



# MANCHESTER

commerce center

CANAL RD & BEAR RD, YORK, PA 17406

**±2.6M SF CLASS A  
THREE BUILDING MASTER  
PLANNED LOGISTICS PARK**

**AVAILABLE:  
BUILDING 2**

**±1,127,142 SF**

**Q4 2025 DELIVERY**

**10-YEAR LERTA TAX ABATEMENT &  
PRIME CENTRAL PA LOCATION  
ON THE I-83 CORRIDOR**



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 **NorthPoint™  
DEVELOPMENT**

 **KBCADVISORS**

## PROPERTY SPECIFICATIONS

## BUILDING 2 | APPROVED/BUILD-TO-SUIT

Square Feet: **±1,127,142**

Building Dimensions: **1,904' x 590'**

Clear Height: **40'**

Dock High Doors: **112 Dock Doors**  
(Expandable)

Drive-In Doors: **4**

Truck Court Depth: **130'**

(185' w/ Trailer Parking)

Speed Bay: **70'**

Trailer Parking: **±213** Spaces

Auto Parking: **±767** Spaces

Floor Slab: **7"** Non-reinforced Concrete, 4,000 PSI

Fire Protection: **ESFR**

Lighting: **LED** with Motion Sensors,  
30 FC Average; Measured at 30" AFF

Construction: **100%** Tilt Up Concrete

Electrical: **480V 3-Phase** Secondary Service



## PROPERTY ADVANTAGES

**±2.6M SF** NEW CENTRAL PA  
CLASS A INDUSTRIAL PARK

ADJACENT TO **I-83**

**EXCEPTIONAL ACCESS**  
TO TRANSPORTATION  
INFRASTRUCTURE SERVING THE  
MID-ATLANTIC AND NORTHEAST

**THE STRONGEST** LABOR FORCE  
IN THE REGION

LOCATED **30 MINUTES** FROM  
UPS NORTHEAST REGIONAL HUB

**10 YEAR LERTA TAX  
ABATEMENT** PROGRAM OFFERS  
POTENTIAL FOR HUGE SAVINGS



# IMMEDIATE ACCESS

HARRISBURG  
20 MILES

NS INTERMODAL  
HARRISBURG  
23 MILES

REGIONAL ZONE  
REGIONAL HUB  
25 MILES

83 & 76  
INTERCHANGE  
14 MILES

14 MILES

FedEx  
GROUND  
10.7 MILES

HIA HARRISBURG  
INT'L AIRPORT  
23.4 MILES

83

**M**  
MANCHESTER  
commerce center

BUILDING 1  
LEASED

BUILDING 2  
 $\pm 1,127,142$  SF

BUILDING 3  
LEASED

FedEx  
Freight  
1.6 MILES

LANCASTER  
30 MILES

N

## ACCESS TO TRANSPORTATION INFRASTRUCTURE

- 📍 EXIT 24 VIA I-83 | 3 MILES
- 📍 EXIT 28 VIA I-83 | 3 MILES
- 📍 I-76 & I-83 INTERCHANGE | 15 MILES
- 📍 HARRISBURG | 20 MILES
- 📍 NS INTERMODAL RUTHERFORD | 23 MILES
- 📍 NS INTERMODAL HARRISBURG | 23 MILES
- 📍 HIA HARRISBURG INT'L AIRPORT | 23.4 MILES
- 📍 MIDDLETON | 25 MILES
- 📍 PARCEL HUB | 25 MILES  
(UPS, FEDEX, FED EX GROUND)
- 📍 CSX INTERMODAL CHAMBERSBURG | 55 MILES

INGRESS / EGRESS

EXIT 28  
3 MILES

TWO-WAY  
I-83 ACCESS



297

83

921

921

181

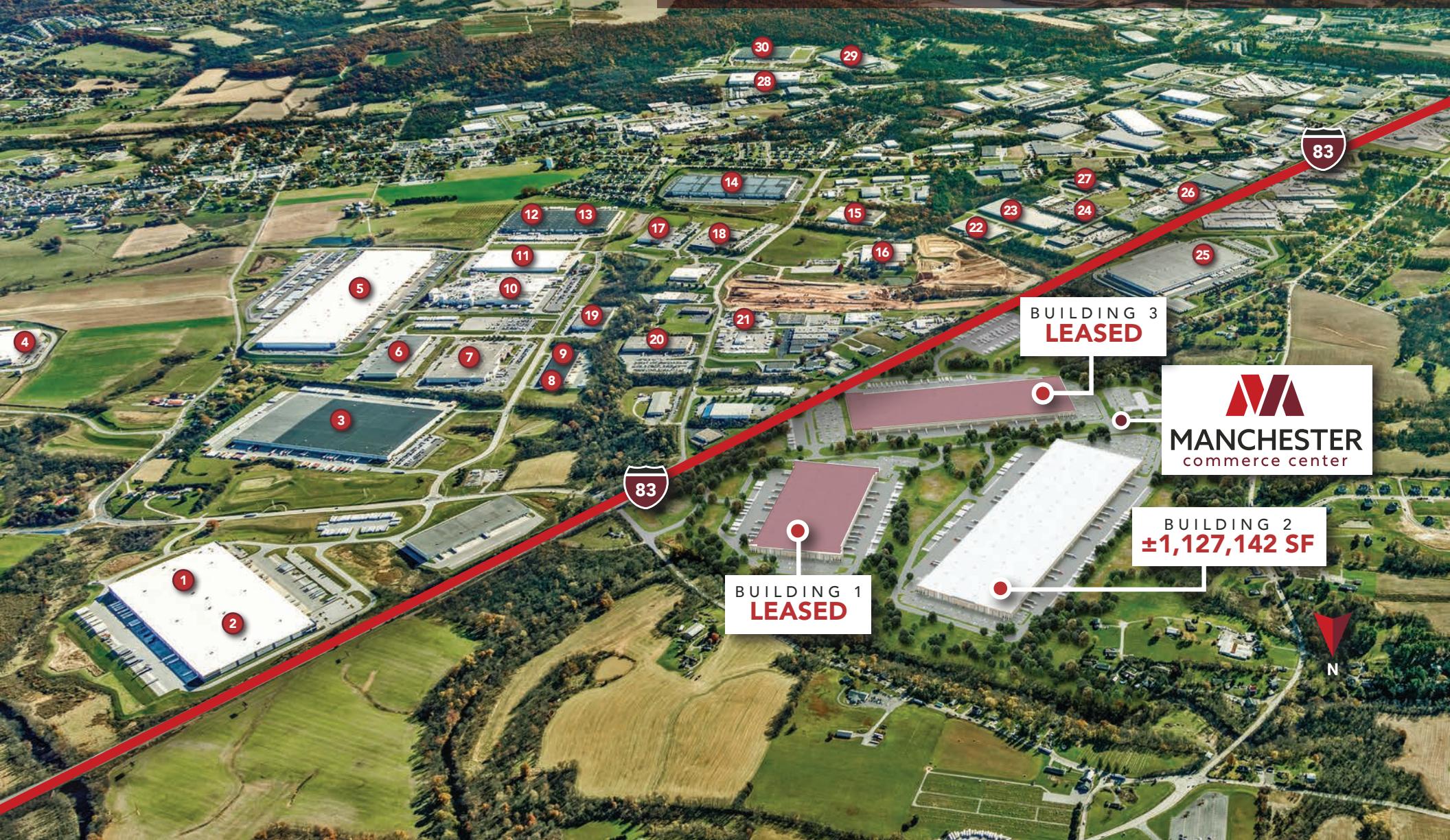
BOARD RD

181

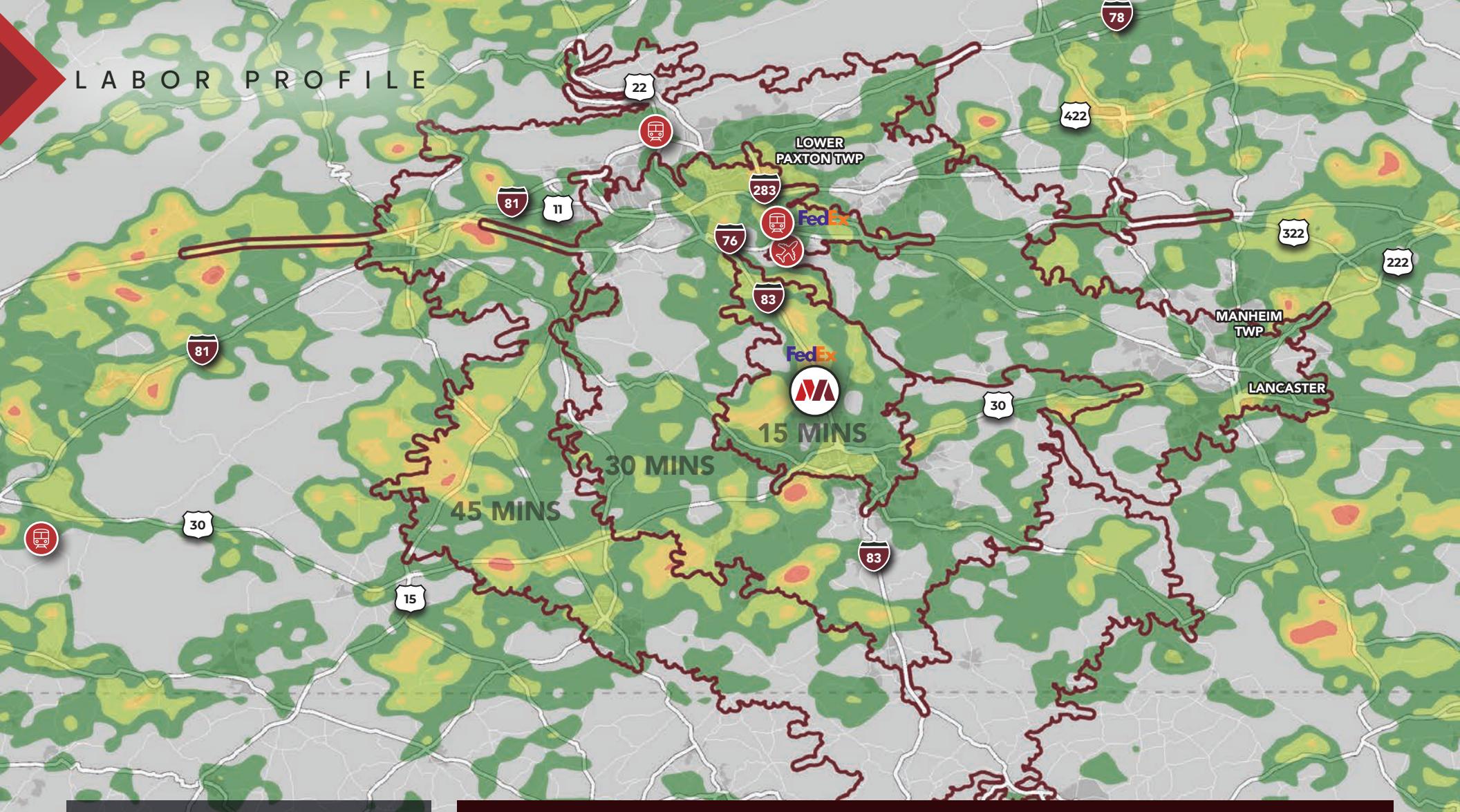
CHURCH RD  
EXIT 24  
3 MILES

# C O R P O R A T E   N E I G H B O R S

1 GRAHAM PACKAGING	11 STARBUCKS	21 UPS
2 SCHINDLER ELEVATOR	12 BUNZL	22 MAPLE LOGISTICS SOLUTIONS
3 OLLIE'S OUTLET	13 SOUTHWIRE COMPANY	23 UNFI
4 DHL	14 GLAXOSMITHKLINE	24 PENSKE
5 STARBUCKS	15 AMERICOLD	25 GAMESTOP
6 DUNLOP TIRES	16 MAPLE PRESS	26 MENASHA PACKAGING
7 JOHNSON CONTROLS	17 UNFI	27 VOITH TURBO
8 ESTES	18 MCC LABEL	28 AMERICOLD
9 WB MASON	19 HOME WOOD PRODUCTS	29 SALONCENTRIC
10 STARBUCKS	20 ASSURANT	30 NAVISTAR



## LABOR PROFILE



### TRANSPORTATION AND MATERIAL MOVING AS % LABOR

 MEDIUM (11% - 18%)  
MEDIUM HIGH (19% - 25%)  
HIGH (26% - 32%)  
VERY HIGH (33% - 39%)

#### WAREHOUSE WORKERS



**\$15.72**  
Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

**2,294 13,691 36,784** 2022 RESIDENT WORKERS

14% 6% 7% PAST 5-YEAR GROWTH

**44 1,321 3,240** NET COMMUTERS

#### FORKLIFT DRIVERS



**\$18.16**  
Avg Hourly Earnings

15 MIN 30 MIN 45 MIN

**371 2,222 5,834** 2022 RESIDENT WORKERS

25% 24% 28% PAST 5-YEAR GROWTH

**64 259 441** NET COMMUTERS

#### MANUFACTURERS & ASSEMBLERS



**\$17.11**  
Avg Hourly Earnings

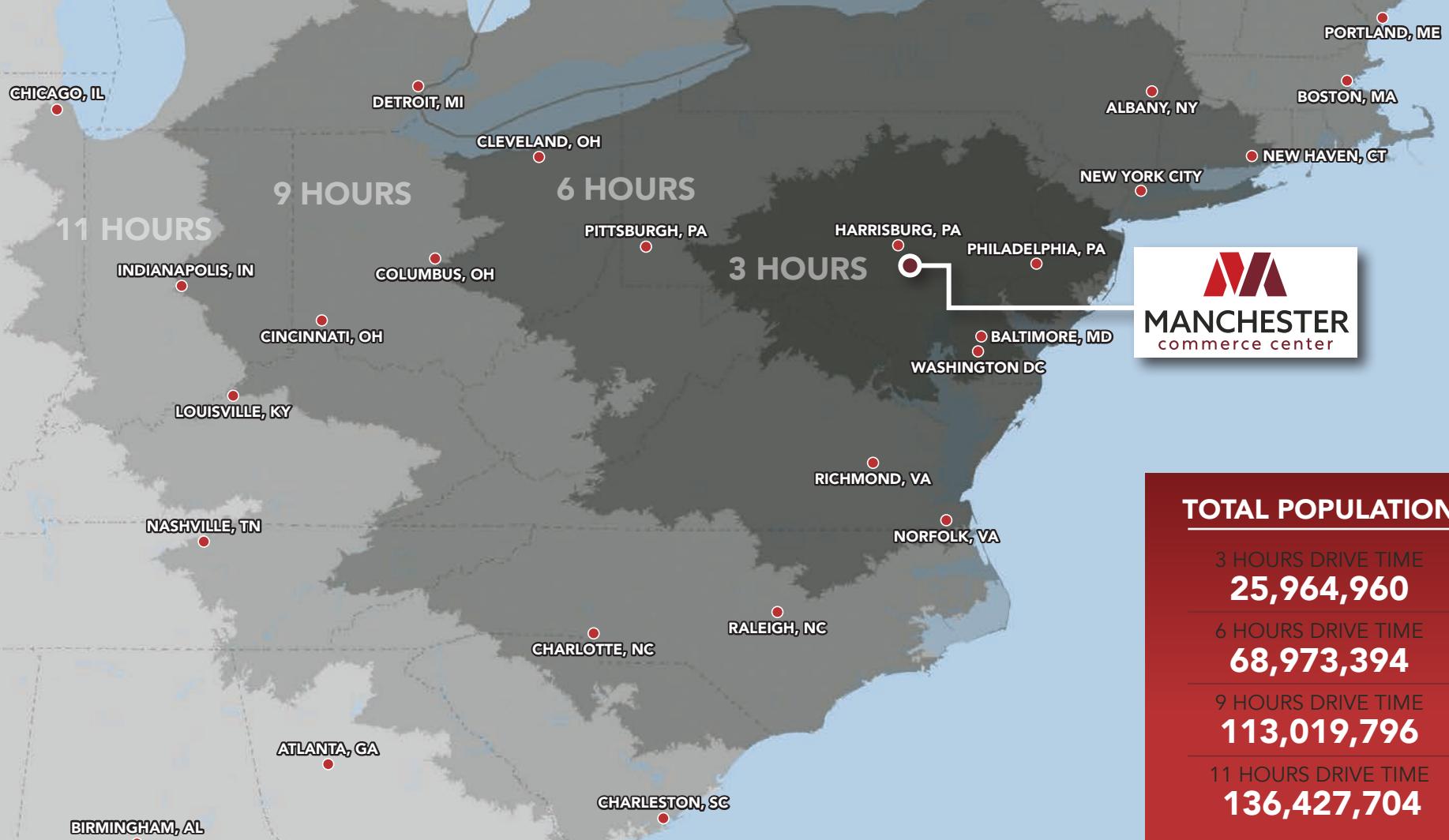
15 MIN 30 MIN 45 MIN

**446 2,415 6,011** 2022 RESIDENT WORKERS

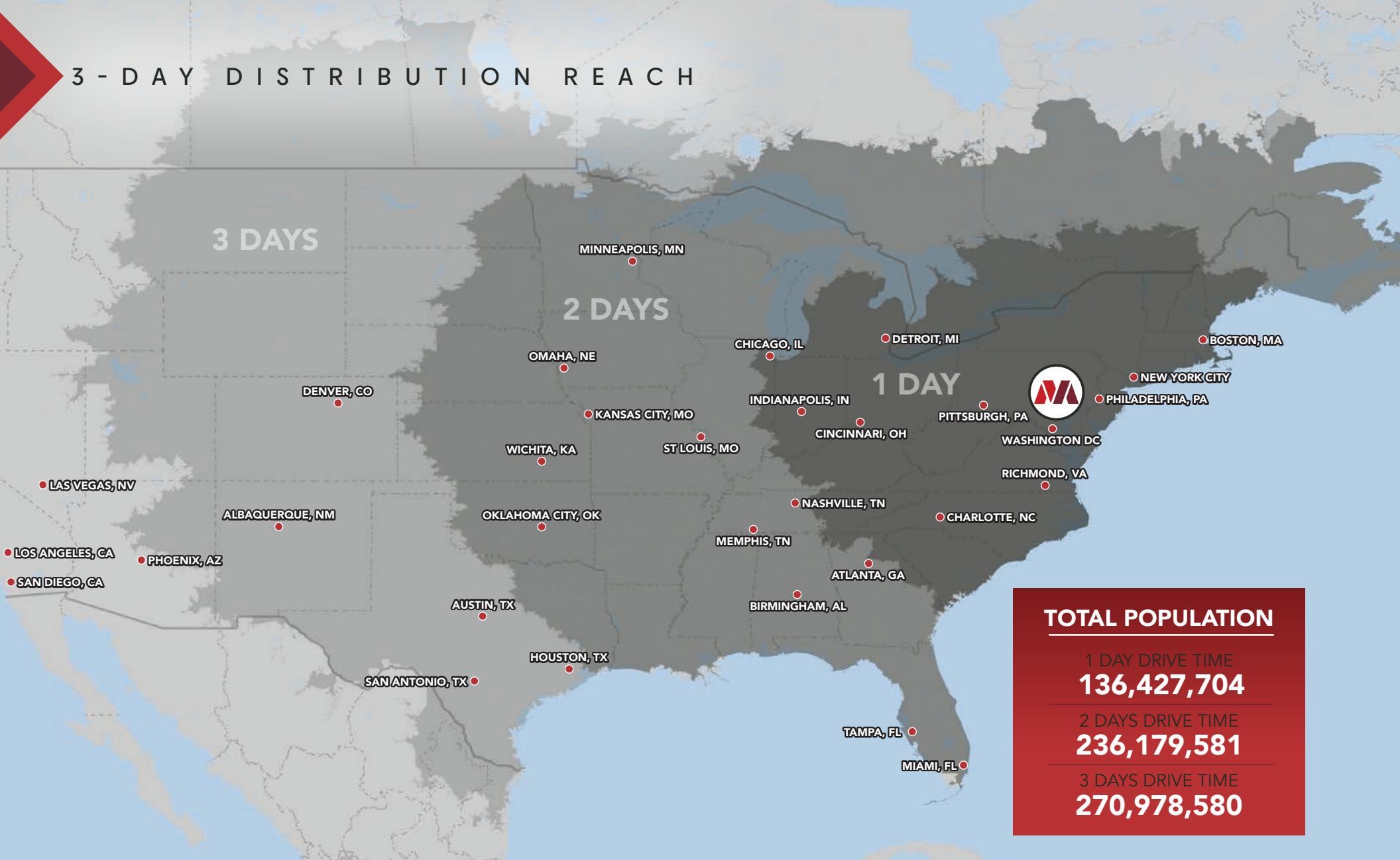
21% 22% 18% PAST 5-YEAR GROWTH

**123 368 631** NET COMMUTERS

## S A M E - D A Y D I S T R I B U T I O N R E A C H



## 3 - DAY D I S T R I B U T I O N R E A C H



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