

FOR LEASE

Owned and Operated by



# 600 BARTLETT DRIVE

York, PA

## ±85,195 SF - Dry Warehouse



### HIGHLIGHTS

Size	± 85,195 SF
Office Space	± 5,683 SF
Clear Height	30'
Dock Doors	18
Drive-in Doors	1
Auto Stalls	93
Trailer Stalls	26
Expansion	± 56 future additional
Power	2,000 Amps / 480V 3-Phase



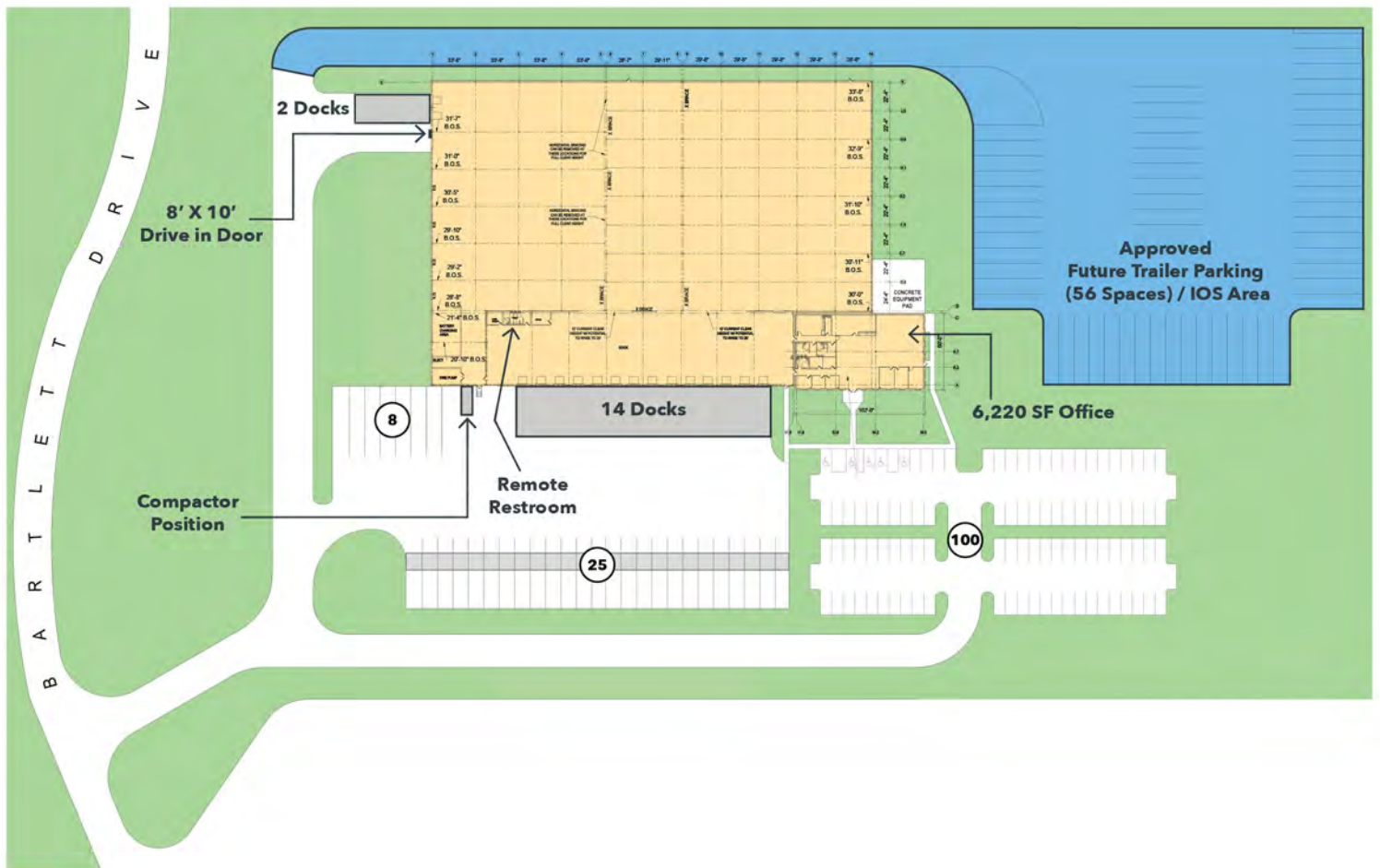
### LEASING INFO & CONTACT

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## OVERVIEW

- Permitting Under Way: 56 Additional Trailer Spaces or Outdoor Storage
- Rooftop Mounted Gas-Fired HVAC Units
- ESFR Sprinklers
- Located in a Proven Distribution Corridor of I-83 in York, Pennsylvania
- Regionally Positioned to Serve the Mid-Atlantic
- Population of Nearly 500,000 with a 30 Minute Drive Labor Force of 299,839





# CREATING AN OPEN-CONCEPT OFFICE

- RELOCATION OF BREAKROOM
- RESTROOM RENOVATIONS
- NEW OFFICE RESTROOM
- REFRESH OF OFFICE SPACE



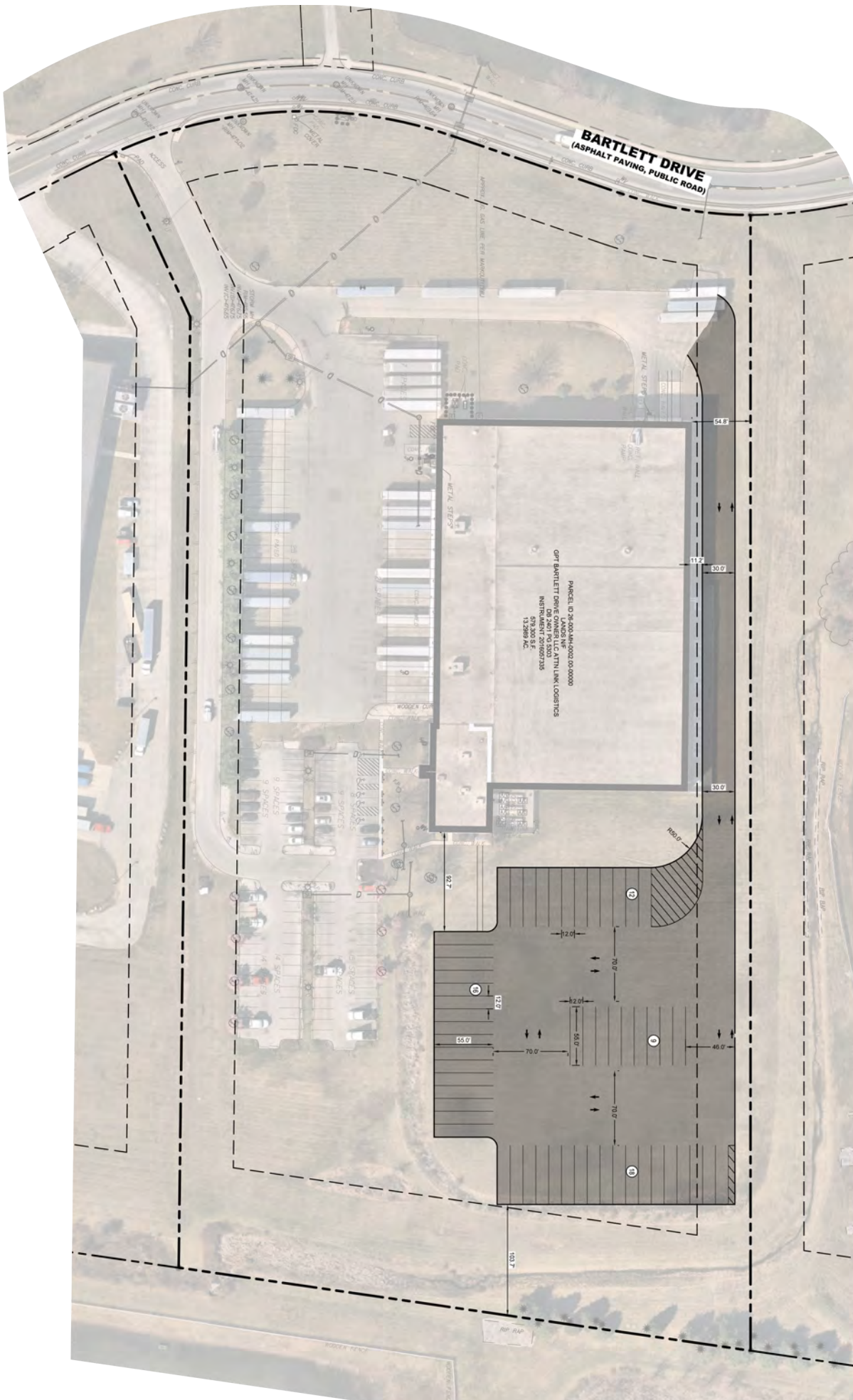
## NEW WORK FLOOR PLAN

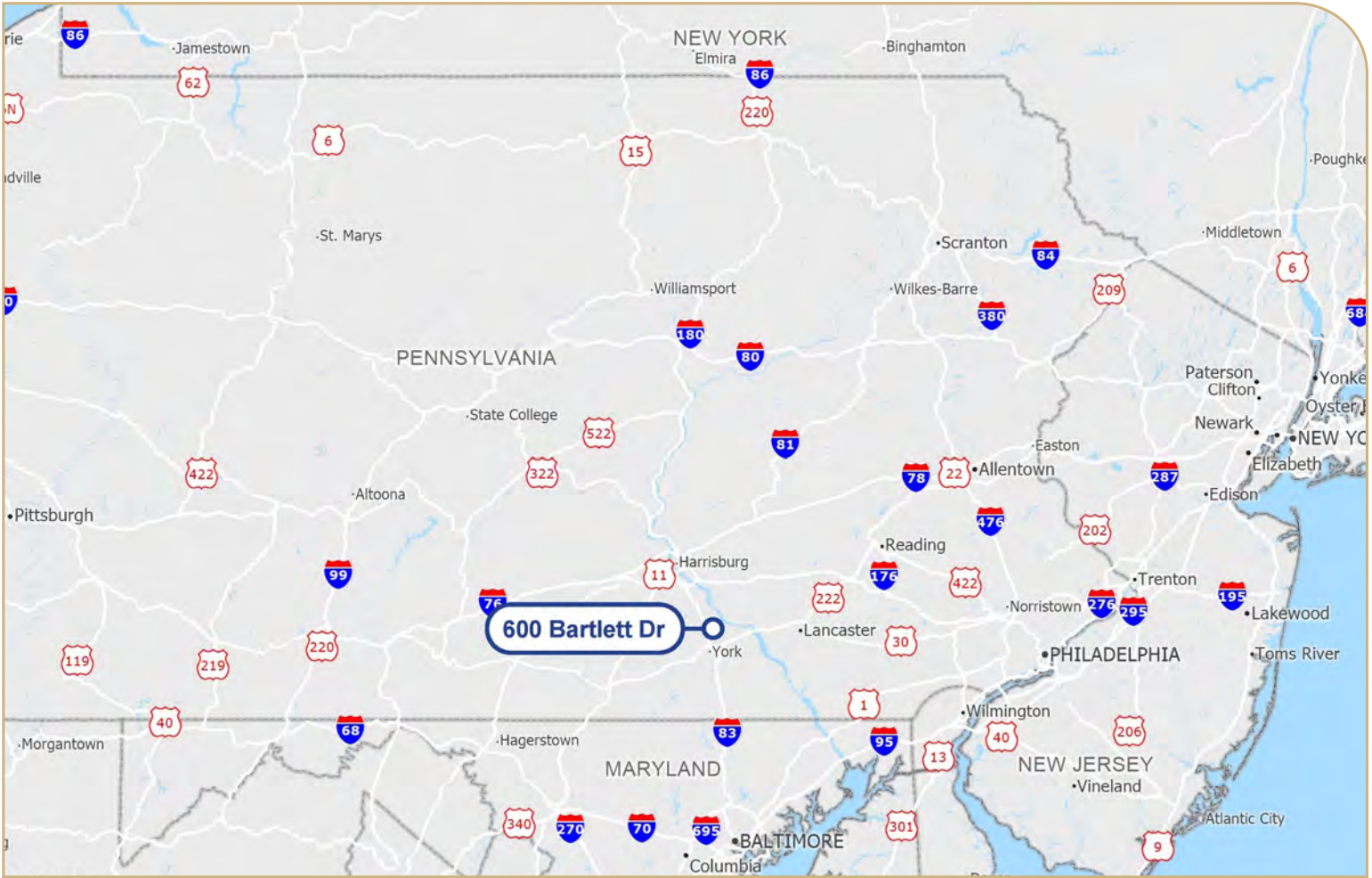
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SCALE: 1/8" = 1'-0"









KEY DISTANCES

City	Min.	Mil.
Harrisburg, PA	25	20
Lancaster, PA	42	31
Carlisle, PA	44	36
Reading, PA	62	60
Baltimore, MD	62	60
Frederick, MD	84	68
Allentown, PA	110	105
Philadelphia, PA	122	106
Scranton, PA	140	142

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