

FULLY APPROVED
DEVELOPMENT OPPORTUNITY

37
50

E. MARKET

YORK, PA

AVAILABLE FOR LEASE OR SALE

CBRE

PROPERTY HIGHLIGHTS

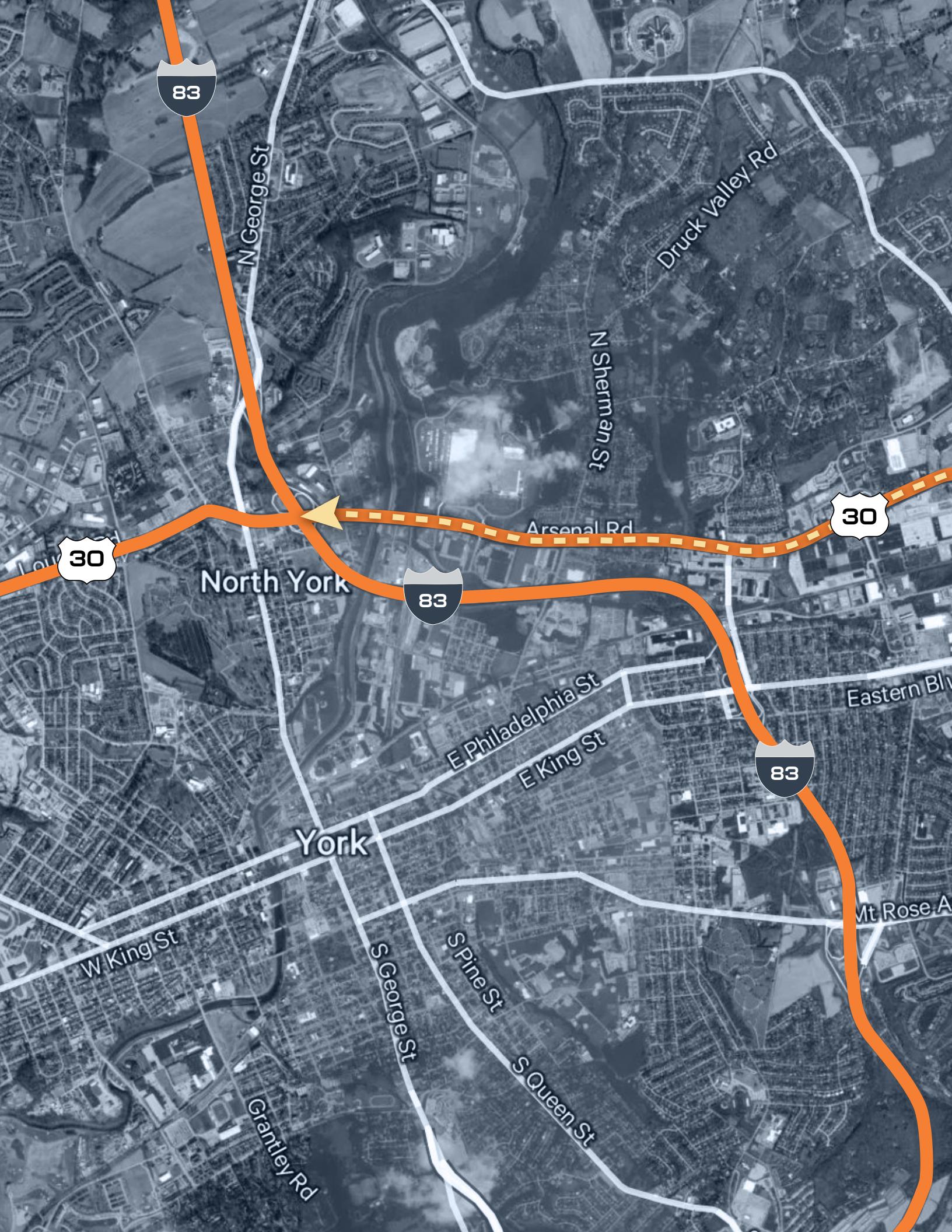
3750 E. Market Street is a proposed industrial development ideally located in Central Pennsylvania's I-83 Corridor. This location draws from an excellent labor pool and offers easy highway access to major Northeast cities.





BUILDING SPECS

SIZE	$\pm 252,943$ Square Feet	CAR PARKING	131
ACRES	15.68	TRAILER PARKING	55
DIMENSIONS	360' x 702'	SPRINKLERS	ESFR
OFFICE SPACE	TBD (5,532 SF proposed)	ELECTRIC \ KVA	3000 amp
CONSTRUCTION			HEAT Gas (Cambridge)
ROOF TYPE:	Rubber Roof (EPDM)	LIGHTING	LED \ Motion Sensitive
WALL TYPE:	Tilt Concrete	ZONING	General Industrial
FLOOR TYPE	7" unreinforced - Caulking Slab Joints	UTILITY PROVIDER	
COLUMN SPACING	60' speed \ 50' x 55'	WATER	York Water Company
CEILING HEIGHTS	36'	SEWER	Springettsbury Township
DOCK DOORS	38 with seals & 40,000 lb Hydraulic Levelers with Seals	NATURAL GAS	Columbia Gas of PA
DRIVE-IN DOORS	2	ELECTRIC/KVA	MetEd



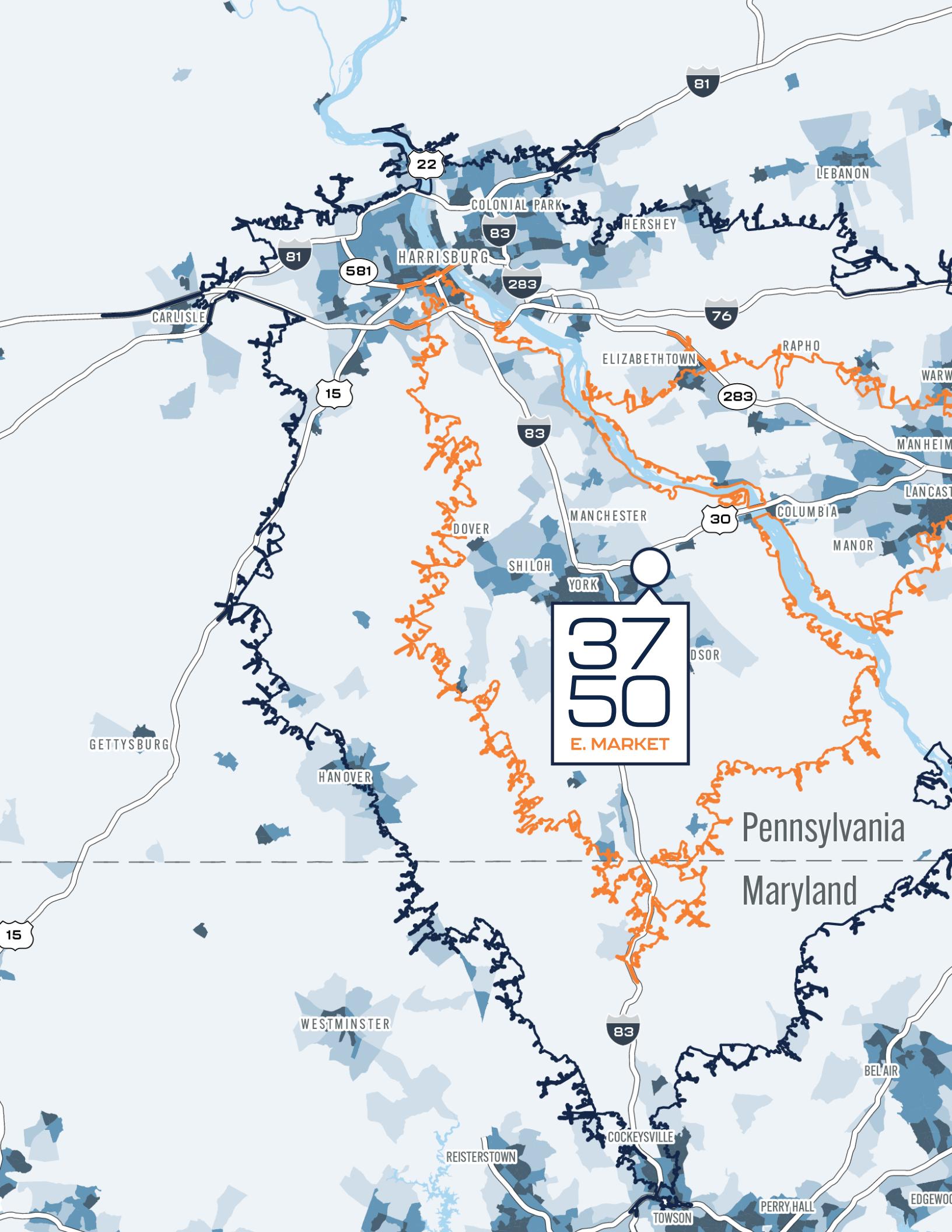


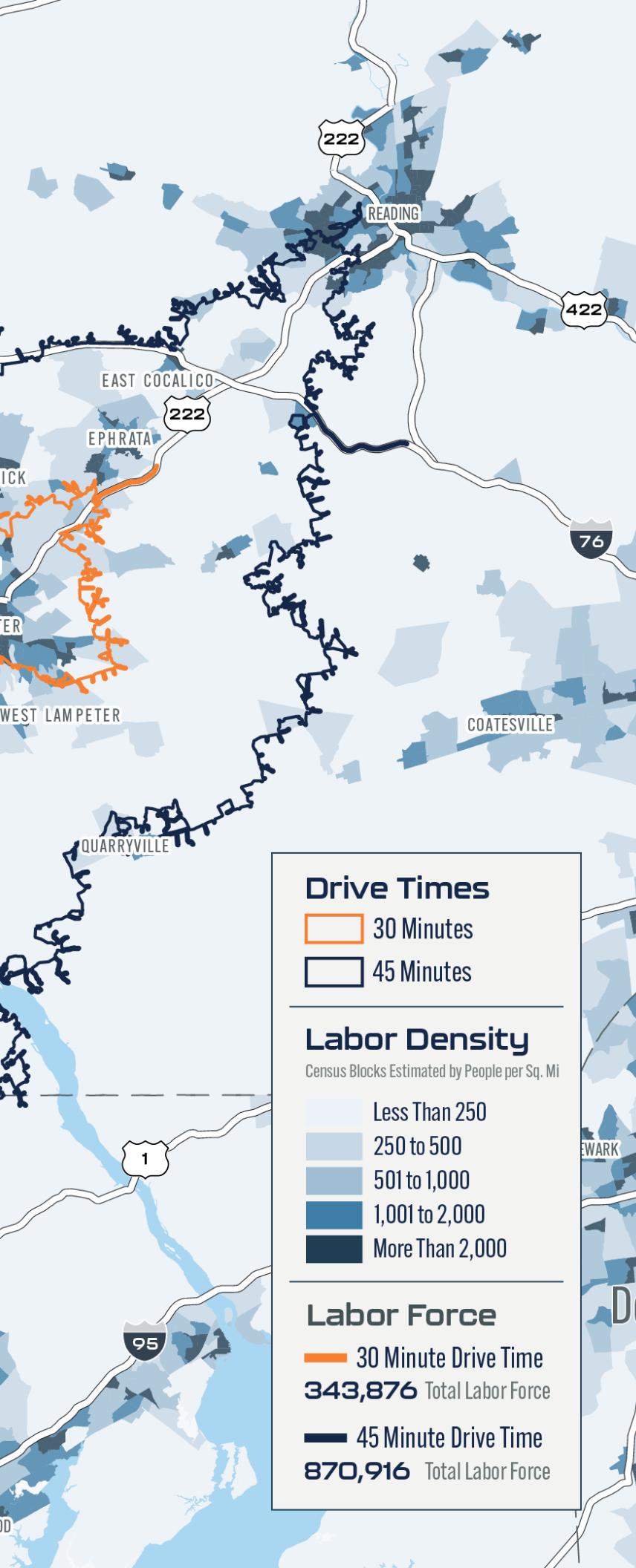
LOCAL ACCESS

-  **Route 30** – 1.6 miles
-  **I-83** – 5.1 miles
-  **I-76** – 23.8 miles
-  **I-81** – 29 miles
-  **I-78** – 41 miles

REGIONAL ACCESS

- Lancaster** – 21 miles
- Harrisburg** – 29 miles
- Baltimore** – 56 miles
- Philadelphia** – 97 miles
- Baltimore** – 106 miles
- New York** – 181 miles





PROVEN LOCATION

2024 Demographics
30 | 45 minutes

Population
562,143 | 1,338,537

Labor Force
310,173 | 732,702

Blue Collar
75,702 | 167,843

**Manufacturing
Workers**
44,190 | 88,411

**Transportation
& Warehousing
Workers**
17,831 | 40,436

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