



MANCHESTER

commerce center

CANAL RD & BEAR RD, YORK, PA 17406

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

BUILDING 1
[LEASED]

±586,780 SF

BUILDING 2

±1,215,200 SF

BUILDING 3
[LEASED]

±818,065 SF

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



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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

83

M
MANCHESTER
commerce center

BUILDING 1
LEASED

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**

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 NorthPoint
DEVELOPMENT

 KBCADVISORS

INGRESS / EGRESS

→
TWO-WAY
I-83 ACCESS



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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



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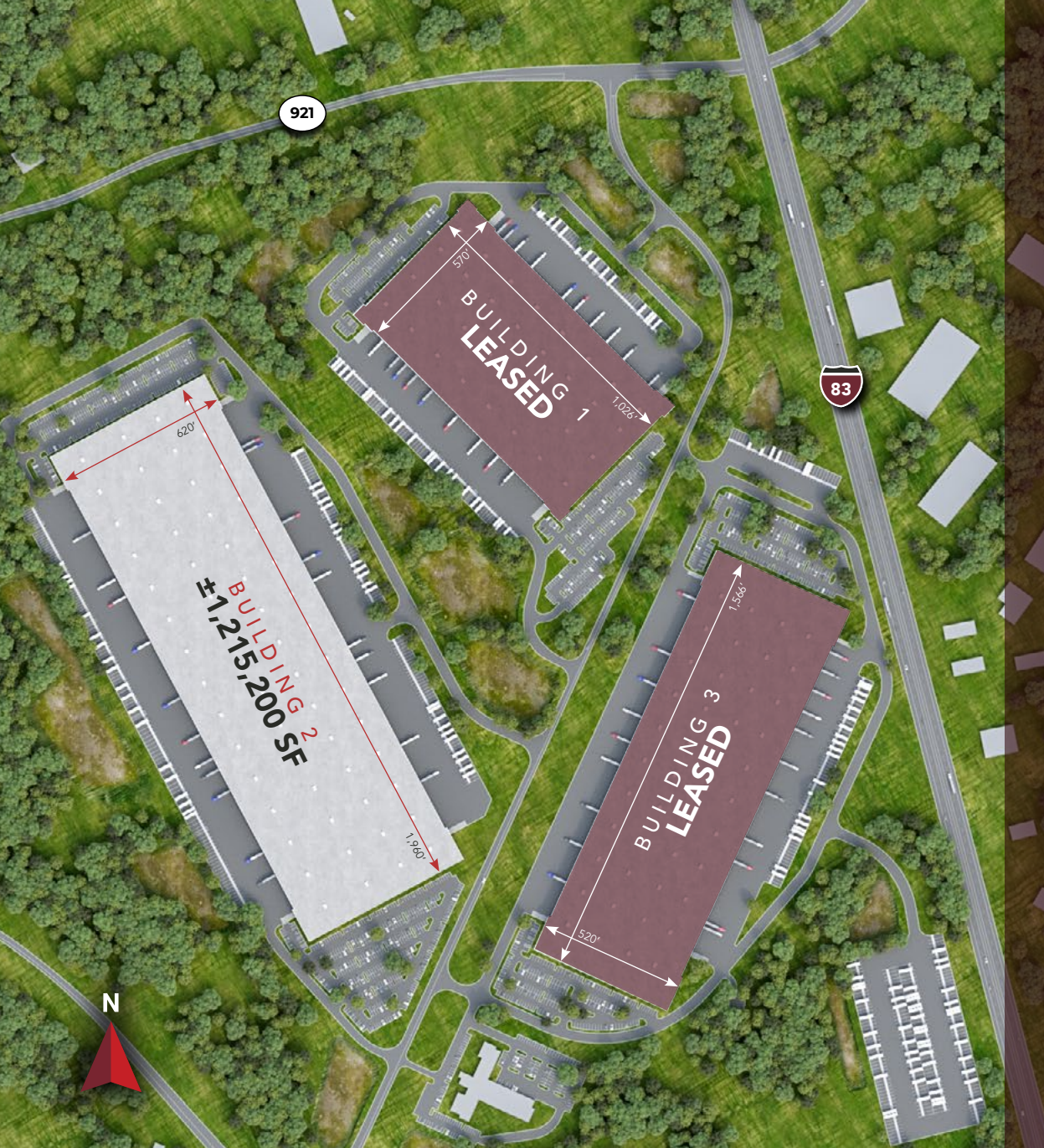
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 **NorthPoint**
DEVELOPMENT

 **KBCADVISORS**

PROPERTY SPECIFICATIONS



BUILDING 2 | APPROVED/BUILD-TO-SUIT

- Square Feet: **±1,215,200 SF**
- Building Dimensions: **1,960' x 620'**
- Clear Height: **40'**
- Dock High Doors: **228 Dock Doors** (Expandable)
- Drive-In Doors: **4**
- Truck Court Depth: **130'** (185' w/ Trailer Parking)
- Speed Bay: **60'**
- Trailer Parking: **±228** Spaces
- Auto Parking: **±660** 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: To Suit **Service 480v 3-Phase**

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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**

M
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**BUILDING 1
LEASED**

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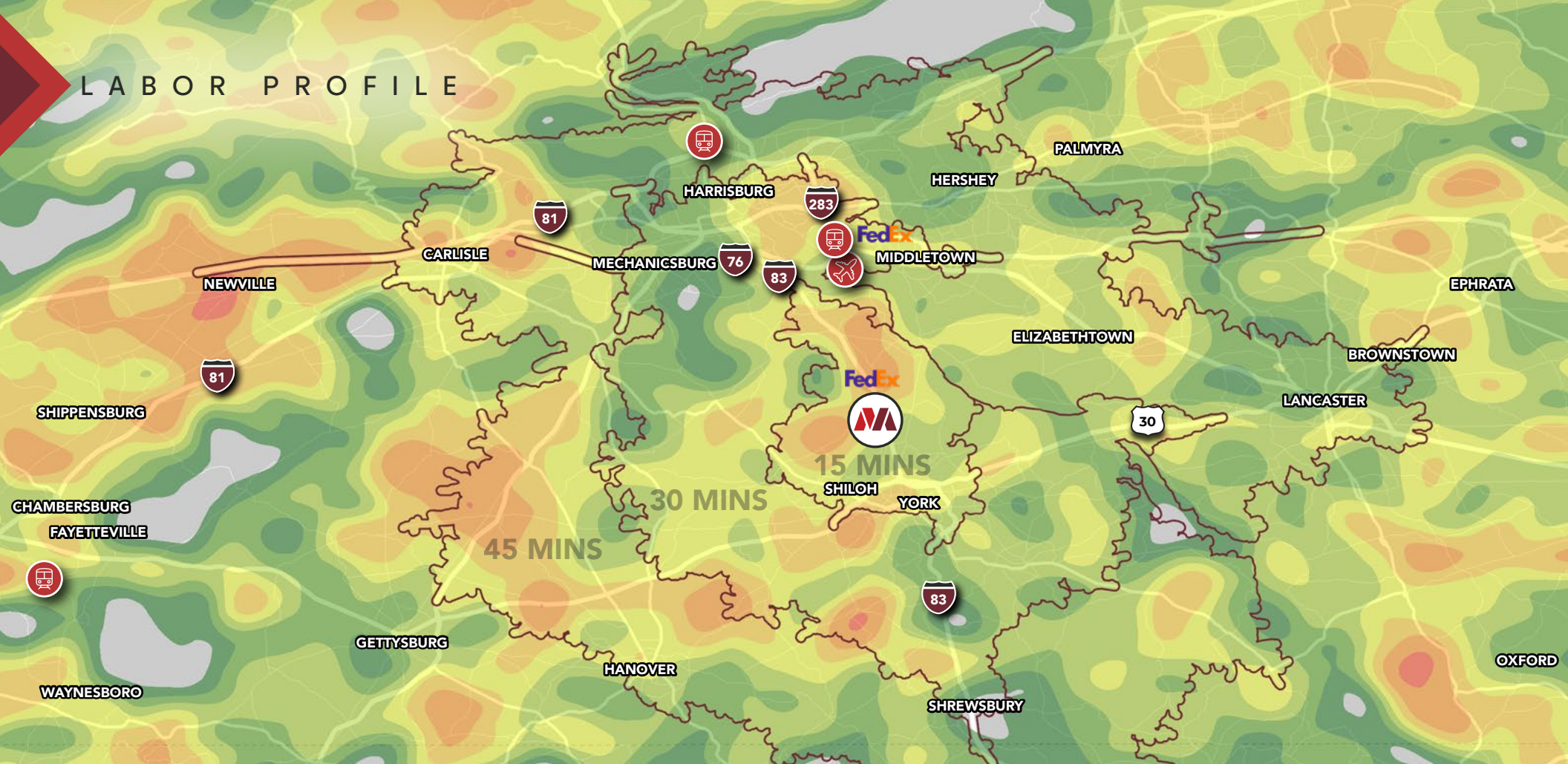
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LABOR PROFILE



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

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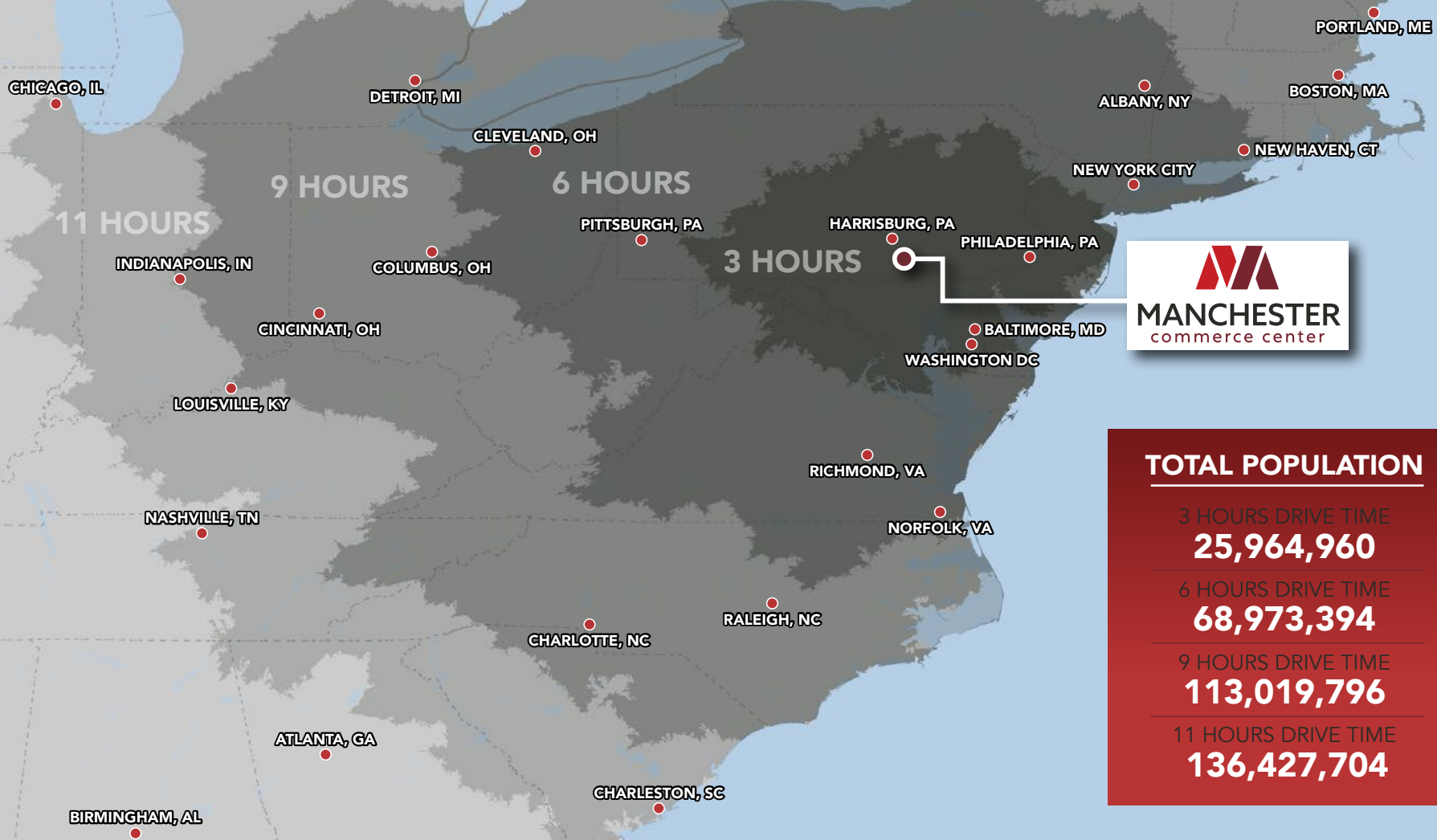
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SAME-DAY DISTRIBUTION REACH



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

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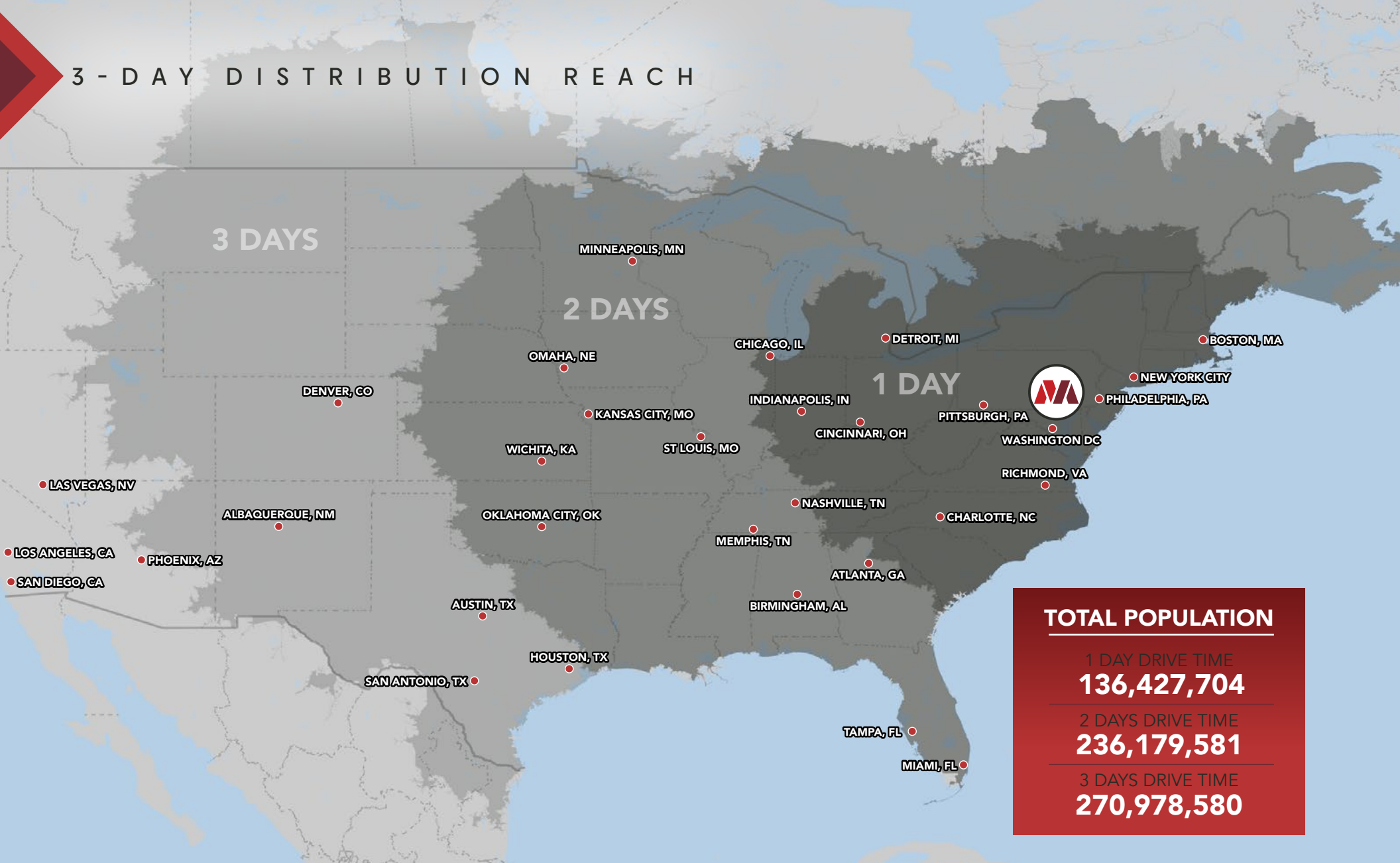
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3 - DAY DISTRIBUTION REACH



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