

# 700 CANAL ROAD EXT YORK, PENNSYLVANIA

FOR LEASE



**PARTIAL LERTA**

# ±374,254 SF

AVAILABLE

**KINSLEY**  
PROPERTIES

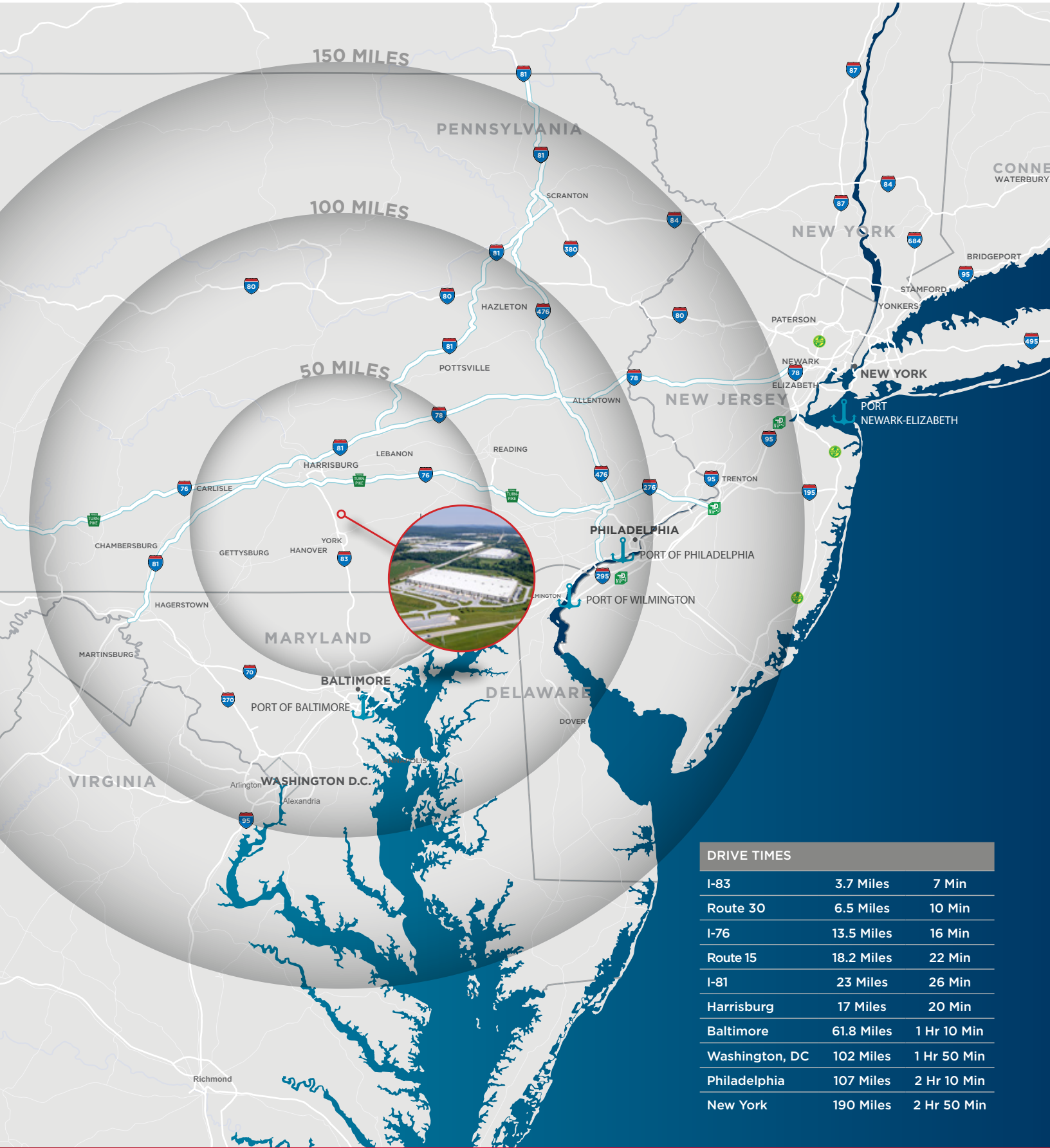
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 **CUSHMAN &  
WAKEFIELD**

# REGIONAL MAP

## 700 CANAL ROAD EXT YORK, PENNSYLVANIA





# LOCATION

700 CANAL ROAD EXT  
YORK, PENNSYLVANIA



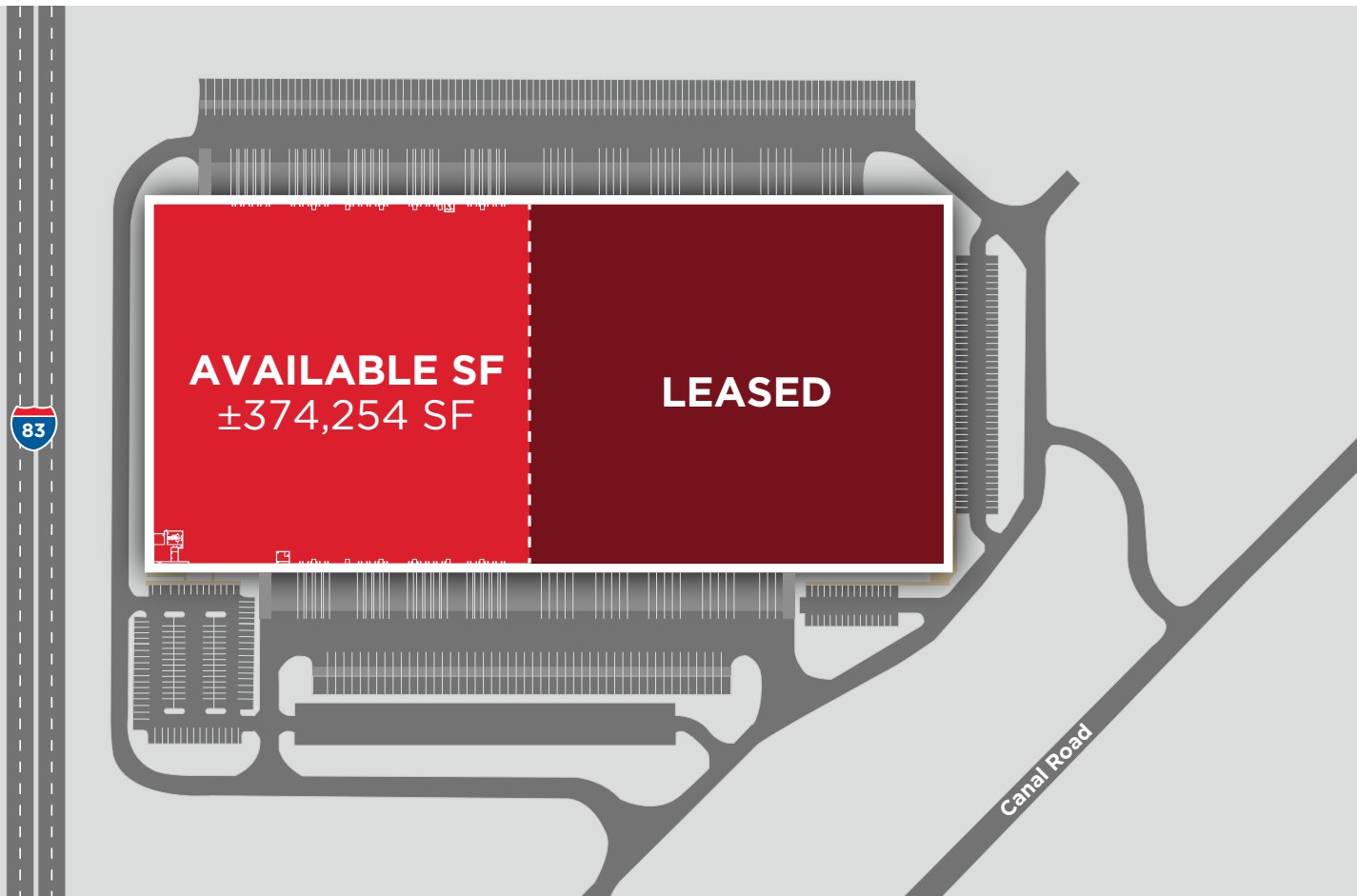
**STATE-OF-THE-ART, CLASS A** industrial warehouse offers all the modern amenities; designed to support high-performance logistics, distribution, or manufacturing operations.



**PRIME ACCESS** offering truck-friendly connectivity to I-83 and Route 30—two major regional transportation arteries.



**STRONG LABOR BASE** with a reliable blue-collar demographic ideal for industrial operations. Over 30% of the regional workforce is employed in manufacturing, transportation, and warehousing-related sectors—well above the national average.



**±374,254** SQUARE FEET

**±53** DOCK DOORS

**36'** CLEAR HEIGHT

**±120** AUTO SPACES

<b>BUILDING AREA</b>	±780,000 SF	<b>CLEAR HEIGHT</b>	36' BEYOND STAGING BAY
<b>BUILDING DIMENSIONS</b>	600' x 1300'	<b>AUTO PARKING</b>	±120
<b>AVAILABLE AREA</b>	±374,254 SF	<b>TRAILER PARKING</b>	±80
<b>OFFICE</b>	±3,039 SF	<b>TRUCK COURT</b>	190' WITH 60' CONCRETE APRON
<b>COLUMN SPACING</b>	55'x47'	<b>FIRE PROTECTION</b>	ESFR WITH K-22.7 HEADS
<b>DOCK DOORS</b>	±53	<b>POWER</b>	2,000 AMPS, 480V, 3-PHASE
<b>DRIVE-IN DOORS</b>	2	<b>FLOOR</b>	7" THICK 4,000 PSI CONCRETE SLAB

For More Information, Please Contact:

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