

FOR LEASE

FIRST LOGISTICS CENTER @ I-83

20 Leo Lane
York, PA



±708,000 SF

CLASS A LOGISTICS FACILITY

CBRE

FIRST
INDUSTRIAL
REALTY TRUST

PROPERTY DETAILS

This Class A warehouse is conveniently located off of I-83 in York County with great visibility and frontage to the interstate. This building is ready for occupancy with an existing office build-out, cross-dock design, secured trailer access, and ample car & truck parking.

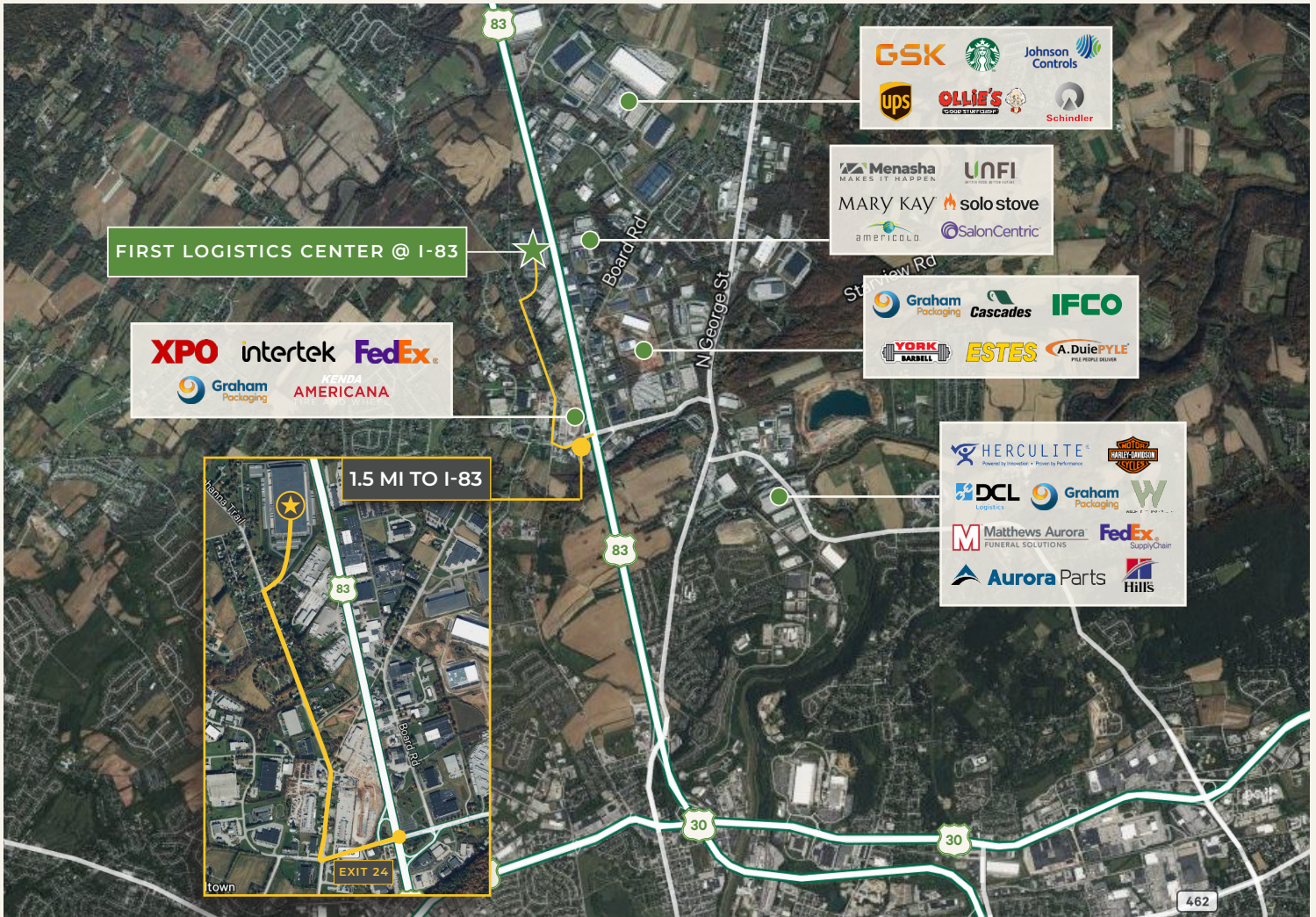


**potential to convert to ±68 trailer stalls*

SPECIFICATIONS

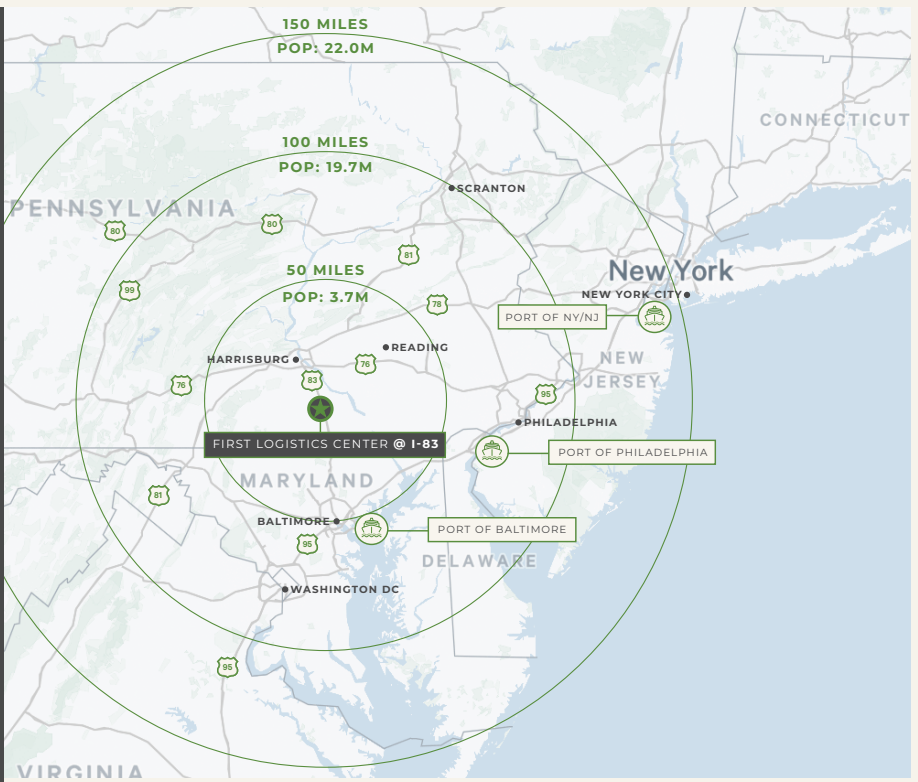
Available SF	±708,000 SF	Auto Parking	406 Spaces
Dimensions	590' x 1,200'	Trailer Parking	164 Trailer Stalls (expandable)
Office Area	±12,550 SF (Main Office & S&R)	Dock Doors	±118 Dock Doors (9' x 10')
Column Spacing	47' x 52' (60' x 52' Loading Bays)	Drive-In Doors	4 Drive-Ins (12' x 14')
Clear Height	32'	Electrical	3,000 amps; 277/480v, 3-phase
Floors	7" Unreinforced Concrete Slab	Lighting	30 FC with motion sensors
Roof	60-mil EPDM Membrane	Sprinkler	ESFR K-25 Sprinkler System

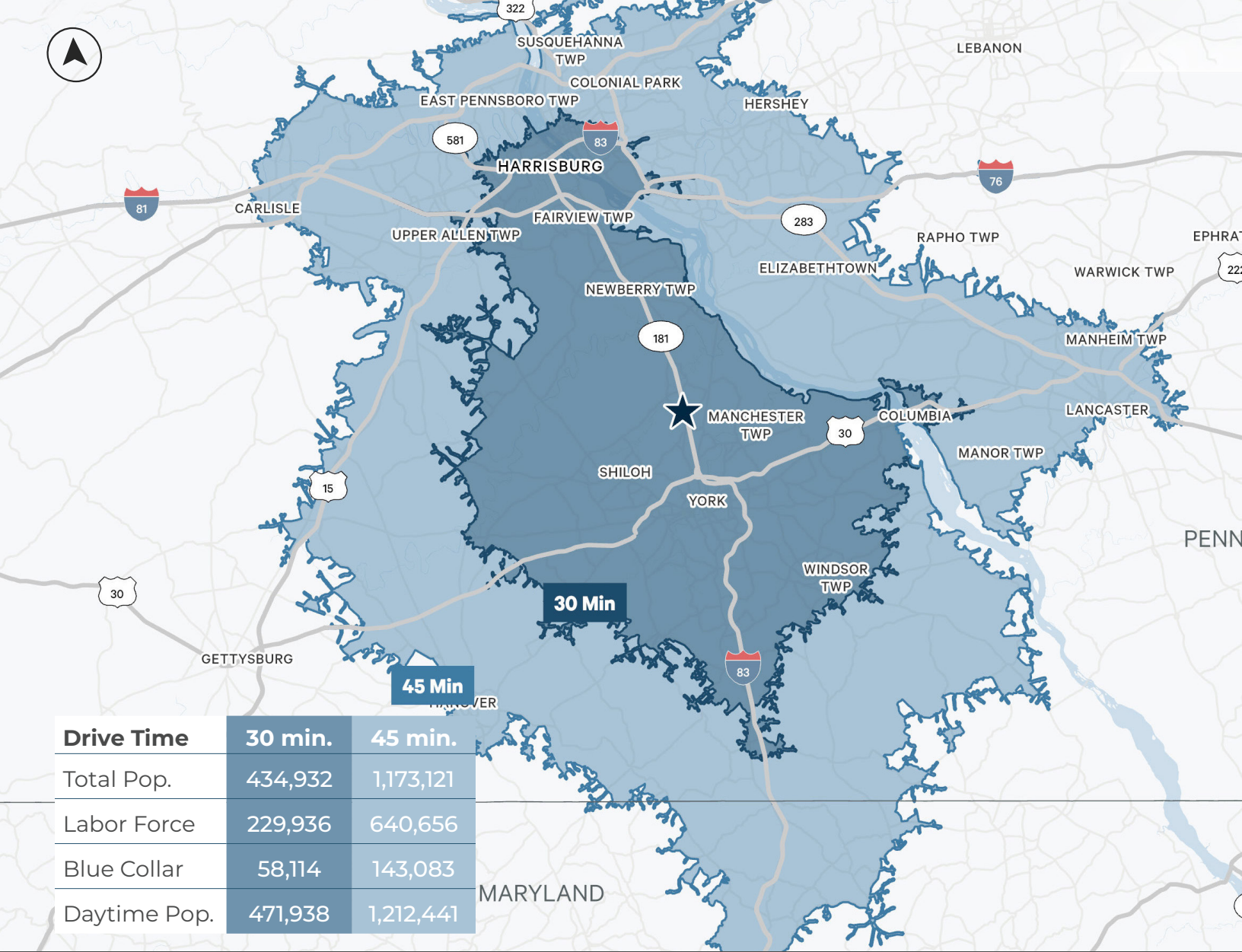
AERIAL MAP & DRIVE TIME ANALYSIS



DISTANCE

FEDEX FREIGHT YORK	- 1 MILE
FEDEX GROUND LEWISBERRY	- 12 MILES
I-83 & I-76 INTERCHANGE	- 19 MILES
UPS HARRISBURG	- 21 MILES
NS INTERMODAL HARRISBURG	- 23 MILES
FEDEX FREIGHT MIDDLETOWN	- 24 MILES
FEDEX GROUND MIDDLETOWN	- 25 MILES
HARRISBURG INTL AIRPORT	- 25 MILES
UPS HUB MIDDLETOWN	- 26 MILES
NS INTERMODAL RUTHERFORD	- 26 MILES
UPS EAST PETERSBURG	- 28 MILES
PORT OF BALTIMORE	- 60 MILES
CSX INTERMODAL CHAMBERSBURG	- 70 MILES
PORT OF PHILADELPHIA	- 110 MILES
PORT OF NY/NJ	- 177 MILES





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