



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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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

ALTERNATIVE TRAILER
STALL PARKING OPTION
FUTURE TRAILER PARKING:
±101 STALLS



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

ups REGIONAL ZONE
REGIONAL HUB
25 MILES

83 & 76
INTERCHANGE
14 MILES

FedEx
GROUND
10.7 MILES

HIA HARRISBURG
INT'L AIRPORT
23.4 MILES

M
MANCHESTER
commerce center

BUILDING 1
LEASED

BUILDING 2
±1,127,142 SF

BUILDING 3
LEASED

FedEx
Freight
1.6 MILES

LANCASTER
30 MILES

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**
- MIDDLETOWN | **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

181

921

921

BOARD RD

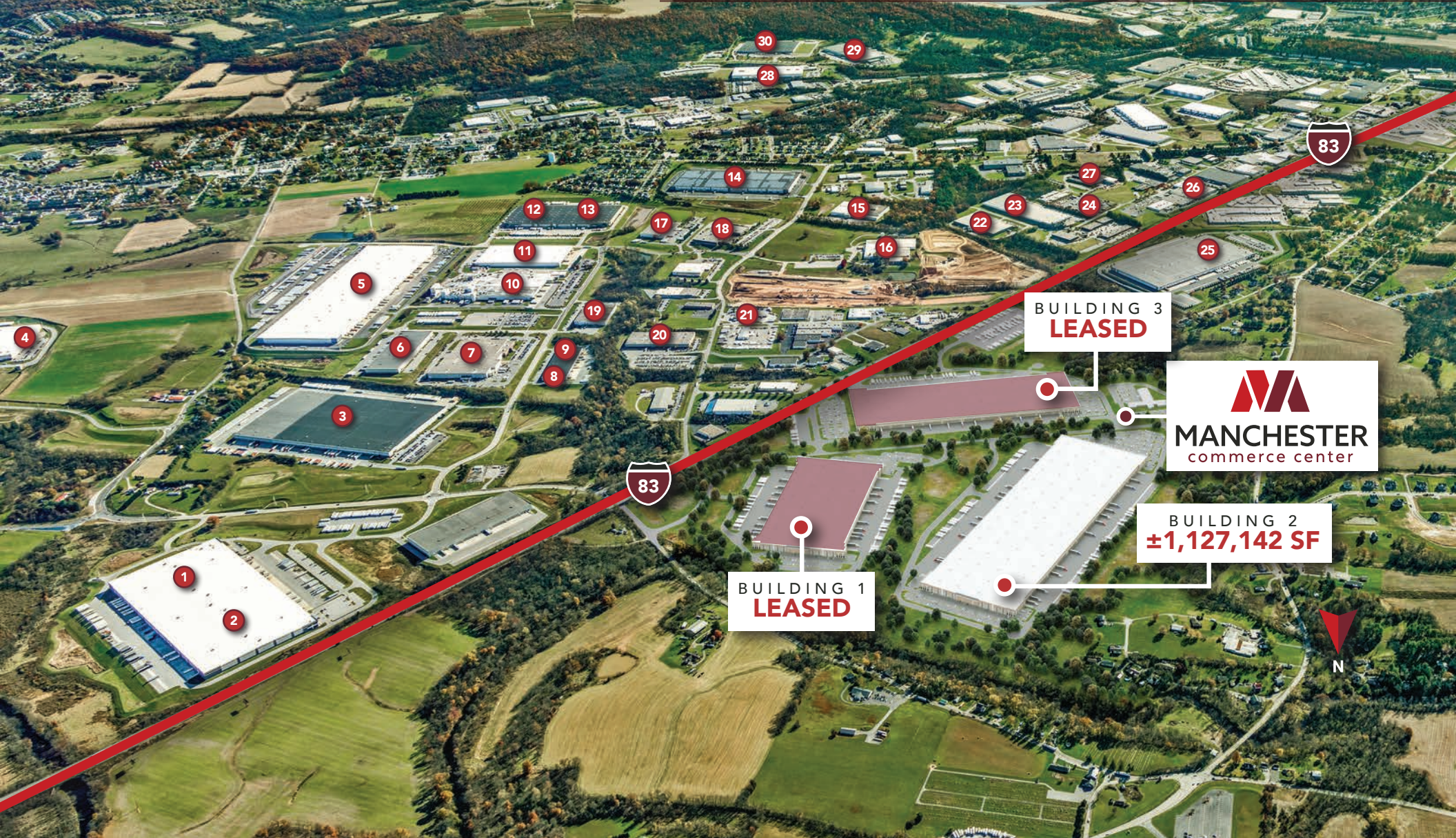
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CHURCH RD

EXIT 24
3 MILES

CORPORATE NEIGHBORS

- | | | | | | |
|----|--------------------|----|--------------------|----|---------------------------|
| 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 |



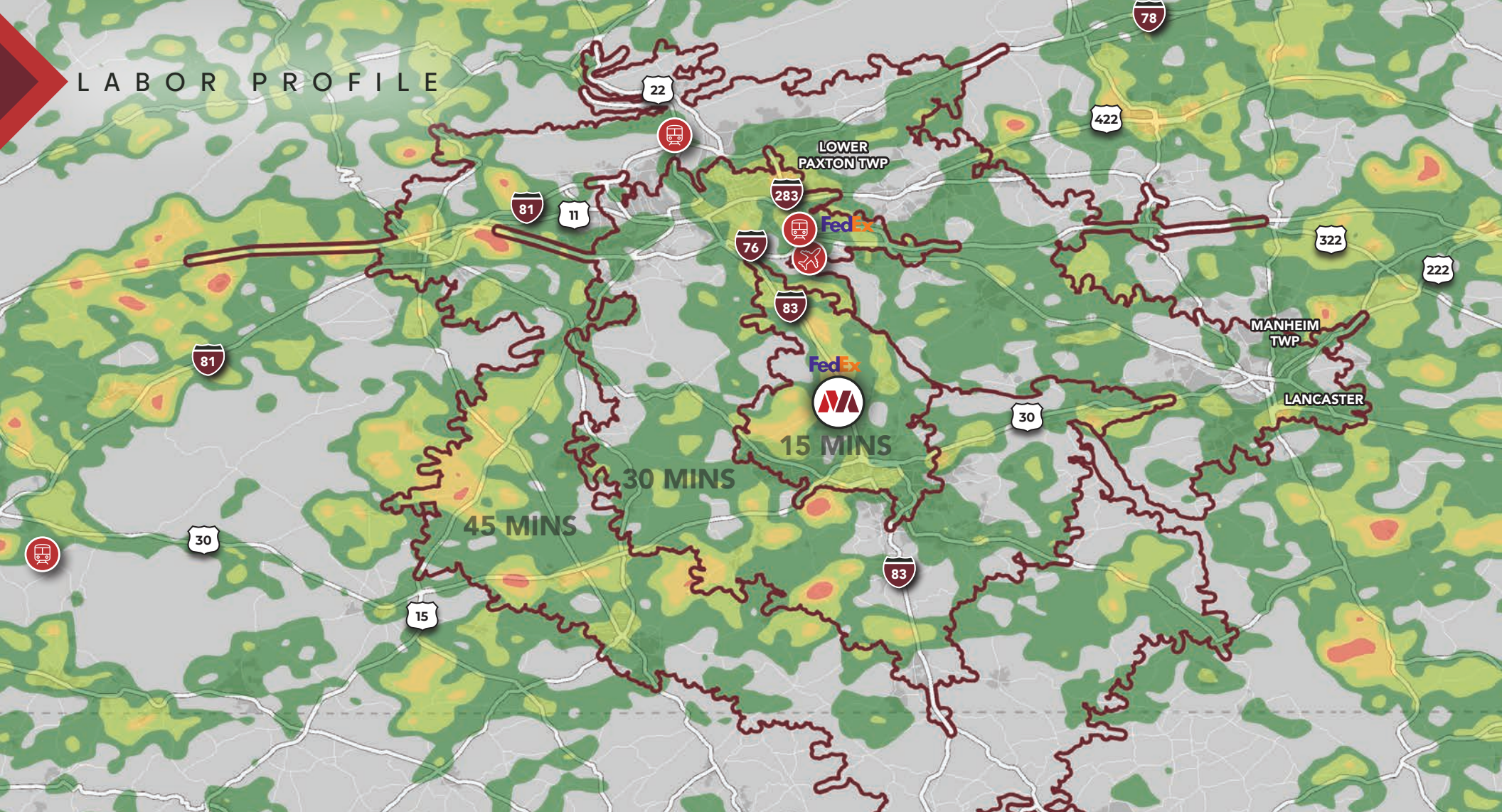
BUILDING 3
LEASED



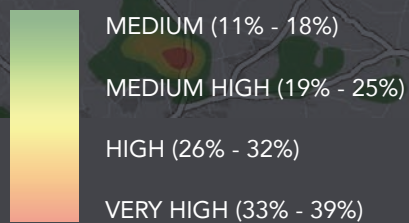
BUILDING 2
±1,127,142 SF

BUILDING 1
LEASED

LABOR PROFILE



TRANSPORTATION AND MATERIAL MOVING AS % LABOR



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

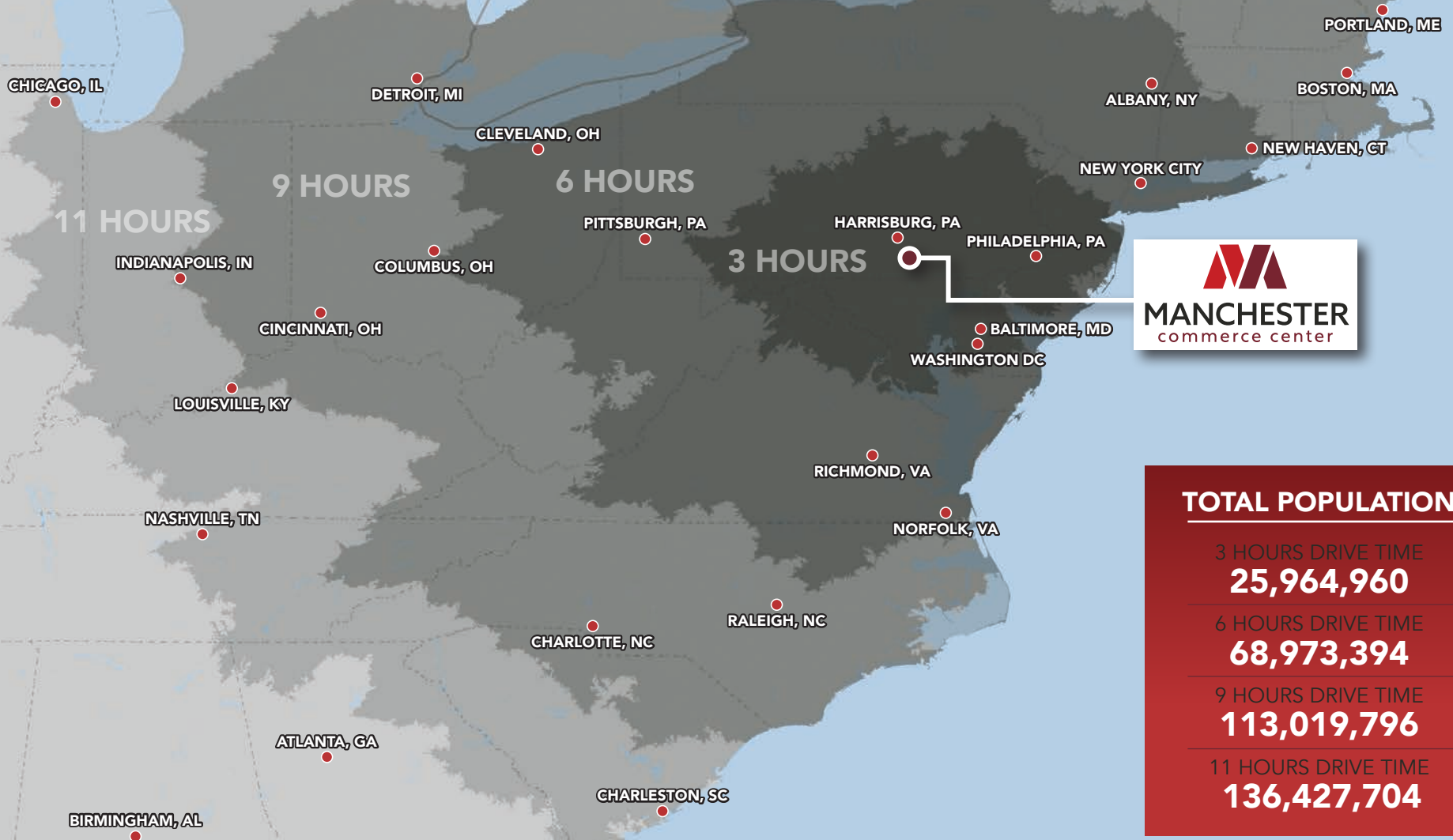
MANUFACTURERS & ASSEMBLERS



\$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

SAME-DAY DISTRIBUTION REACH



TOTAL POPULATION

3 HOURS DRIVE TIME

25,964,960

6 HOURS DRIVE TIME

68,973,394

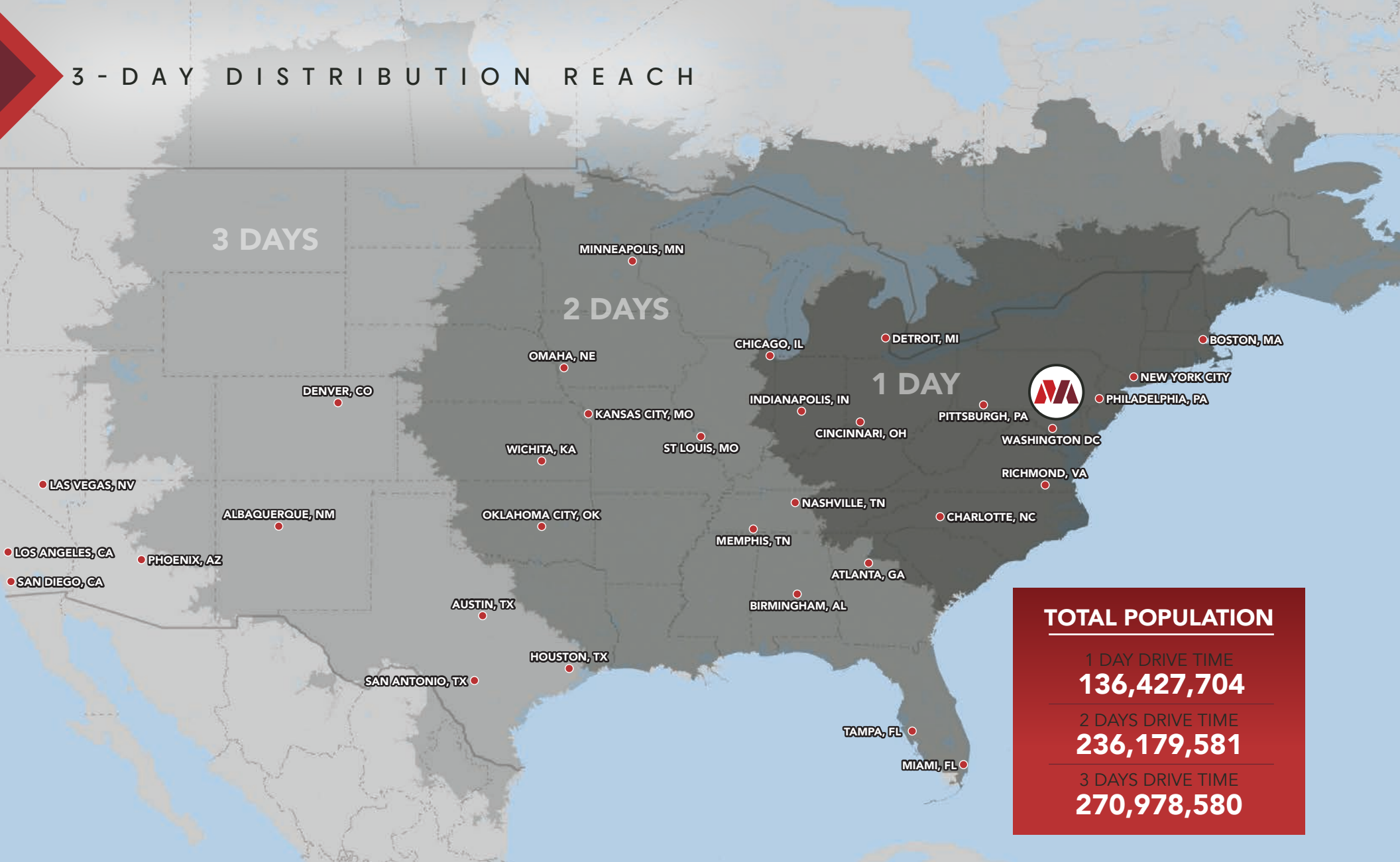
9 HOURS DRIVE TIME

113,019,796

11 HOURS DRIVE TIME

136,427,704

3 - DAY DISTRIBUTION REACH



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