

FULLY APPROVED
DEVELOPMENT OPPORTUNITY

37
50

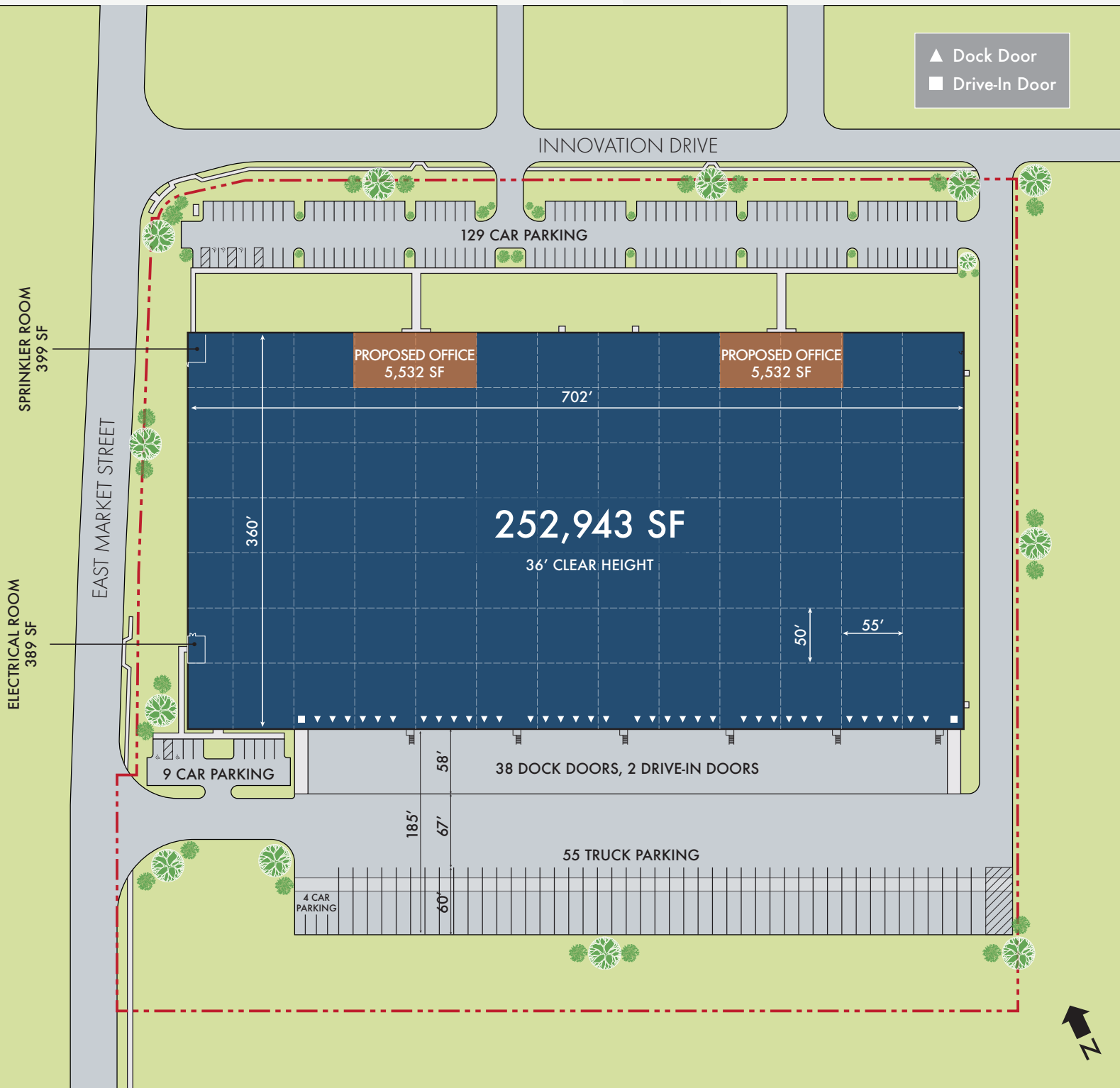
E. MARKET

YORK, PA

AVAILABLE FOR LEASE OR SALE

CBRE

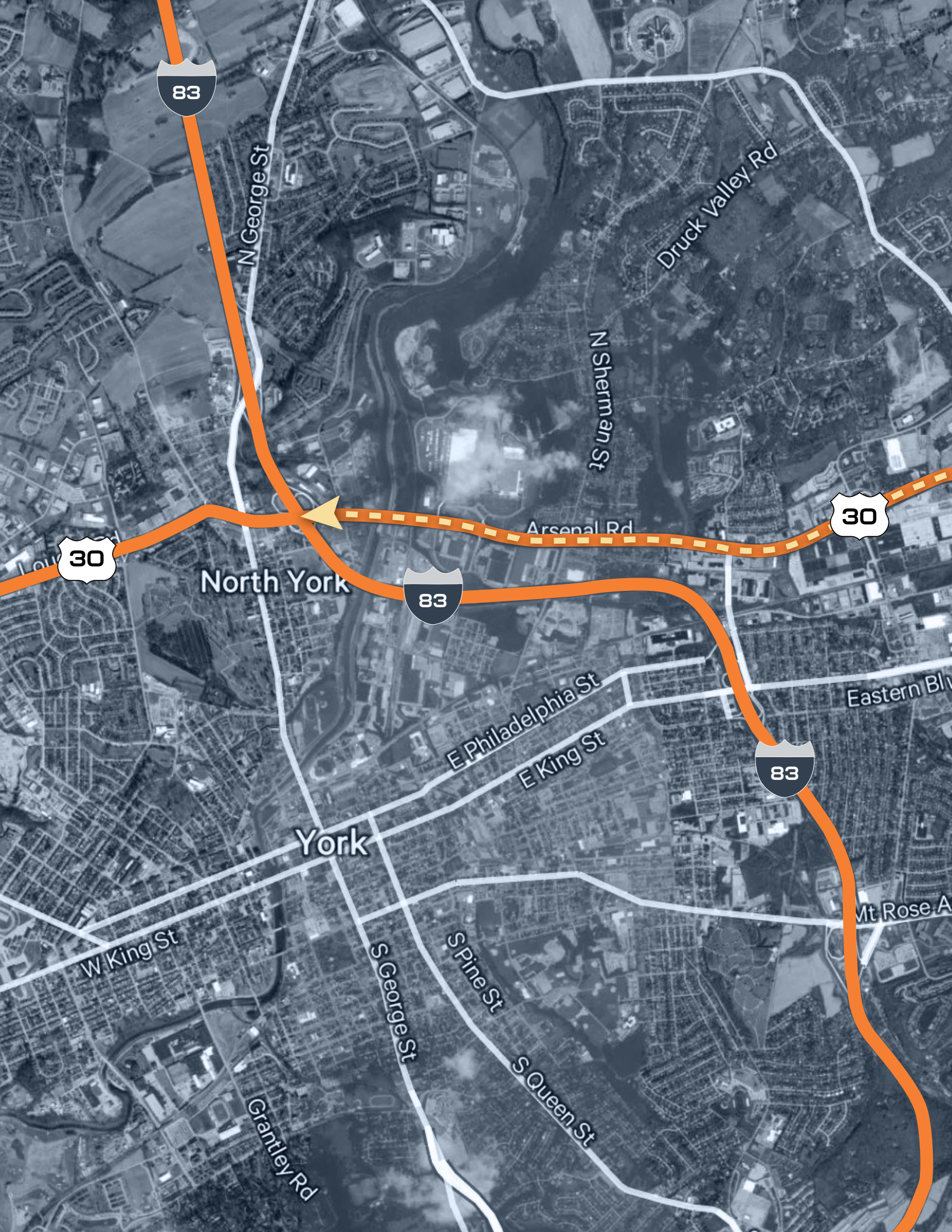
3750 E. Market Street is a proposed industrial development ideally located in Central Pennsylvania's I-83 Corridor. This location draws from an excellent labor pool and offers easy highway access to major Northeast cities.





BUILDING SPECS

SIZE	±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



83

N George St

Druck Valley Rd

N Sherman St

Arsenal Rd

30

30

North York

83

E Philadelphia St
E King St

Eastern Blvd

83

York

W King St

Mt Rose Ave

S George St

S Pine St

S Queen St

Grantley Rd

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

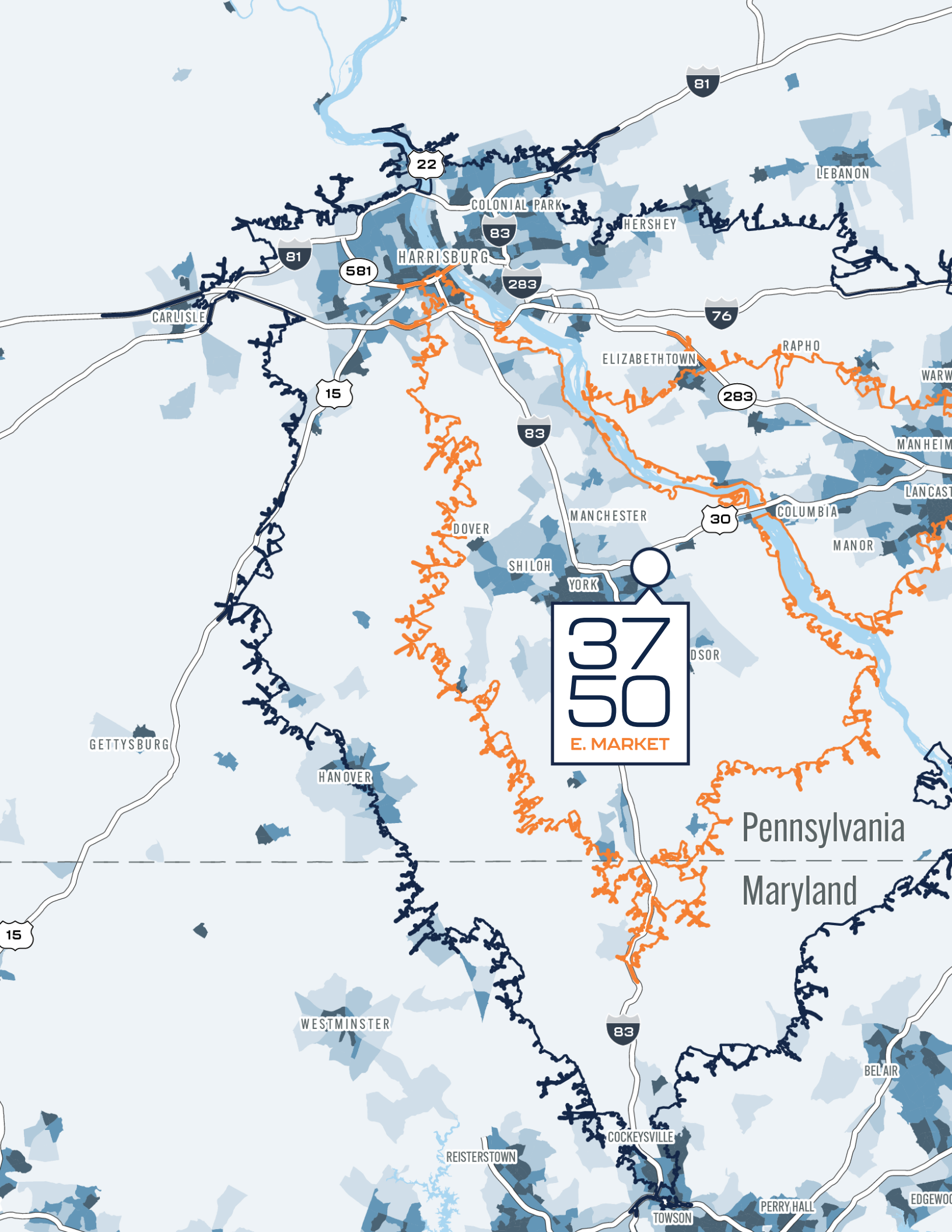
Harrisburg – 29 miles

Baltimore – 56 miles

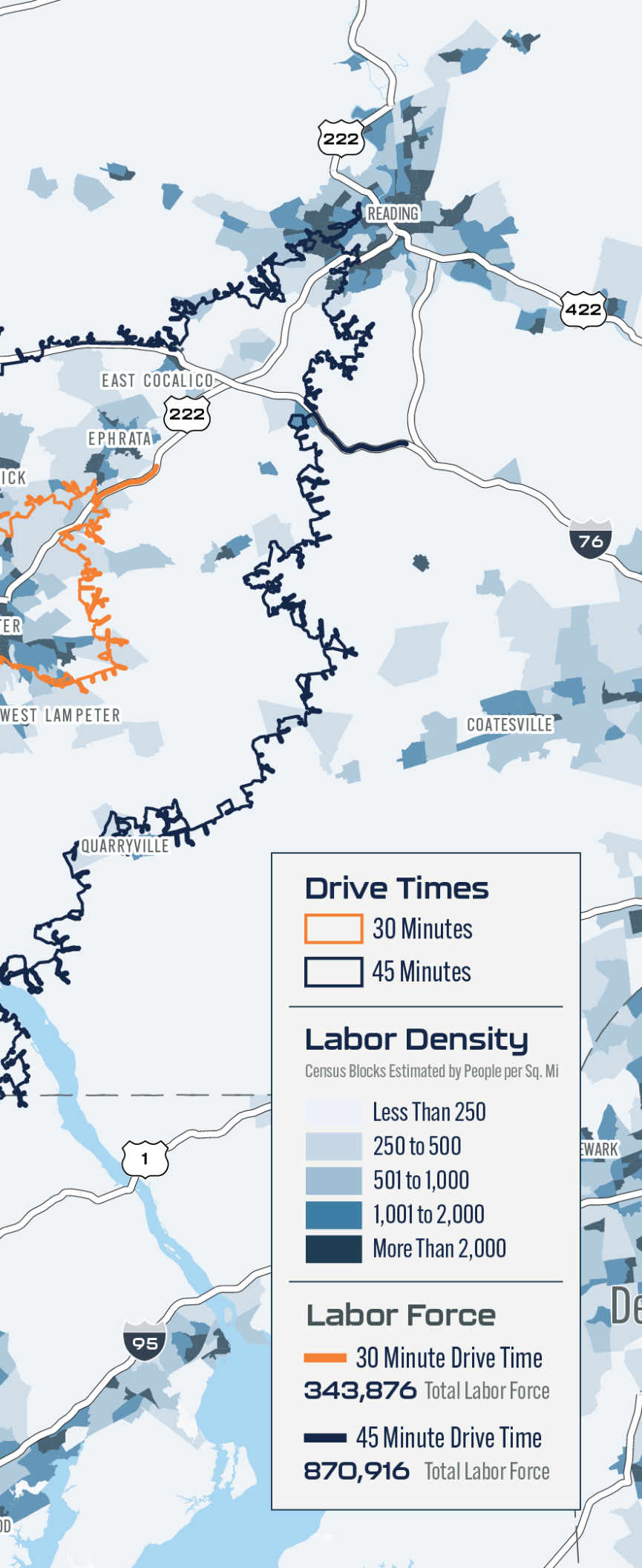
Philadelphia – 97 miles

Baltimore – 106 miles

New York – 181 miles



37
50
E. MARKET



Drive Times

30 Minutes

45 Minutes

Labor Density

Census Blocks Estimated by People per Sq. Mi

Less Than 250

250 to 500

501 to 1,000

1,001 to 2,000

More Than 2,000

Labor Force

30 Minute Drive Time

343,876 Total Labor Force

45 Minute Drive Time

870,916 Total Labor Force

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

YORK, PA

37 50

E. MARKET

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