Wallcoverings at a significantly below market rent through February 2030. The tenant has one more fixed rate renewal option for 5 years at a significantly below market rent, creating a high renewal probability and long term cash flow.
- York Wallcoverings has occupied the property since 1992 and has had presence in York since the company was founded in 1895. This facility works in tandem with their corporate headquarters 2.3 miles away on Linden Avenue, which houses their executive offices, design studios, and printing processes.
- A new landlord will benefit from having minimal responsibilities with an absolute net lease structure. The tenant is required to repair and maintain the Property minimizing potential capital costs for a new owner.



PRICING BELOW REPLACEMENT COST

2075 Loucks Road will be offered at a **significant discount to replacement cost** due to substantially below market in-place rents and remaining renewal options.

- Given the combination of land values in Central Pennsylvania currently in the range of \$30 - \$40 per buildable square foot and the costs of construction today, 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 Q4 2025.**
 - » 403 S Chiques Road in Manheim was sold in December 2025 at \$179 PSF.
 - » 8032 Route 183 in Bernville was sold in December 2025 at \$149 PSF.
 - » 520-540 Busser Road in York was sold in October 2025 at \$152 PSF.



\$30 PSF

ESTIMATED
LAND VALUE

\$115 PSF

ALL-IN
DEVELOPMENT COSTS

\$145 PSF

ESTIMATED
REPLACEMENT COST

MISSION CRITICAL FACILITY WITH SIGNIFICANT TENANT INVESTMENT

York Wallcoverings is the oldest and largest wall paper manufacturer in the United States and has invested a significant amount of capital into their operation at 2075 Loucks Road, including a wet and in-rack sprinkler system, water treatment equipment and a roof replacement over the manufacturing area. The functional design of the Property is not only well suited for York Wallcoverings, but it also allows the property to be re-tenanted should the tenant vacate.



CLEAR HEIGHT

18' (Manufacturing Area)
24' (Warehouse Area)



PARKING RATIO

1 per 2,267 SF



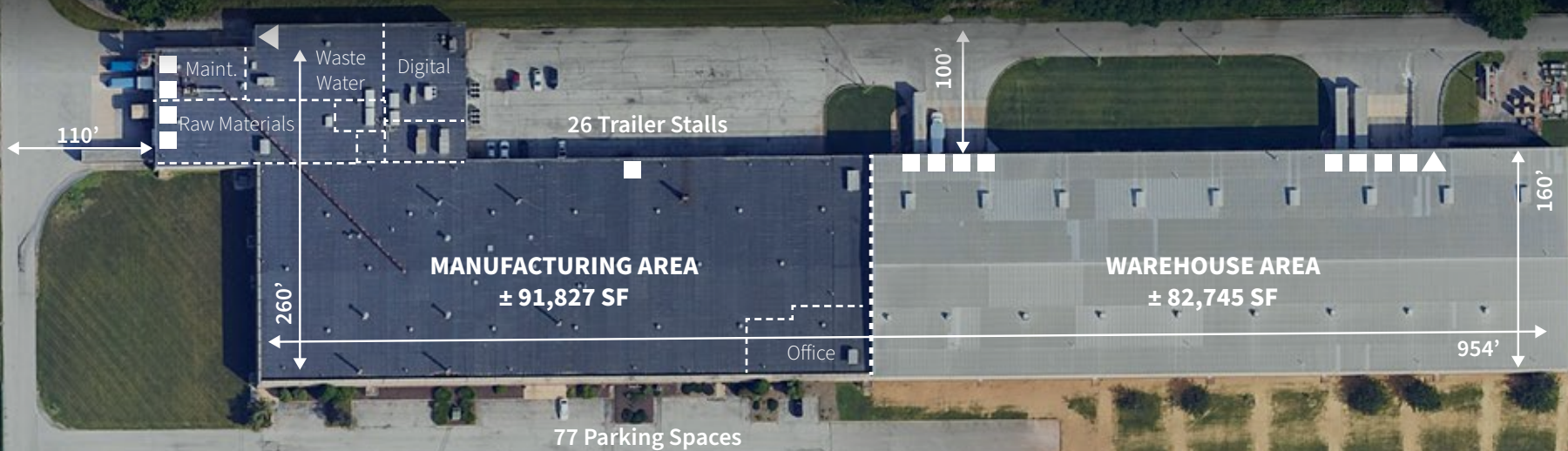
LOADING DOORS

13 Loading Doors



POWER

Two 4,000 Amp Panels



Delco Plaza
GIANT
TJ-maxx
LOWE'S

West Manchester Town Center
Walmart
Burlington
at home
The Home Décor Superstore
KOHL'S

Carlisle Commerce Center
Planet fitness
weis

BJ's

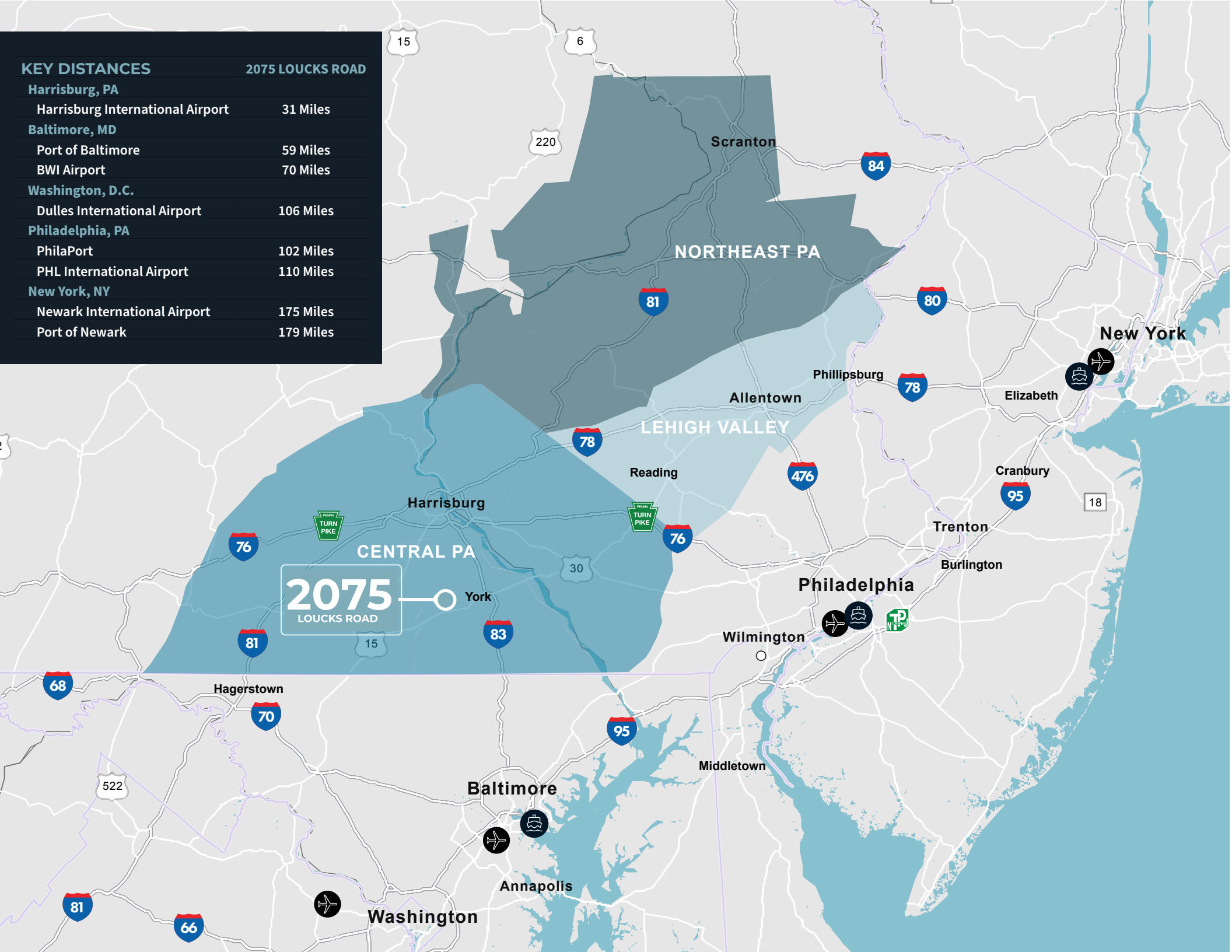
TARGET



KEY DISTANCES

2075 LOUCKS ROAD

Harrisburg, PA	
Harrisburg International Airport	31 Miles
Baltimore, MD	
Port of Baltimore	59 Miles
BWI Airport	70 Miles
Washington, D.C.	
Dulles International Airport	106 Miles
Philadelphia, PA	
PhilaPort	102 Miles
PHL International Airport	110 Miles
New York, NY	
Newark International Airport	175 Miles
Port of Newark	179 Miles



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