

FOR LEASE

FIRST LOGISTICS CENTER @ I-83

20 Leo Lane
York, PA



±708,000 SF

CLASS A LOGISTICS FACILITY

CBRE

FIRST
INDUSTRIAL
REALTY TRUST

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.

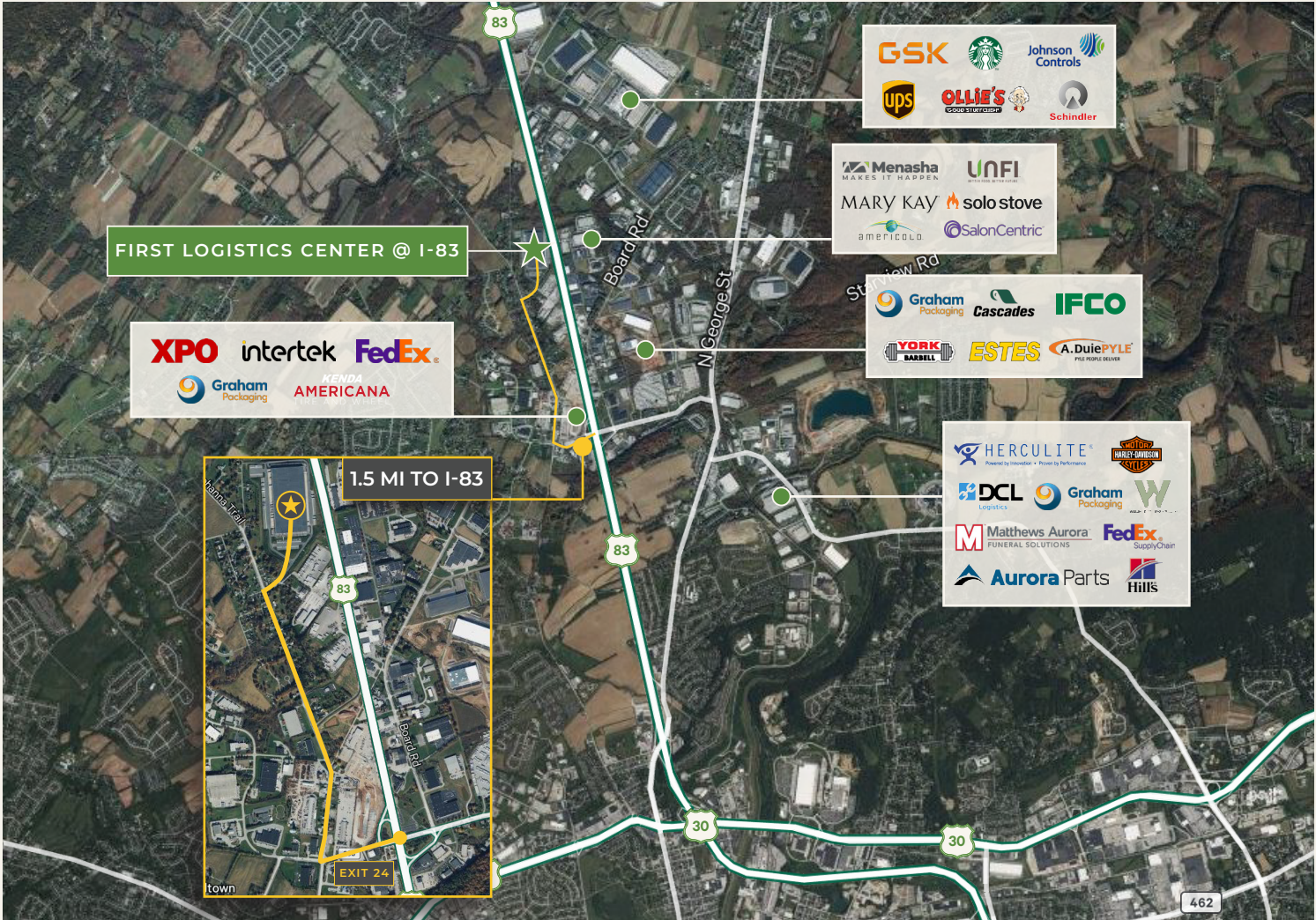


**potential to convert to ±68 trailer stalls*

SPECIFICATIONS

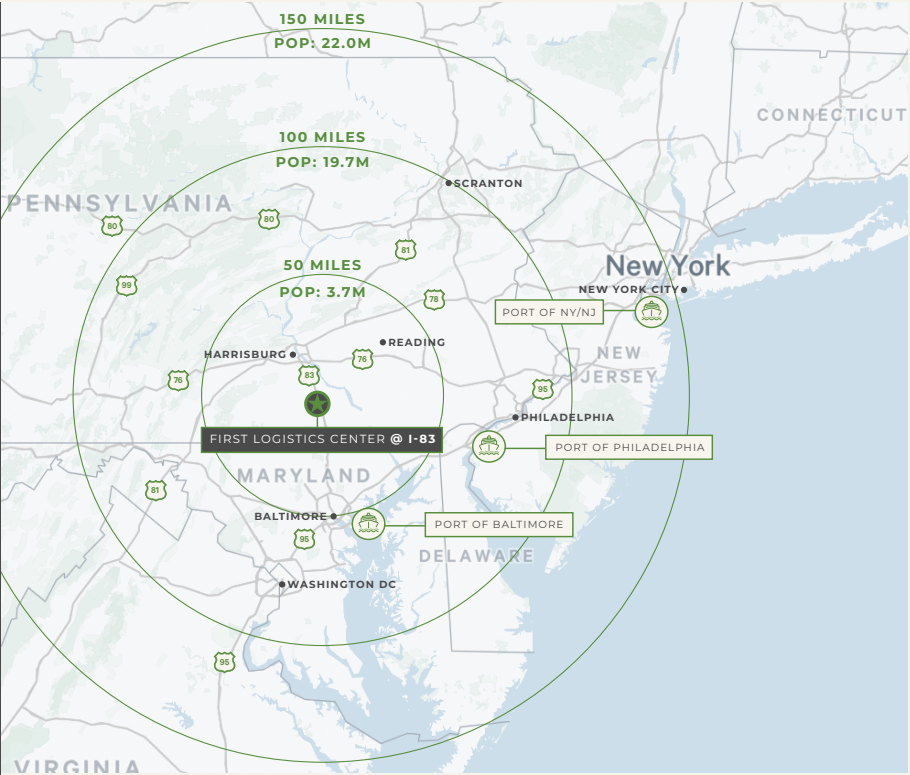
Available SF	±708,000 SF (divisible)	Auto Parking	406 Spaces
Dimensions	590' x 1,200'	Trailer Parking	164 Trailer Stalls (expandable)
Office Area	±12,550 SF (Main Office & S&R)	Dock Doors	±118 Dock Doors (9' x 10')
Column Spacing	47' x 52' (60' x 52' Loading Bays)	Drive-In Doors	4 Drive-Ins (12' x 14')
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

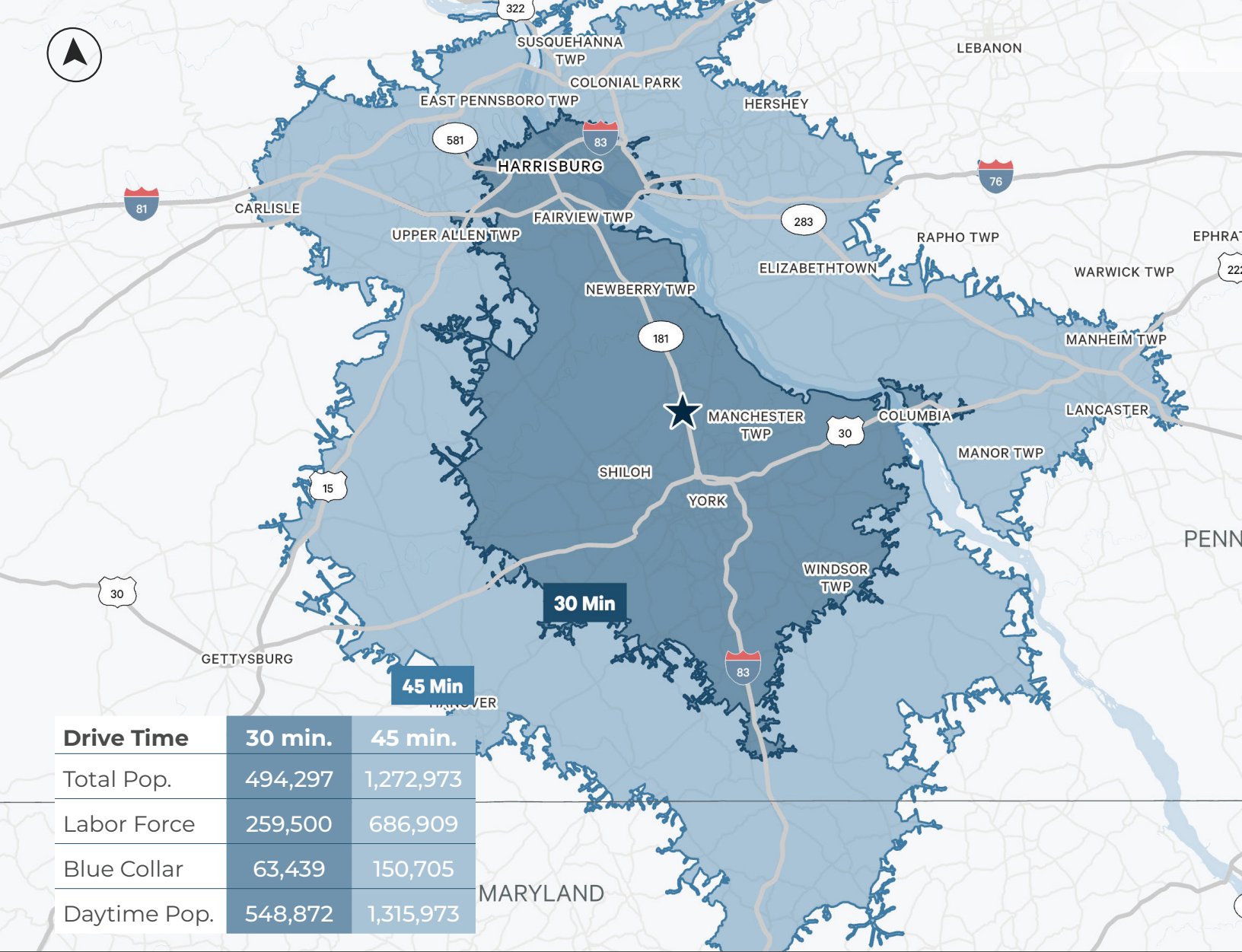
AERIAL MAP & DRIVE TIME ANALYSIS



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 - 24 MILES
- FEDEX GROUND MIDDLETOWN - 25 MILES
- HARRISBURG INTL AIRPORT - 25 MILES
- UPS HUB MIDDLETOWN - 26 MILES
- NS INTERMODAL RUTHERFORD - 26 MILES
- UPS EAST PETERSBURG - 28 MILES
- UPS SORT CARLISLE - 41 MILES
- PORT OF BALTIMORE - 60 MILES
- CSX INTERMODAL CHAMBERSBURG - 70 MILES
- PORT OF PHILADELPHIA - 110 MILES
- PORT OF NY/NJ - 177 MILES





LEAH BALERNO

Senior Vice President
+1 610-386-6215
leah.balerno@cbre.com

VINCENT RANALLI

Executive Vice President
+1 610-251-5194
vincent.ranalli@cbre.com

PAT LAFFERTY

Executive Vice President
+1 717-940-2131
patrick.lafferty@cbre.com

RYAN BARROS

Senior Vice President
+1 610-251-5131
ryan.barros@cbre.com

BILL PELLINGTON

Executive Vice President
+1 410-244-3171
bill.pellington@cbre.com



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