



LOGISTICS[®]
PROPERTY
CO

LOGISTICS 83 BUILDING 3

575 Old York Road, York, PA 17319



243,000 SF • 32'–40' CLEAR HEIGHT • BUILD-TO-SUIT • SHOVEL READY

- Modern, Class A distribution facility
- 2 minutes to Route 83 at Exit 36
- 7 minutes from PA Turnpike I-76
- Ample trailer and auto parking
- Access to FedEx Ground
- Within a one day's drive to 40% of the US population and 50% of the Canadian population
- Remarkable access to skilled labor



Gerry Blinebury
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**CUSHMAN &
WAKEFIELD**



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32'-40'
CLEAR HEIGHT



**OFFICES
TO SUIT**



**AMPLE
PARKING**



**GREAT I-83
VISIBILITY**

TOTAL BUILDING SIZE	±243,000 SF
BUILDING DIMENSIONS	810' x 300'
COLUMN SPACING	54' x 50', 60' speed bay
CONFIGURATION	Single-side load
AUTO PARKING	±110
TRAILER PARKING	±52

DOCK DOORS	±38 with 2 drive-in ramps
CLEAR HEIGHT	32'-40'
FLOORS	6" or greater
LIGHTING	LED
FIRE PROTECTION	ESFR

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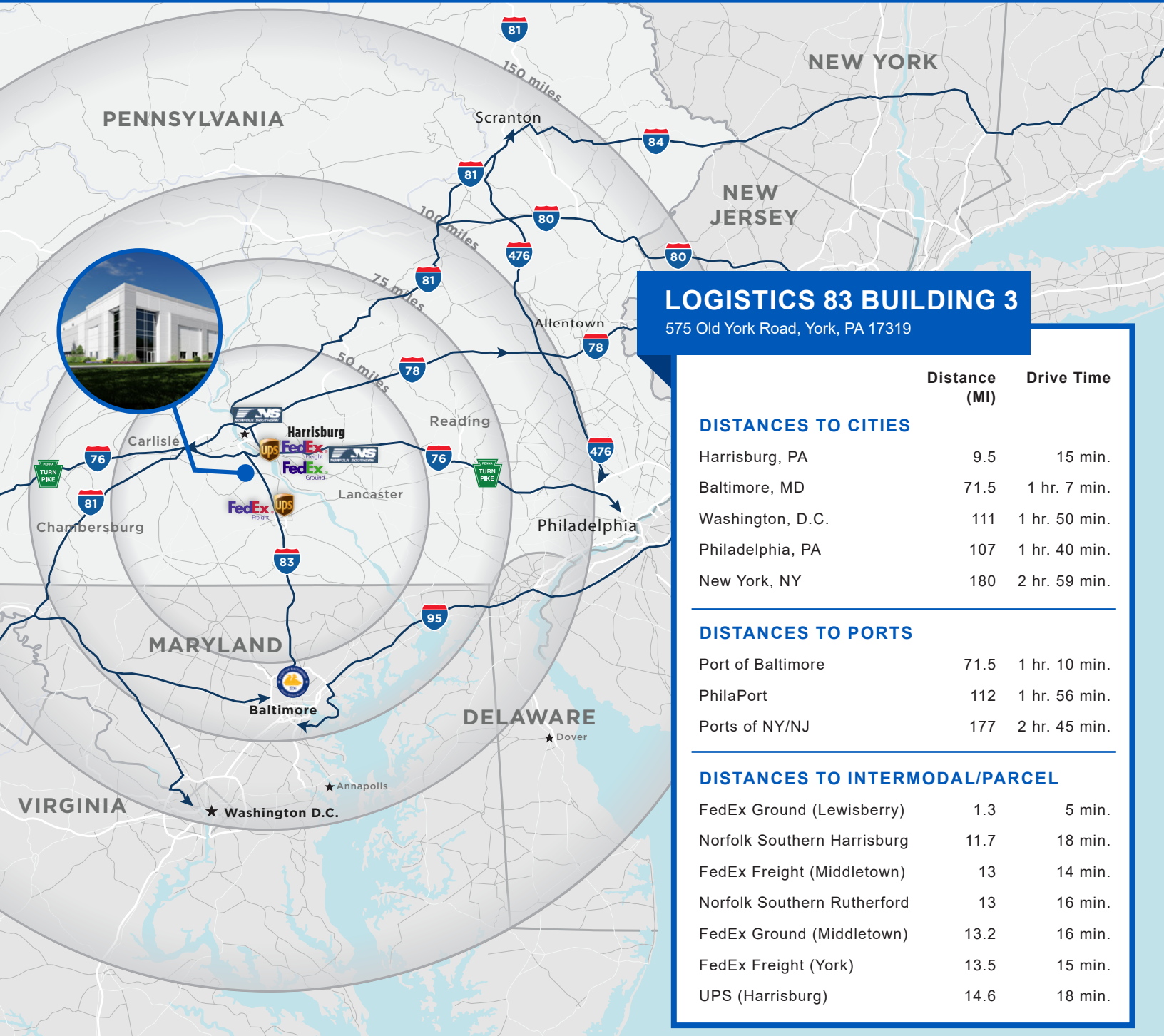
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	Distance (MI)	Drive Time
DISTANCES TO CITIES		
Harrisburg, PA	9.5	15 min.
Baltimore, MD	71.5	1 hr. 7 min.
Washington, D.C.	111	1 hr. 50 min.
Philadelphia, PA	107	1 hr. 40 min.
New York, NY	180	2 hr. 59 min.

DISTANCES TO PORTS		
Port of Baltimore	71.5	1 hr. 10 min.
PhilaPort	112	1 hr. 56 min.
Ports of NY/NJ	177	2 hr. 45 min.

DISTANCES TO INTERMODAL/PARCEL		
FedEx Ground (Lewisberry)	1.3	5 min.
Norfolk Southern Harrisburg	11.7	18 min.
FedEx Freight (Middletown)	13	14 min.
Norfolk Southern Rutherford	13	16 min.
FedEx Ground (Middletown)	13.2	16 min.
FedEx Freight (York)	13.5	15 min.
UPS (Harrisburg)	14.6	18 min.



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