

Build to Suit YORK PA

- *Phase 1 – complete*
- **Available – Phase 2**
 - *4 Approved Building Lots Available*
 - *24,000 - 60,000sf Building sizes*
- Westgate Drive, West Manchester Twp.
- Contiguous to the new UPMC Hospital
- Ample Parking
- Easy Access – 2 minutes from fully signalized intersection on Rt 30
- Zoned Professional Office – **Permits Senior Living Facilities**
- Utilities: Public Water, Sewer, Electric, Gas , Verizon & Comcast fiber



Contact:

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Bob@LaughnerPatel.com

Mayur Patel 610-334-7435

Mayur@LaughnerPatel.com

★ SITE

UPMC Memorial

4001 Davita
Kidney Care

WELLSPAN[®]
HEALTH

OSS Health

Rutter's
Why Go Anywhere Else?

Westgate
PLAZA

PNC BANK

Fulton Bank

Rutter's
Why Go Anywhere Else?

weis
markets

DQ

Northwest

STETLER
A GIAMBAIYO FAMILY DEALERSHIP
DODGE ★ CHRYSLER ★ JEEP ★ RAM

west manchester
TOWN CENTER

Starbucks

M&T Bank

QUAKER
STEAK & LUBE
BEST WINGS
USA

BW
Best Western

KinderCare

WELLS
FARGO

WELLSPAN[®]
HEALTH

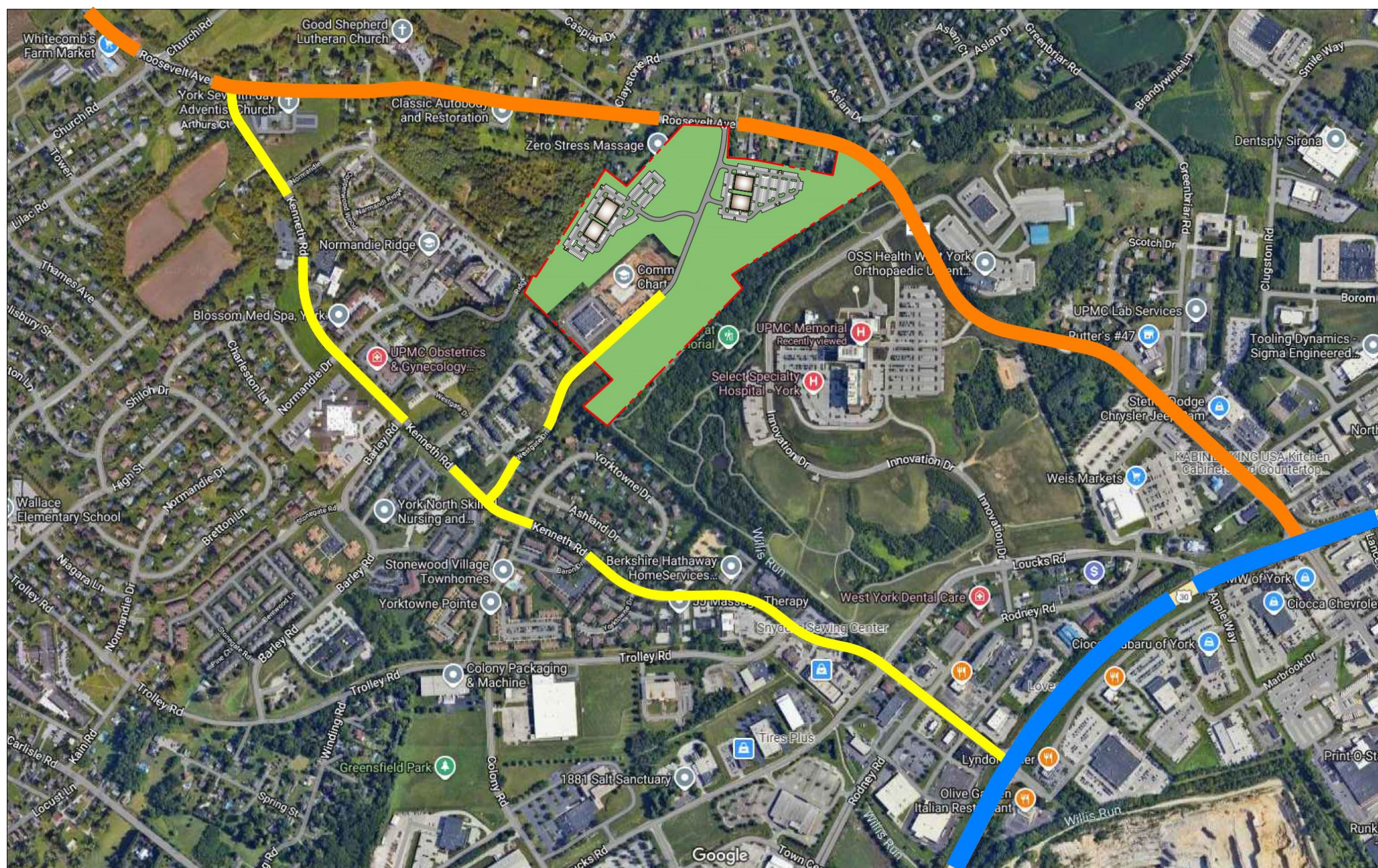
Advance
Auto Parts

AspenDental

LAQUINTA
BY WYNDHAM

Denny's

Google Earth



WILLIAMS
SITE CIVIL, LLC
WE ENGINEER SAVINGS
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
PH: 717-412-0128
FAX: 717-340-7956



MAP EXHIBIT
WESTGATE CAMPUS - PHASE II
OWNER / APPLICANT
BAM WESTGATE DRIVE THREE, LLC
4045 THICKET LANE
MADISON, INDIANA 47050
TELEPHONE: (616) 334-7435
WEST MANCHESTER TOWNSHIP
YORK COUNTY, PA

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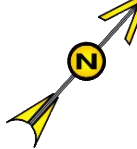


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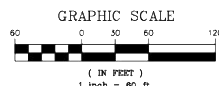
Normandie Ridge
Ridge
Commonwealth Charter Academy
Westgate Dr
Janney Montgomery Scott
The Apiary at UPMC Memorial
UPMC Memorial
Select Specialty Hospital - York
Innovation Dr
4001
City View Community Church
OSS Health West York Orthopaedic Urgent...
Rutter's #47
Stetler Dodge Ch
Weis Markets
White Rose Credit Union
West York Dental Care
Quaker Steak & Lube
Rodney Rd
Loucks Rd
Kenneth Rd
Trolley Rd
Yorktowne Dr
Ashland Dr
Baron Dr
Stonewood Village Townhomes
Yorktowne Pointe
Wills Run
Berkshire Hathaway HomeServices...
JJ Massage Therapy
Apple Way
Google Earth



Senior Living Concept



PROGRESS (12-2-24)



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Fax: 717-545-7110



WESTGATE CAMPUS
REVISED SITE CONCEPT PLAN #5
WEST MANCHESTER TOWNSHIP
YORK COUNTY, PA

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REVISIONS		

DESIGN BY: XXXX
DRAWN BY: W.L.G.
CHECKED BY: D.S.C.

PROJECT NUMBER: XXXX

SCALE: 1" = 60'

DATE: DECEMBER 2, 2024

Project Location: Westgate Campus, Phase II, Skunk Creek, Harrisburg, PA. Date: 12/2/2024. 11:18:23 AM. Update



