



SOLD FOR
\$12.5MM

302.5%
RETURN

BUILD TIME
8 MONTHS

DEVELOPMENT CASE STUDY

SHERMAN STREET

INDUSTRIAL WAREHOUSE • 100,232 SQFT

On October 6, 2020, Inch's Properties, LLC placed the winning bid at auction to purchase the property located at 350 N. Sherman Street, York, PA 17403. The property consists of 5.71 acres with the land zoned IP (Industrial Park) in Spring Garden Township, York County, Pennsylvania. In early 2021, the team at Inch decided on a site plan concept with 100,232 SF with 7,500 SF of office space, 43 employee parking spaces, 10 trailer storage spaces, 14 truck loading/unloading spaces, and 2 overhead doors. On January 28, 2022, Cushman & Wakefield provided a Letter of Intent by an Industrial Investment Group from Texas with an offer of \$12,500,000 (\$125 psf)—**yielding an estimated internal rate of return of 302.5%.**

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