

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.

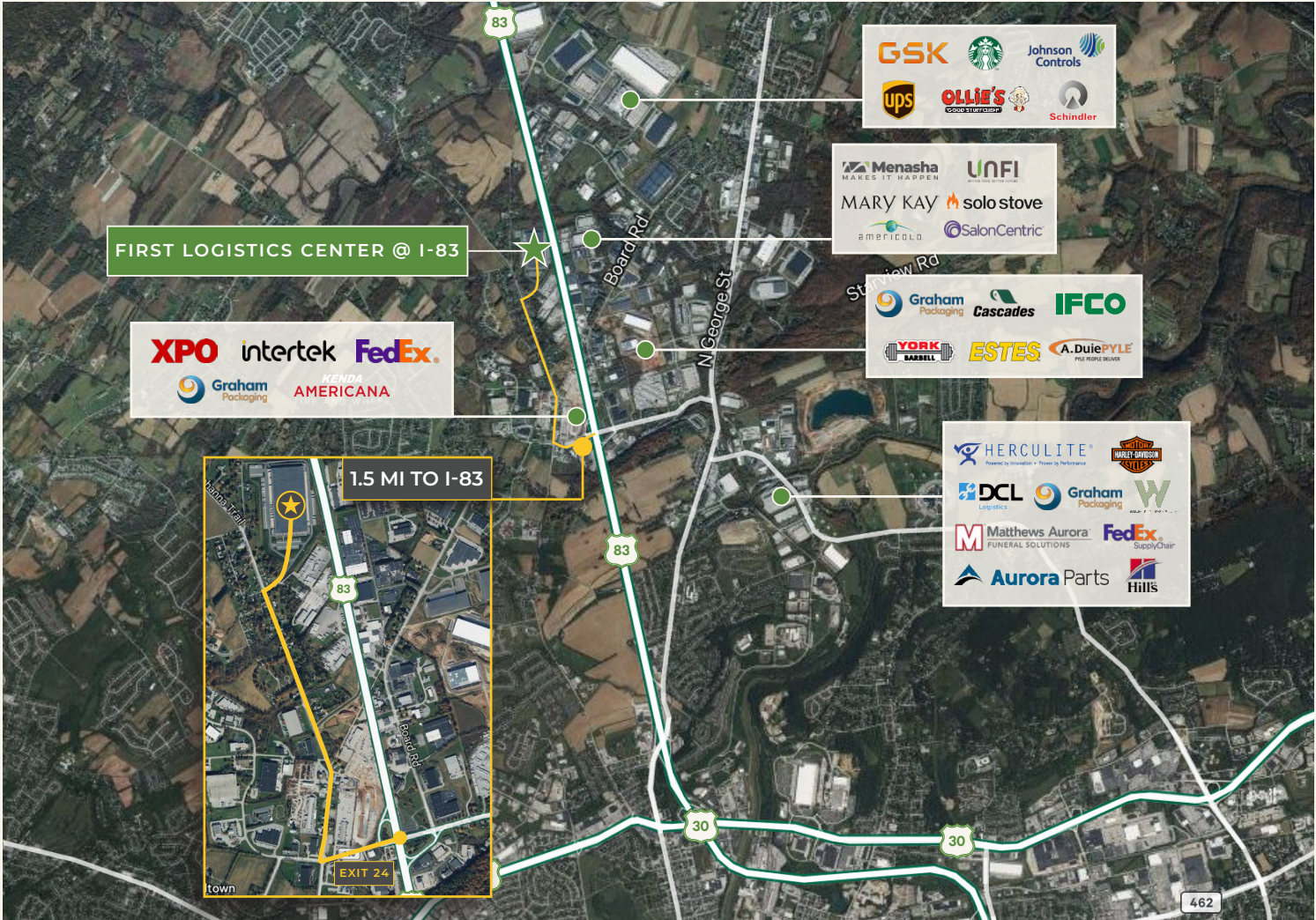


**potential to convert to ±68 trailer stalls*

SPECIFICATIONS

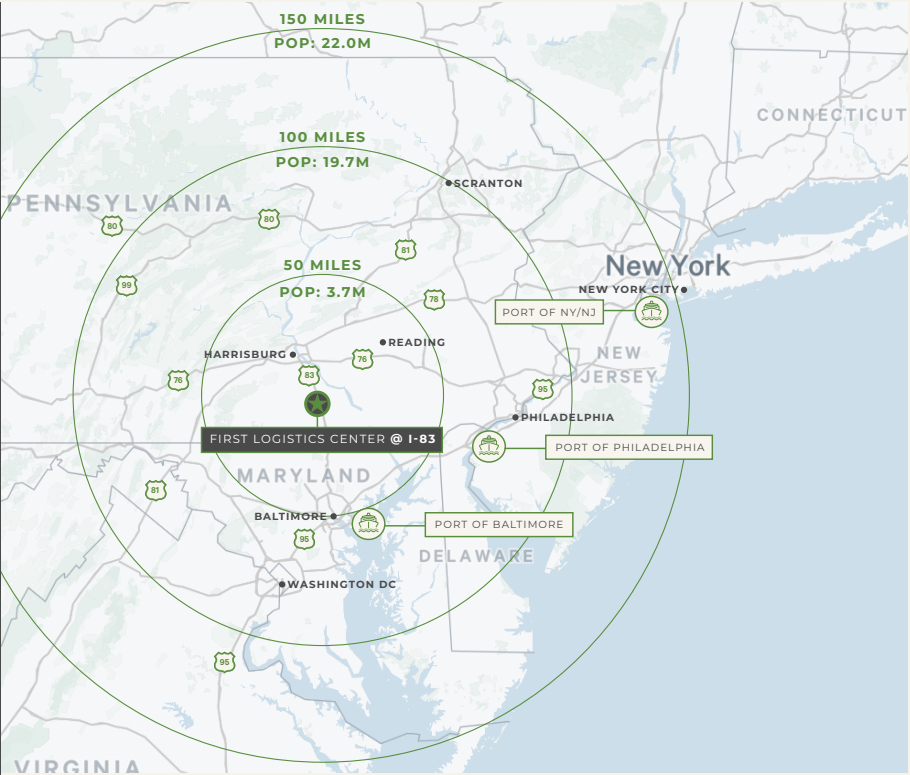
Available SF	±708,000 SF (divisible)	Auto Parking	406 Spaces
Dimensions	590' x 1,200'	Trailer Parking	164 Trailer Stalls (expandable)
Office Area	±12,550 SF (Main Office & S&R)	Dock Doors	±118 Dock Doors (9' x 10')
Column Spacing	47' x 52' (60' x 52' Loading Bays)	Drive-In Doors	4 Drive-Ins (12' x 14')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

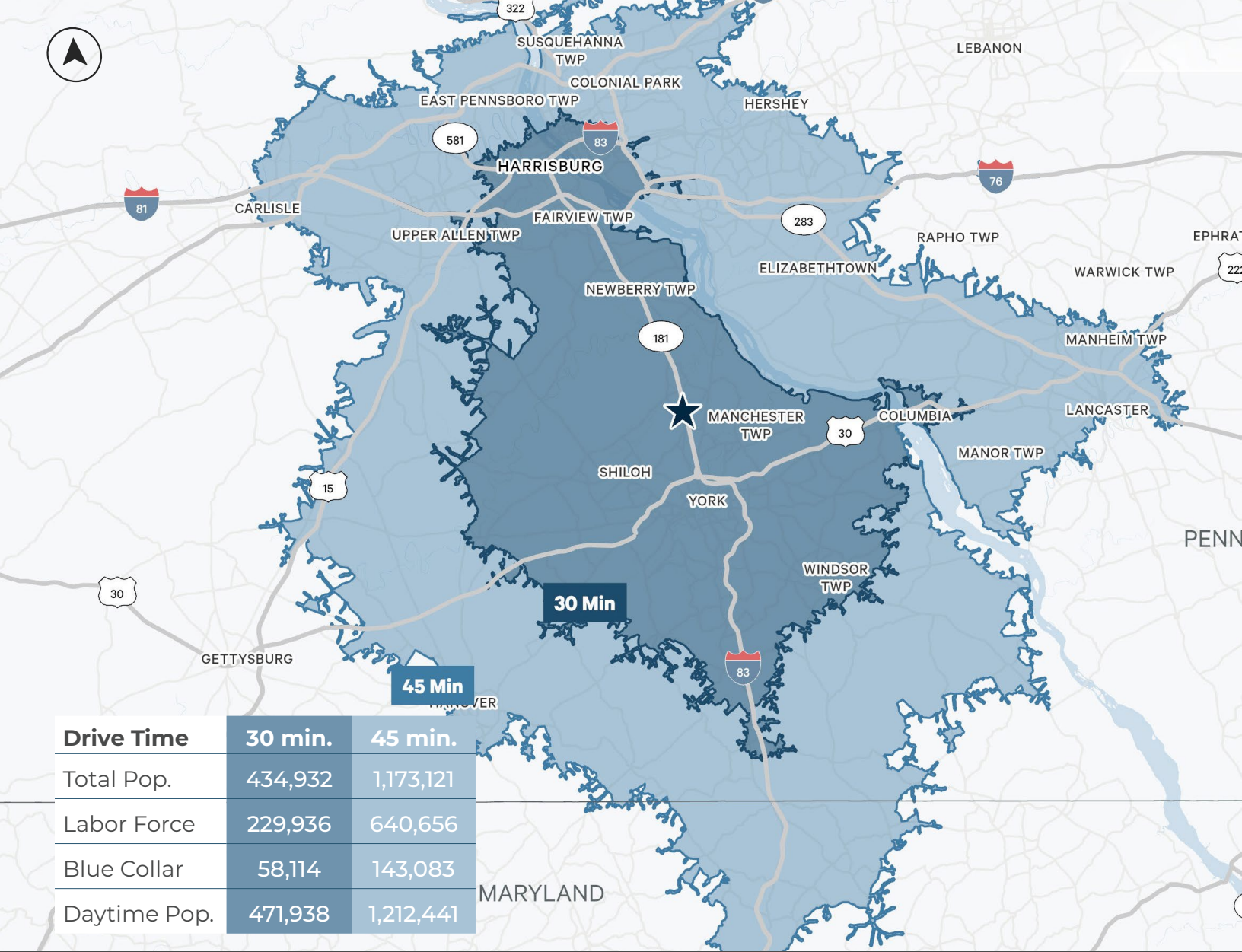
AERIAL MAP & DRIVE TIME ANALYSIS



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
- UPS SORT CARLISLE - 41 MILES
- PORT OF BALTIMORE - 60 MILES
- CSX INTERMODAL CHAMBERSBURG - 70 MILES
- PORT OF PHILADELPHIA - 110 MILES
- PORT OF NY/NJ - 177 MILES





LEAH BALERNO

Senior Vice President
+1 610-386-6215
leah.balerno@cbre.com

VINCENT RANALLI

Executive Vice President
+1 610-251-5194
vincent.ranalli@cbre.com

PAT LAFFERTY

Executive Vice President
+1 717-940-2131
patrick.lafferty@cbre.com

RYAN BARROS

Senior Vice President
+1 610-251-5131
ryan.barros@cbre.com

BILL PELLINGTON

Executive Vice President
+1 410-244-3171
bill.pellington@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.