

TRADE CENTER 83 NORTH

BUILDING 2



CLICK OR SCAN TO
VIEW VIDEO

 **HILLWOOD**
A PEROT COMPANY

1035 LOCUST POINT RD
YORK, PA 17406

527,755 SF Available

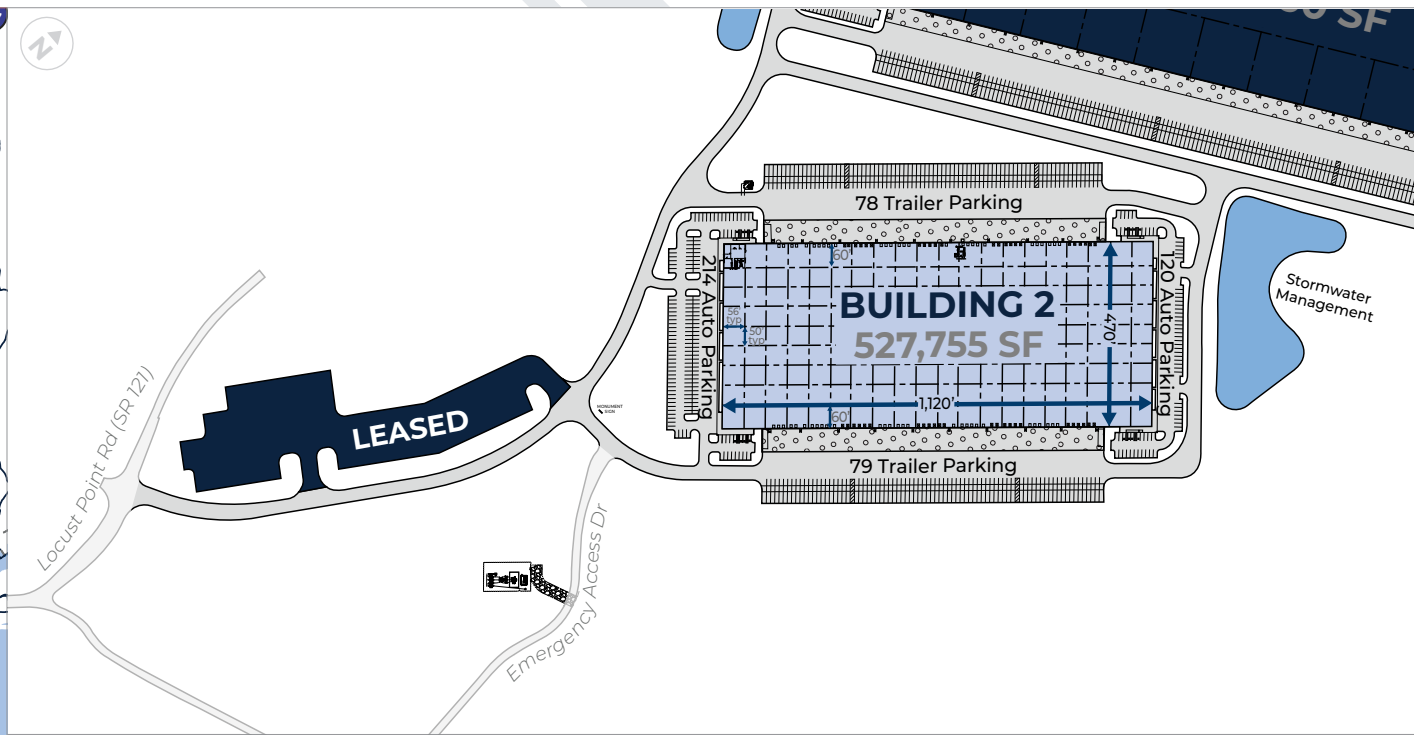
Delivered

Trade Center 83 North is a best-in-class distribution center in the Central PA industrial market. The development is ideally located for logistics users, offering quick access to I-83 serving Baltimore/Washington and Harrisburg, with seamless connectivity to I-81 providing direct access to the New York City metro area and the Port of New York/New Jersey. Tenants will benefit from this access and the premier labor base in York County. Building 2 features 40' clear height, 103 dock doors, 334 auto parking spaces, and 157 trailer parking spaces.

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PROPERTY OVERVIEW



LEED Silver



3,700 SF
spec office



3,000 amps;
excess available upon
Met Ed approval



40' clear
height



334 – auto
parking
spaces



157 – trailer
parking
spaces



Multiple
access points



ESFR
sprinkler
system



103 – 9' x 10'
dock doors



4 – 14' x 16'
doors on
drive-in ramps



56'W x 50'D
with 60'
staging bay



LED
lighting

Development



JASON KUSHNER

610 445 8385 (o) | 484 753 2548 (c)
jason.kushner@hillwood.com

Leasing



MICHAEL A. HESS

717 540 2705 (o) | 717 649 5209 (c)
michael.hess@cbre.com

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CORPORATE NEIGHBORS



Development



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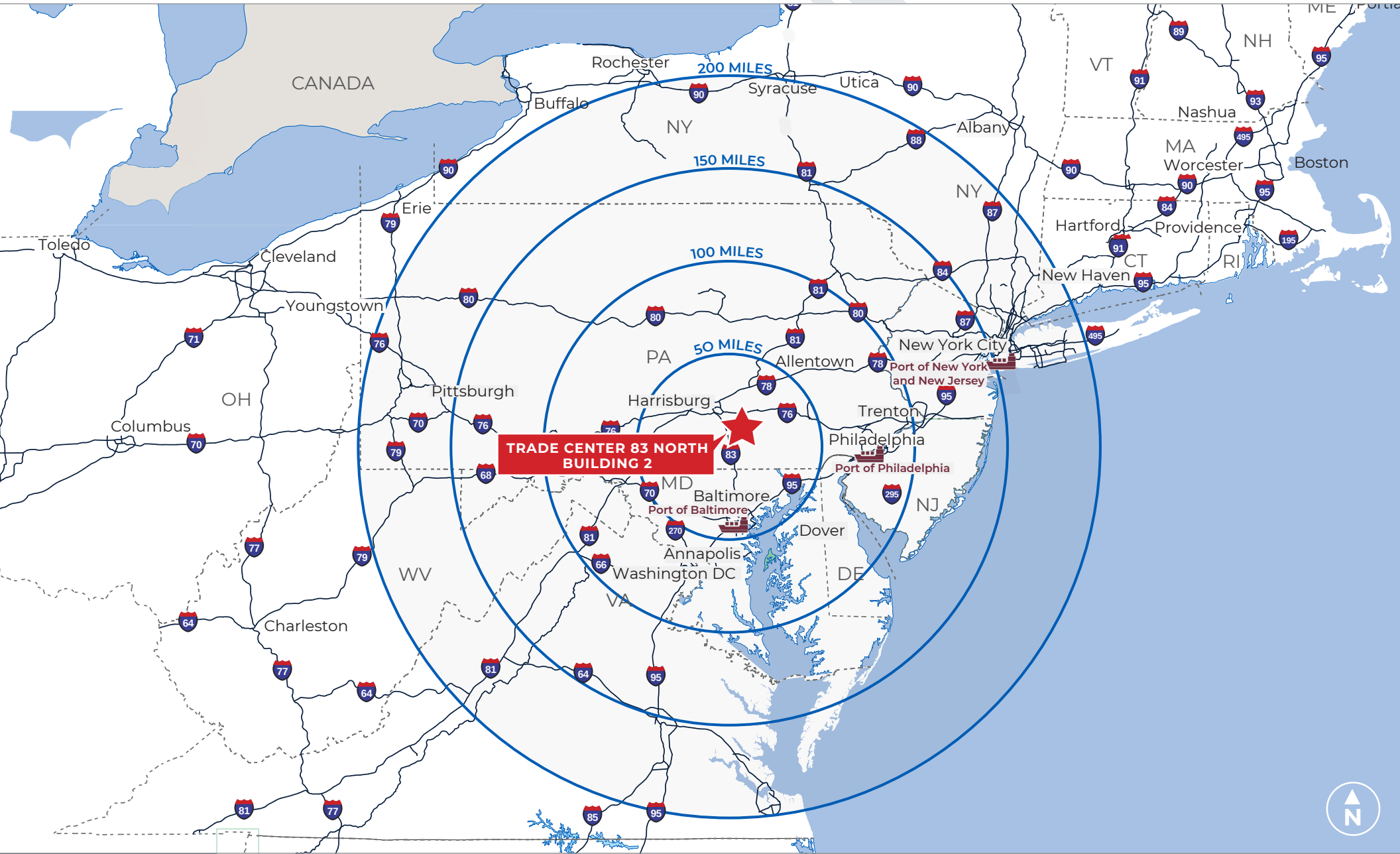
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AREA INFORMATION



DRIVE TIMES

Population within 45 minutes

1,168,584

Population within 200 miles

43,289,391

Interstate 83

1.7mi.

Interstate 76

13 mi.

Interstate 81

15 mi.

Harrisburg Int'l Airport

23.5 mi.

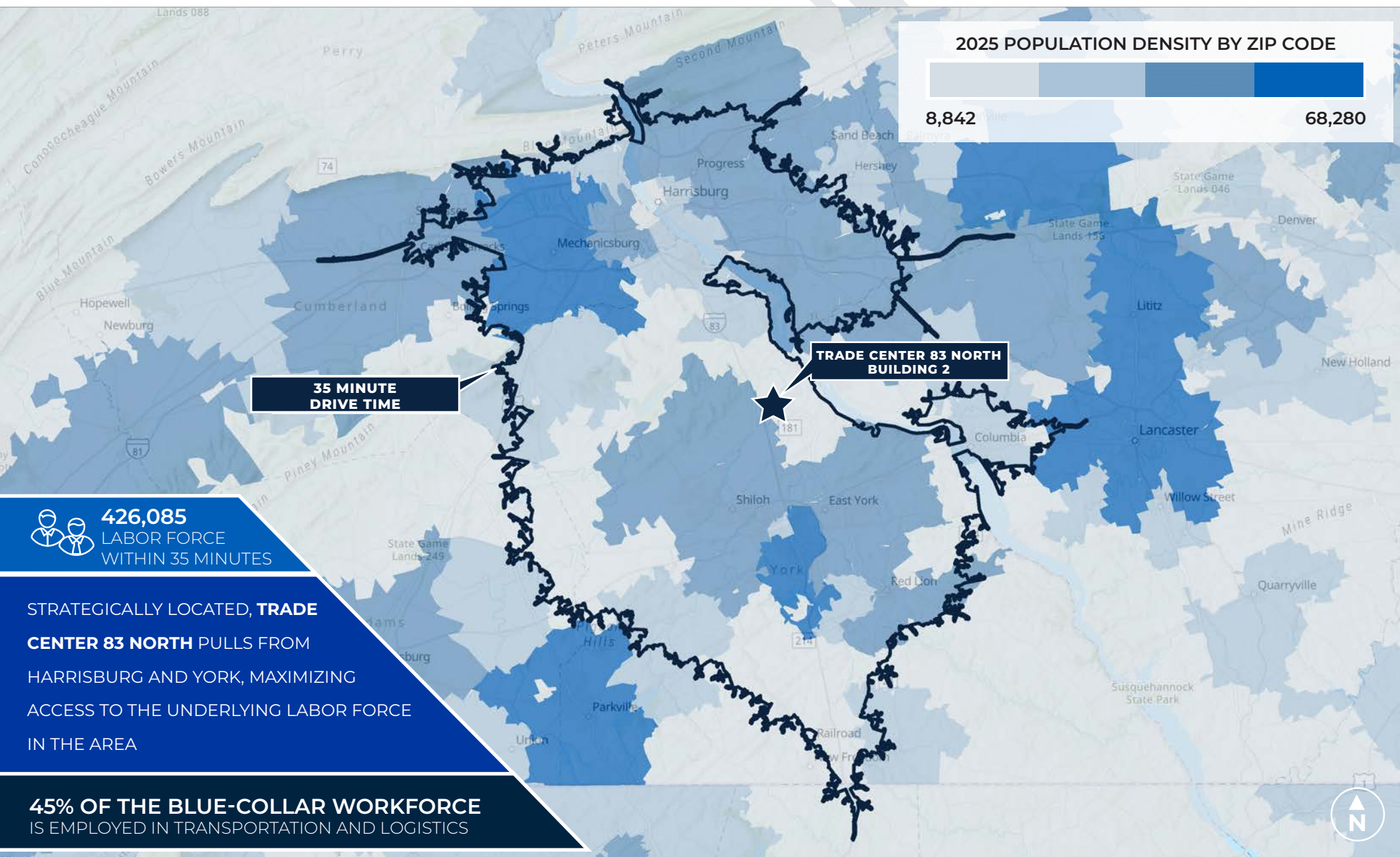
Baltimore / Washington Int'l Airport

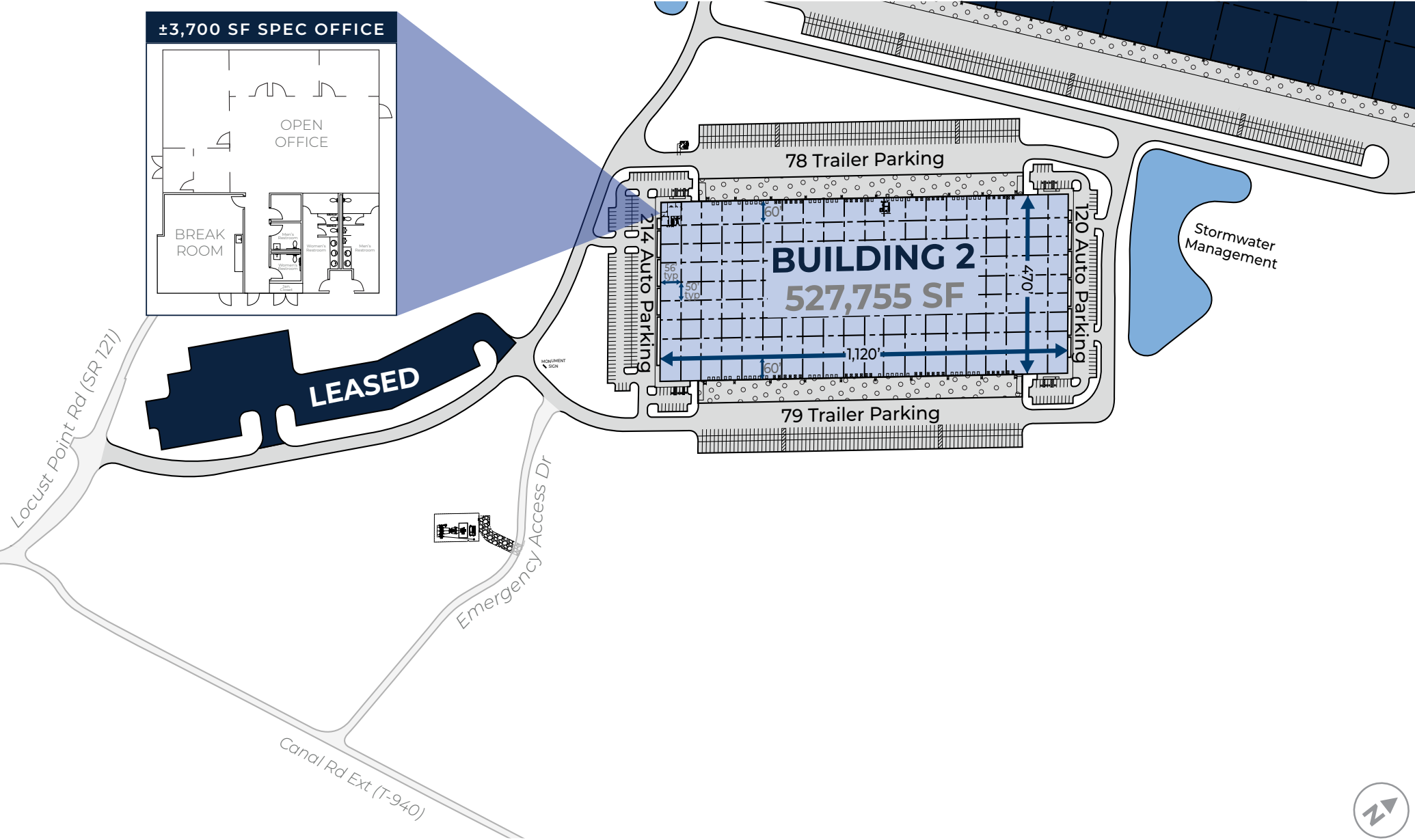
74 mi.

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LABOR FORCE





Development



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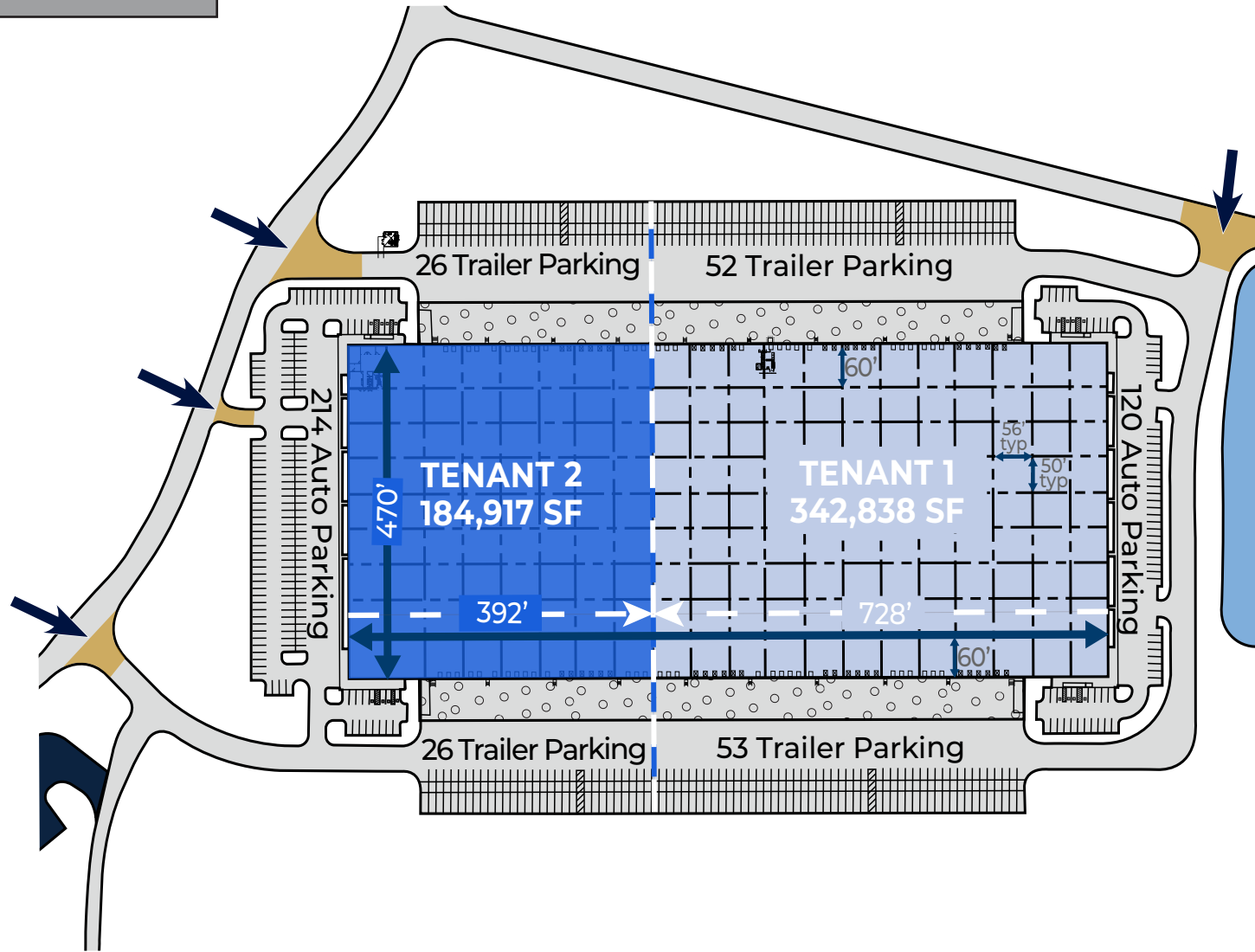


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ACCESS POINTS



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CBRE

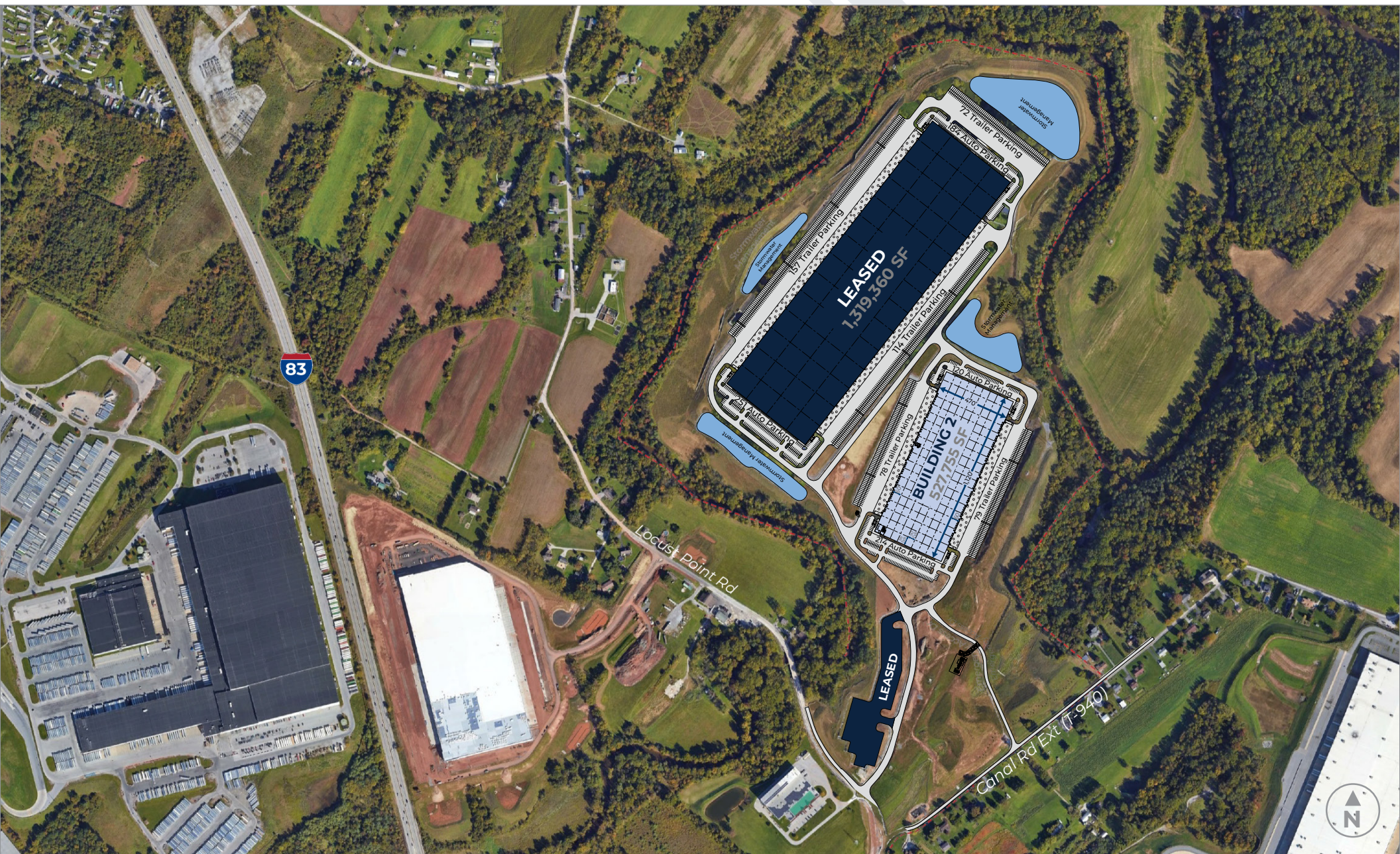
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AERIAL



Development



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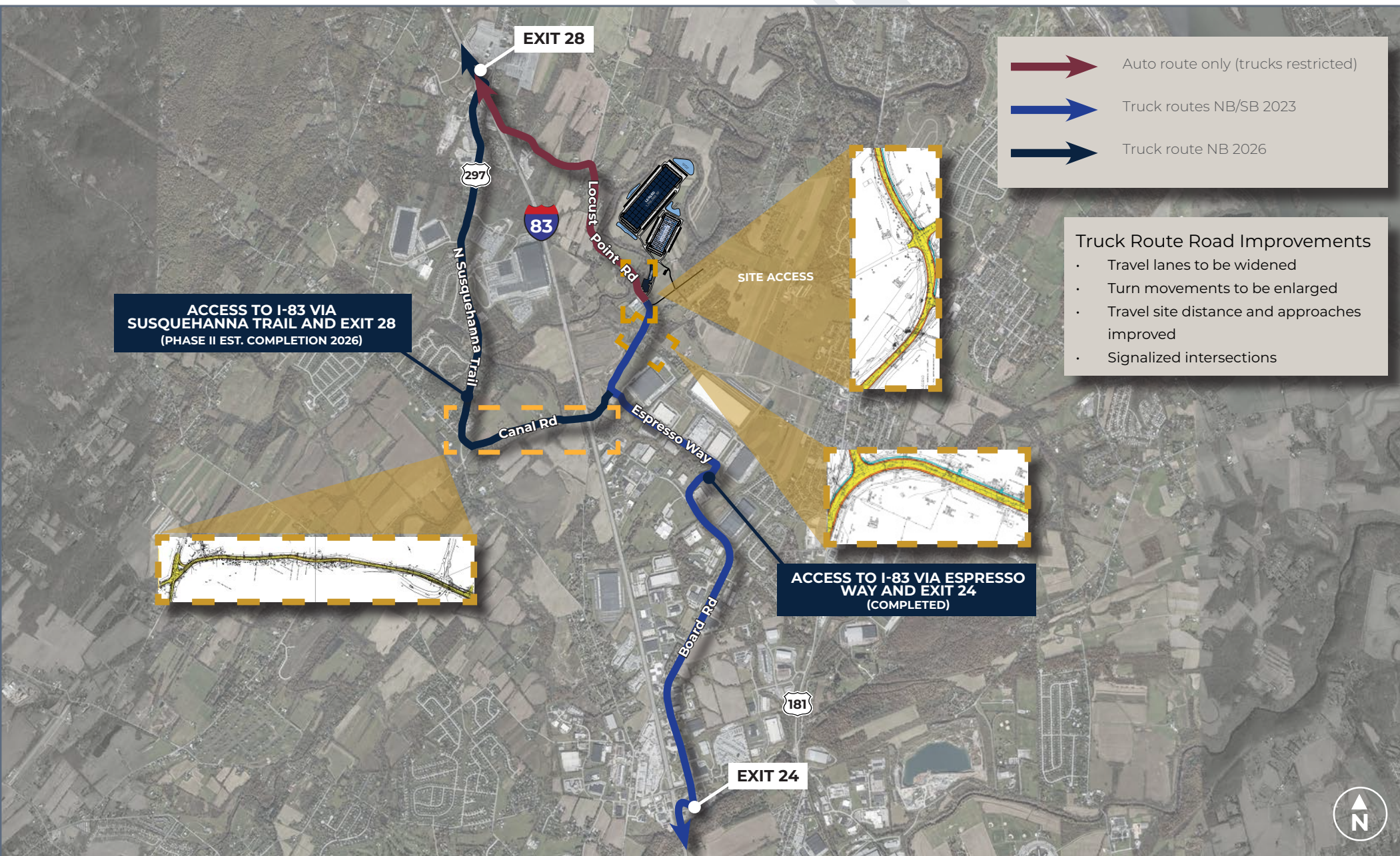
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ACCESS MAP



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CONSTRUCTION PHOTOS

JULY 2025



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A DEVELOPMENT OF



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