

# TRADE CENTER 83 NORTH

## BUILDING 2



 HILLWOOD  
A PEROT COMPANY\*

1035 LOCUST POINT RD  
YORK, PA 17406

**527,755 SF Available**

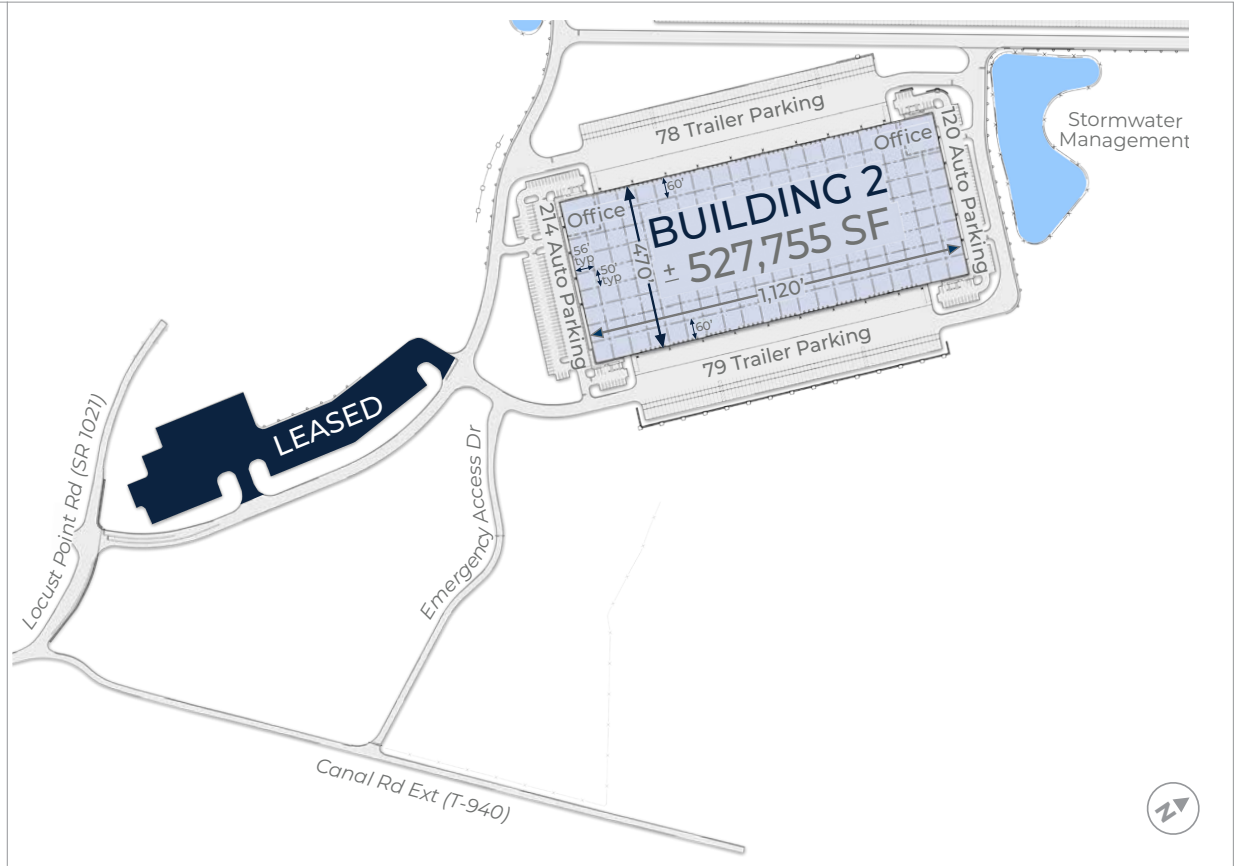
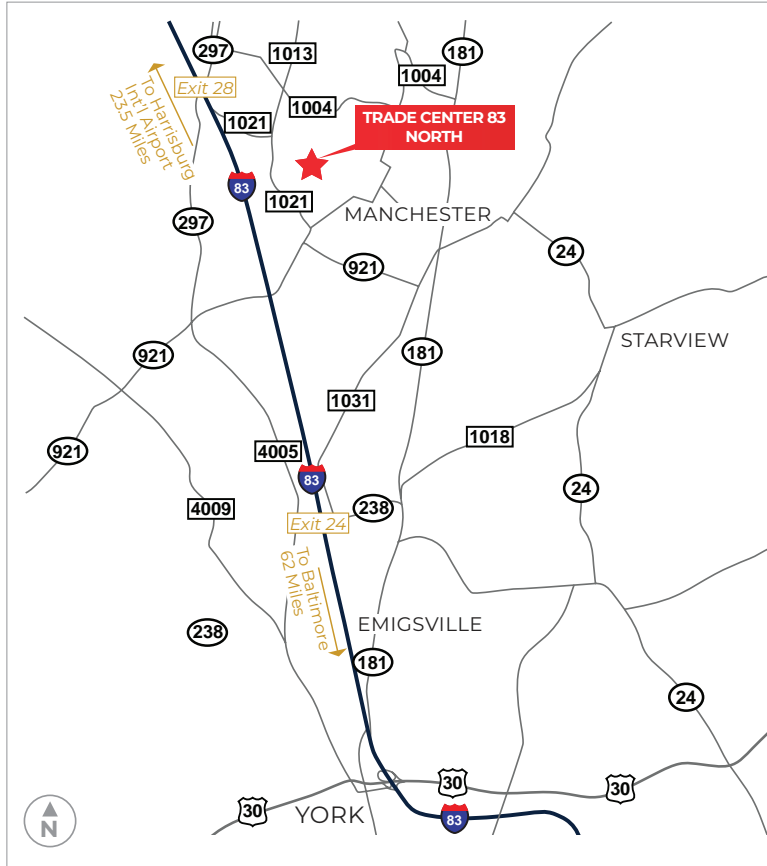
**Estimated Delivery - Q2 2025**

Trade Center 83 North is a best-in-class distribution center in the Central PA industrial market. The development is ideally located for logistics business with quick and easy access to I-83 connecting to Baltimore/Washington and Harrisburg. Tenants will benefit from this access and the premier labor base in York County. Building 2 offers state-of-the-art features including 40' clear height, 103 dock doors, 334 auto parking spaces, and 157 trailer parking spaces.

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1035 LOCUST POINT ROAD, YORK, PA 17406

## PROPERTY OVERVIEW



Pursuing LEED certification



ESFR sprinkler system



4 – 12' x 14' doors on drive-in ramps



527,755 SF on 76 Acres



40' clear height



103 – 9' x 10' dock doors



Cross-dock configuration



334 – auto parking spaces



56'W x 50'D typical column spacing;  
60'D in staging bay



LED lighting



157 – trailer parking spaces



Solar ready roof

A Development Of



**JASON KUSHNER**

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Leasing



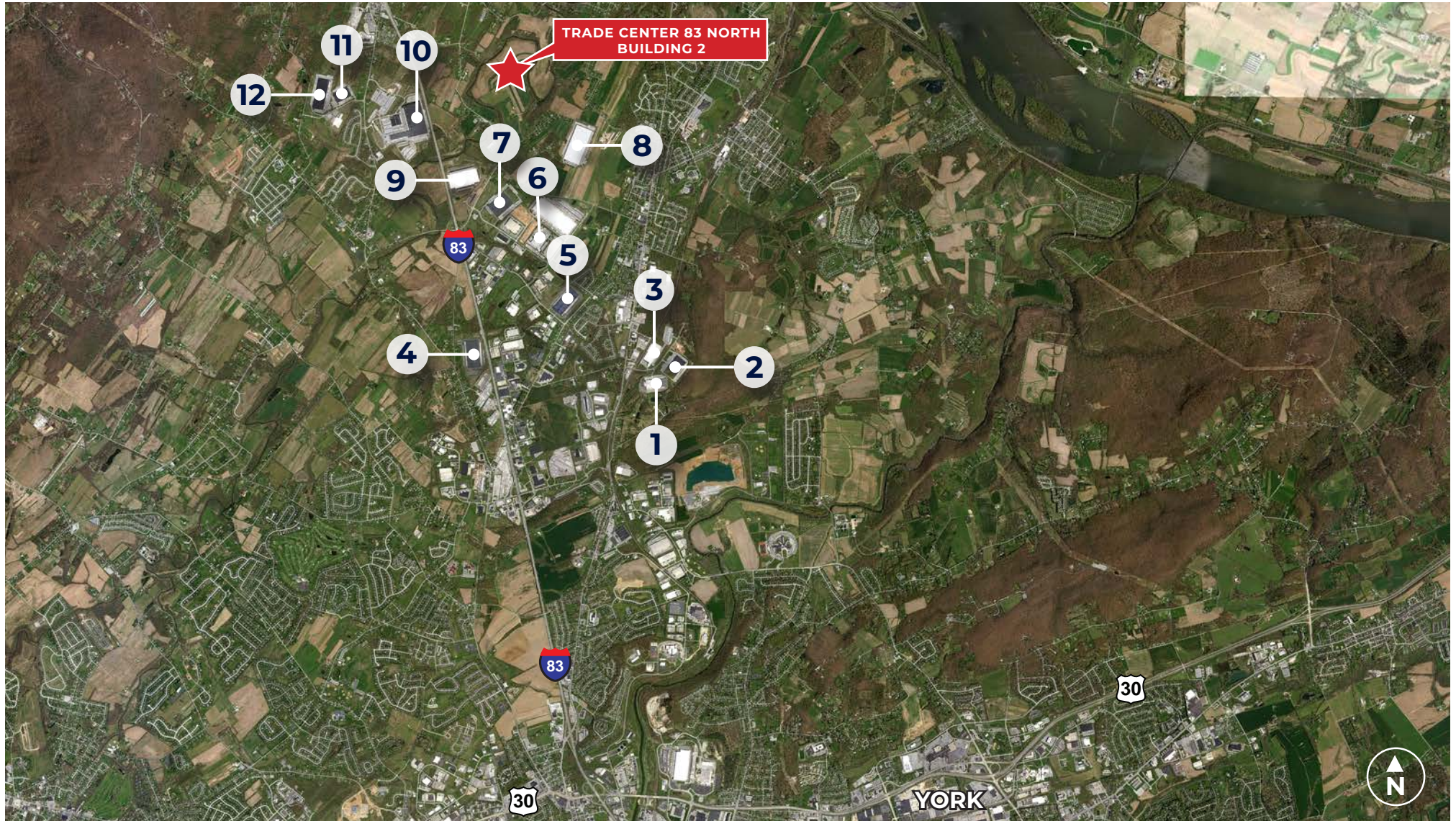
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# TRADE CENTER 83 NORTH | BUILDING 2

1035 LOCUST POINT ROAD, YORK, PA 17406

## AREA INFORMATION



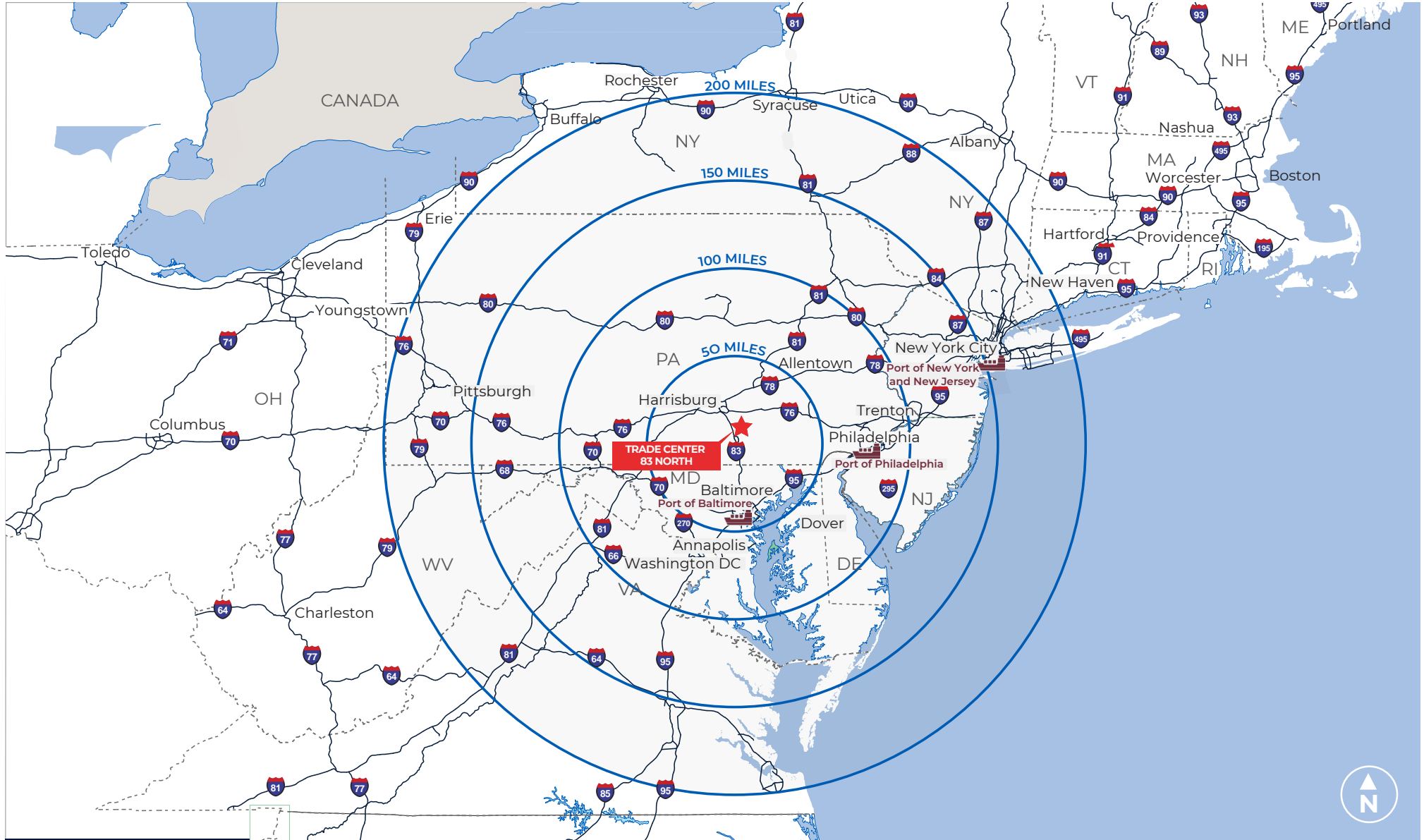
### BUSINESSES

- |                        |                    |                                          |                                    |
|------------------------|--------------------|------------------------------------------|------------------------------------|
| 1. SalonCentric        | 4. Tenneco         | 7. Ollie's Bargain Outlet                | 10. Ahold Delhaize                 |
| 2. Navistar Parts      | 5. GlaxoSmithKline | 8. Bayer Pharmaceutical                  | 11. Crane Cartage Freight Services |
| 3. Con Agra Foods, Inc | 6. Starbucks       | 9. Schindler Elevator / Graham Packaging | 12. United Natural Foods           |

# TRADE CENTER 83 NORTH | BUILDING 2

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## AREA INFORMATION



### LOCATION BENEFITS

Population  
within 45 minutes

 1,168,584

Population  
within 200 miles

 43,289,391

Interstate 83

 1.7mi.

Interstate 76

 13 mi.

Interstate 81

 15 mi.

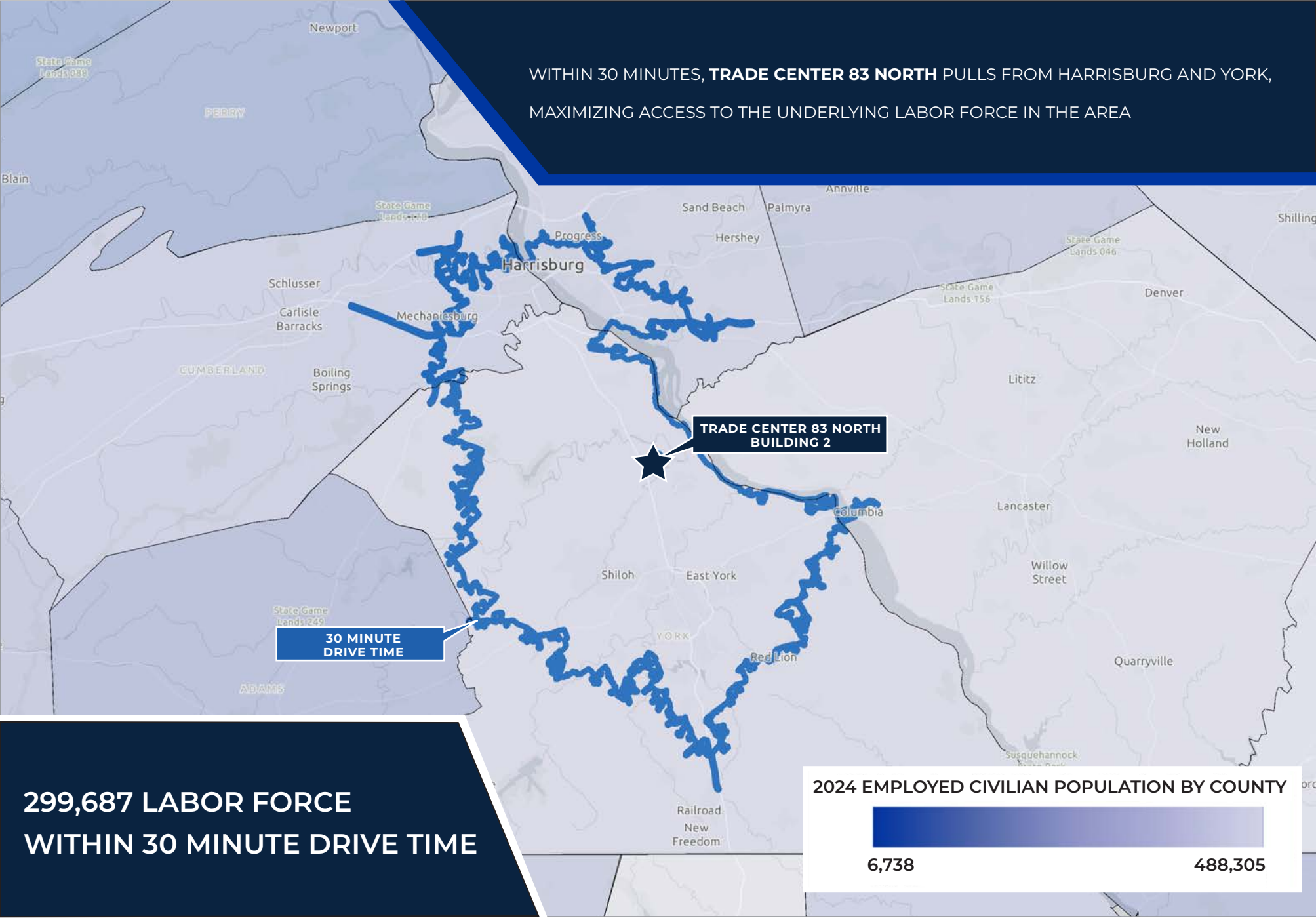
Harrisburg Int'l  
Airport

 23.5 mi.

Baltimore / Washington  
Int'l Airport

 74 mi.

WITHIN 30 MINUTES, **TRADE CENTER 83 NORTH** PULLS FROM HARRISBURG AND YORK, MAXIMIZING ACCESS TO THE UNDERLYING LABOR FORCE IN THE AREA



30 MINUTE DRIVE TIME

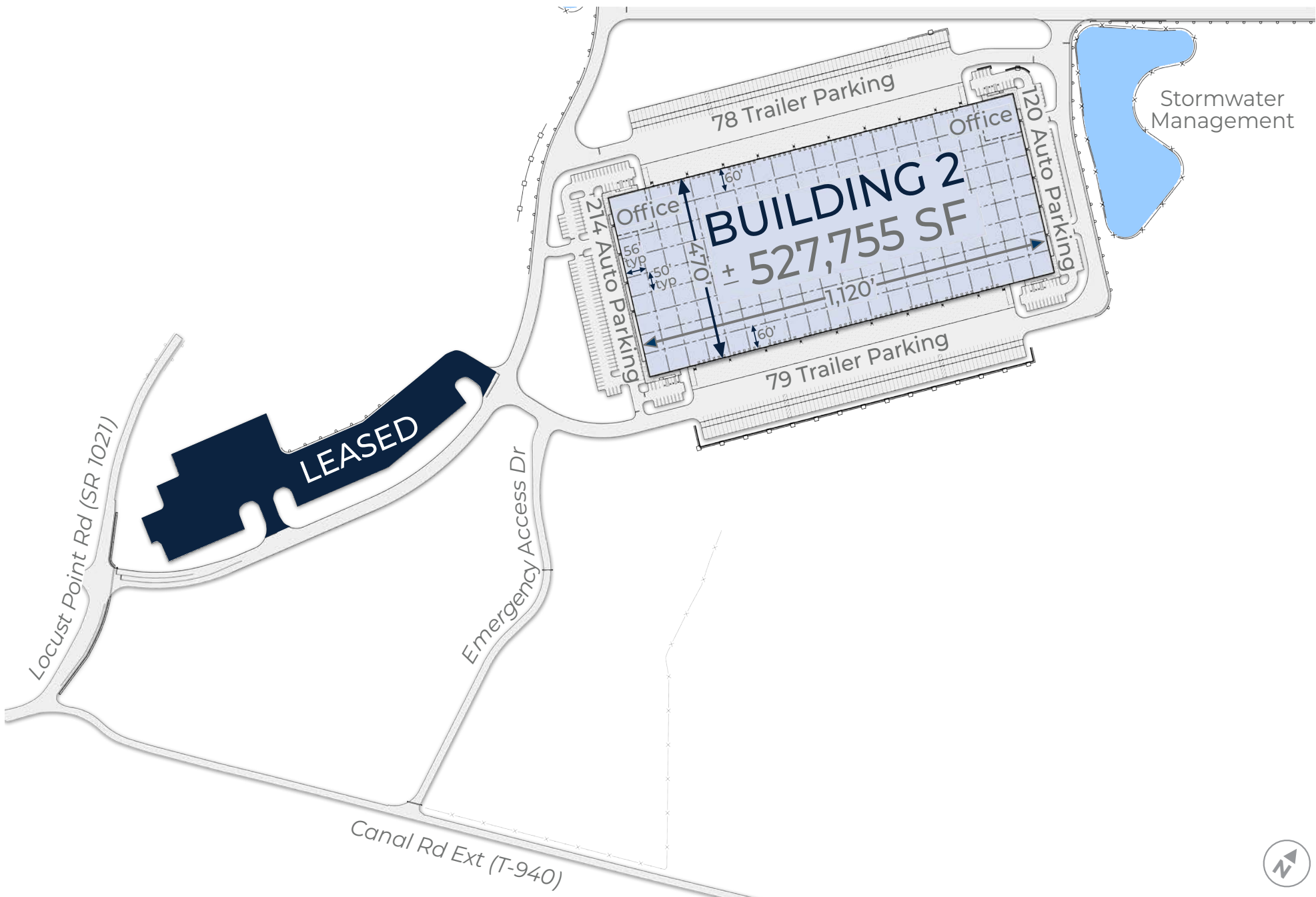
**TRADE CENTER 83 NORTH BUILDING 2**

**299,687 LABOR FORCE WITHIN 30 MINUTE DRIVE TIME**



**TRADE CENTER 83 NORTH | BUILDING 2**  
1035 LOCUST POINT ROAD, YORK, PA 17406

LABOR





**TRADE CENTER 83 NORTH | MASTER PLAN**  
1035 LOCUST POINT ROAD, YORK, PA 17406

SITE PLAN

# TRADE CENTER 83 NORTH | BUILDING 2

1035 LOCUST POINT ROAD, YORK, PA 17406

## ACCESS MAP



### Truck Route Road Improvements

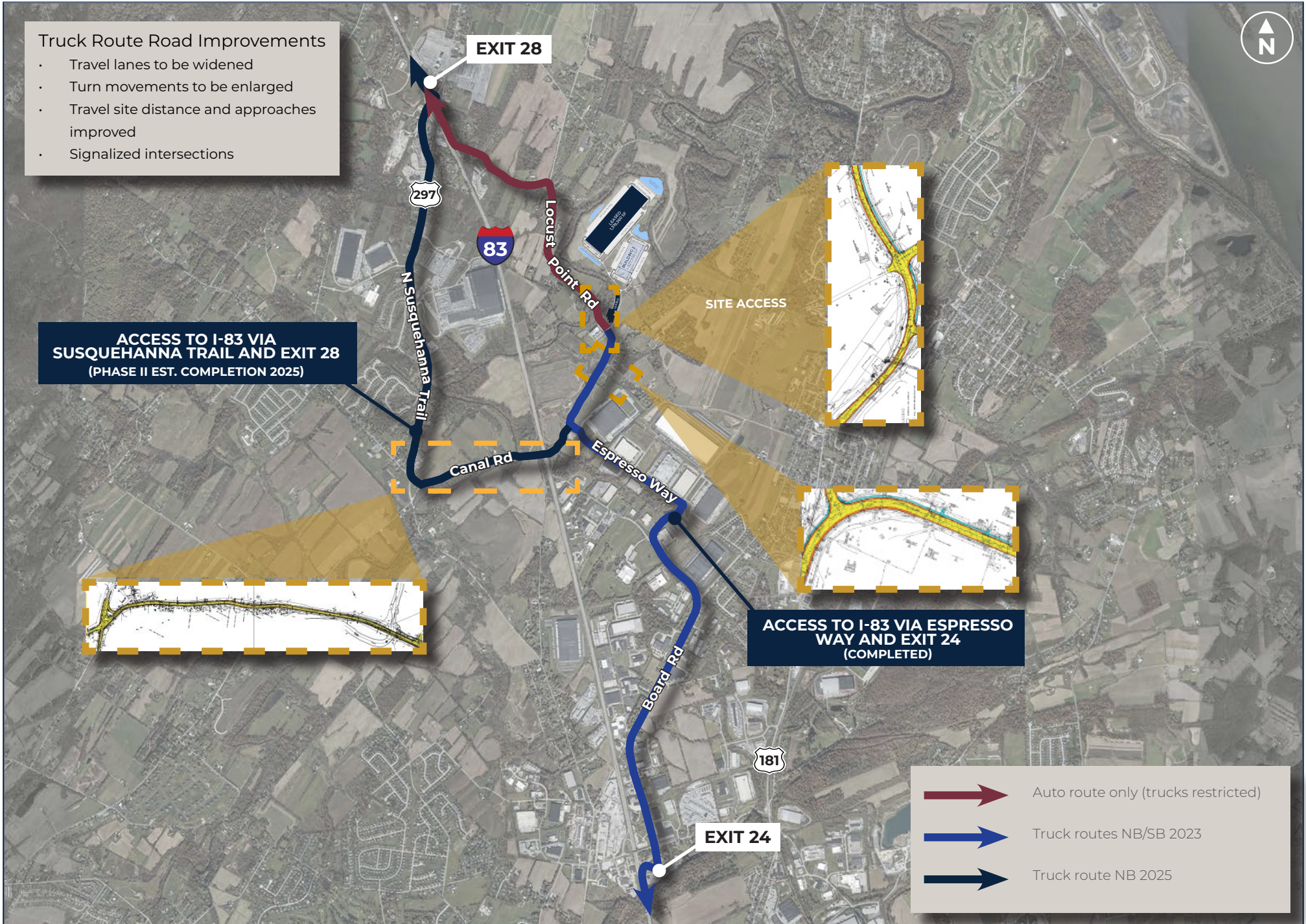
- Travel lanes to be widened
- Turn movements to be enlarged
- Travel site distance and approaches improved
- Signalized intersections

**ACCESS TO I-83 VIA  
SUSQUEHANNA TRAIL AND EXIT 28  
(PHASE II EST. COMPLETION 2025)**

**ACCESS TO I-83 VIA ESPRESSO  
WAY AND EXIT 24  
(COMPLETED)**

Legend for truck routes:

- Auto route only (trucks restricted)
- Truck routes NB/SB 2023
- Truck route NB 2025







**TRADE CENTER 83 NORTH** | BUILDING 2  
1035 LOCUST POINT ROAD, YORK, PA 17406

CONSTRUCTION PROGRESS PHOTOS  
OCTOBER 2024

## A DEVELOPMENT OF



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