

FOR LEASE

FIRST LOGISTICS CENTER @ I-83

20 Leo Lane
York, PA



±708,000 SF

CLASS A LOGISTICS FACILITY

PROPERTY DETAILS

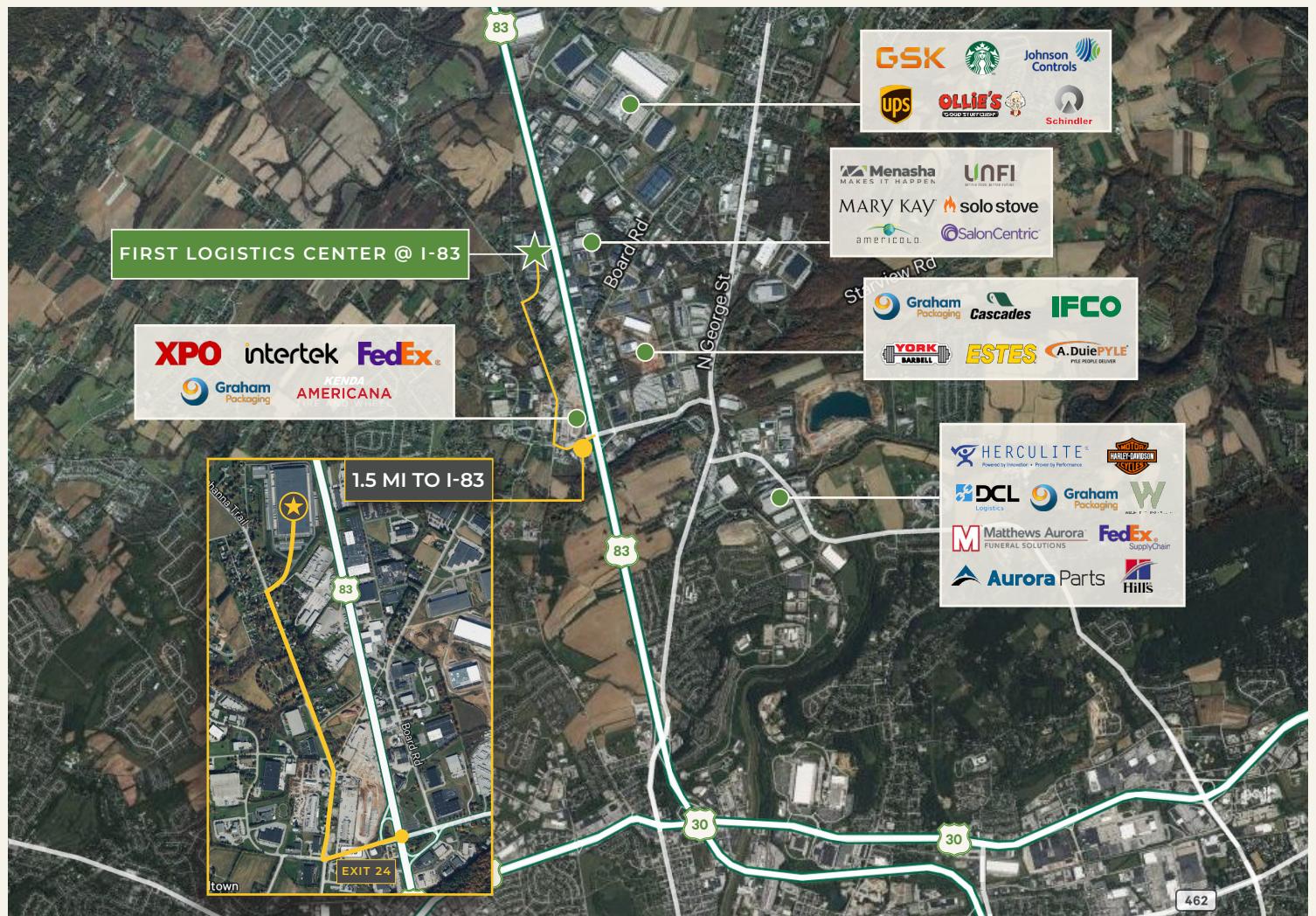
This Class A warehouse is conveniently located off of I-83 in York County with great visibility and frontage to the interstate. This building is ready for occupancy with an existing office build-out, cross-dock design, secured trailer access, and ample car & truck parking.



SPECIFICATIONS

Available SF	±708,000 SF (divisible)	Auto Parking	406 Spaces
Dimensions	590' x 1,200'	Trailer Parking	164 Trailer Stalls (expandable)
Office Area	±12,550 SF (Main Office & S&R)	Dock Doors	±118 Dock Doors (9' x 10')
Column Spacing	47' x 52' (60' x 52' Loading Bays)	Drive-In Doors	4 Drive-Ins (12' x 14')
Clear Height	32'	Electrical	3,000 amps; 277/480v, 3-phase
Floors	7" Unreinforced Concrete Slab	Lighting	NEW - LED with motion sensors
Roof	60-mil EPDM Membrane	Sprinkler	ESFR K-25 Sprinkler System
Zoning	I - Industrial District	Outdoor Storage	Permitted

AERIAL MAP & DRIVE TIME ANALYSIS



DISTANCE

FEDEX FREIGHT YORK - 1 MILE

FEDEX GROUND LEWISBERRY - 12 MILES

I-83 & I-76 INTERCHANGE - 19 MILES

UPS HARRISBURG - 21 MILES

NS INTERMODAL HARRISBURG - 23 MILES

FEDEX FREIGHT MIDDLETOWN - 34 MILES

FEDEX GROUND MIDDLETOWN - 25 MILES

HARRISBURG INT'L AIRPORT - 35 MILES

UBS HUB MIDDLETOWN - 36 MILES

NS INTERMODAL RUTHERFORD - 26 MILES

UPS EAST PETERSBURG 38 MILES

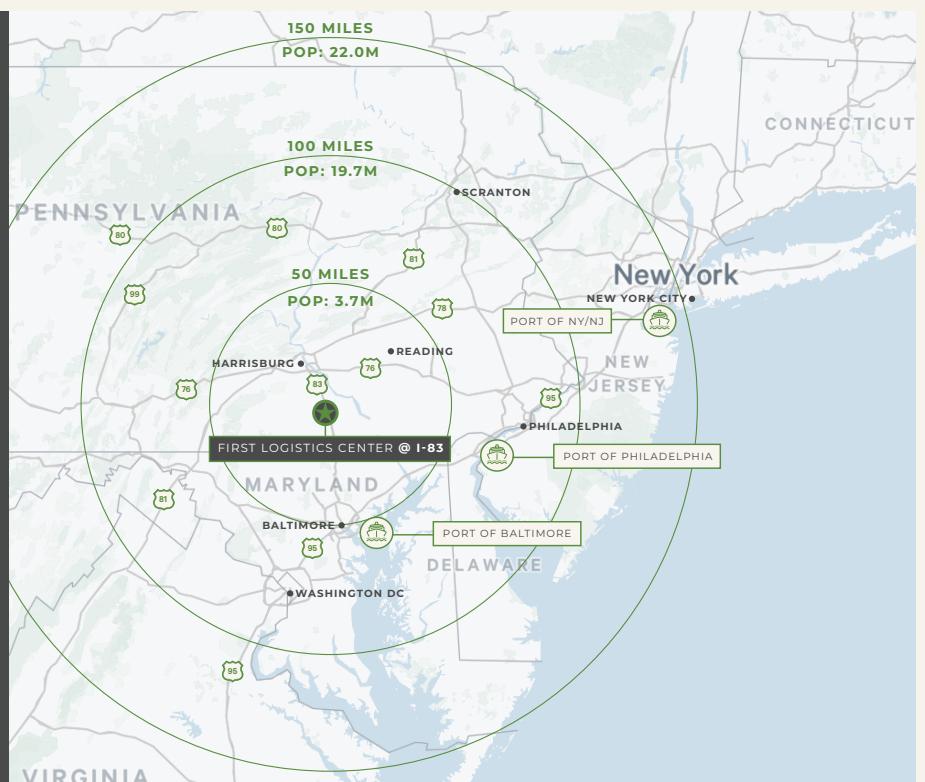
UPS SORT CARLISLE - 61 MILES

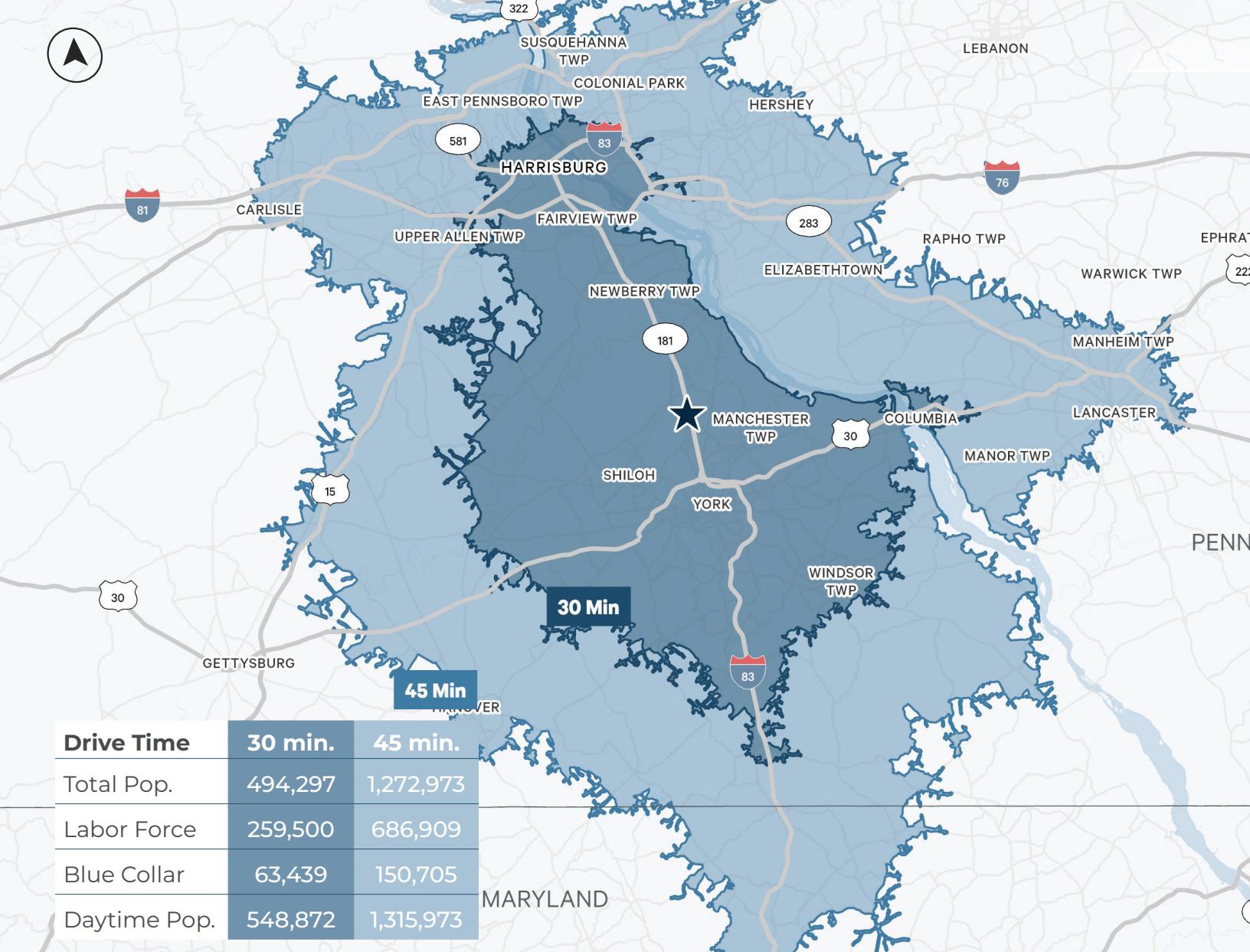
PORT OF BALTIMORE 60 MILES

CSX INTERMODAL, CHAMBERSBURG 70 M

PORT OF PHILADELPHIA 110 MILES

PORT OF NY/NJ 177 MILES





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