

250 CLOVERLEAF ROAD

 YORK, PA

254,800 - 364,000 SF
AVAILABLE FOR SUBLEASE



AVAILABLE JULY 1, 2024
2-4 YEAR SUBLEASE TERM

CONTACT

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PROJECT OVERVIEW

250 CLOVERLEAF ROAD

YORK, PA

LOCATION



HIGHLIGHTS

1/4 MILE

FROM I-83 (EXIT 28)

±375,000

WORKFORCE POPULATION
WITHIN 30-MINUTE DRIVETIME

40'

CLEAR HEIGHT

278

CAR PARKING SPACES

±75

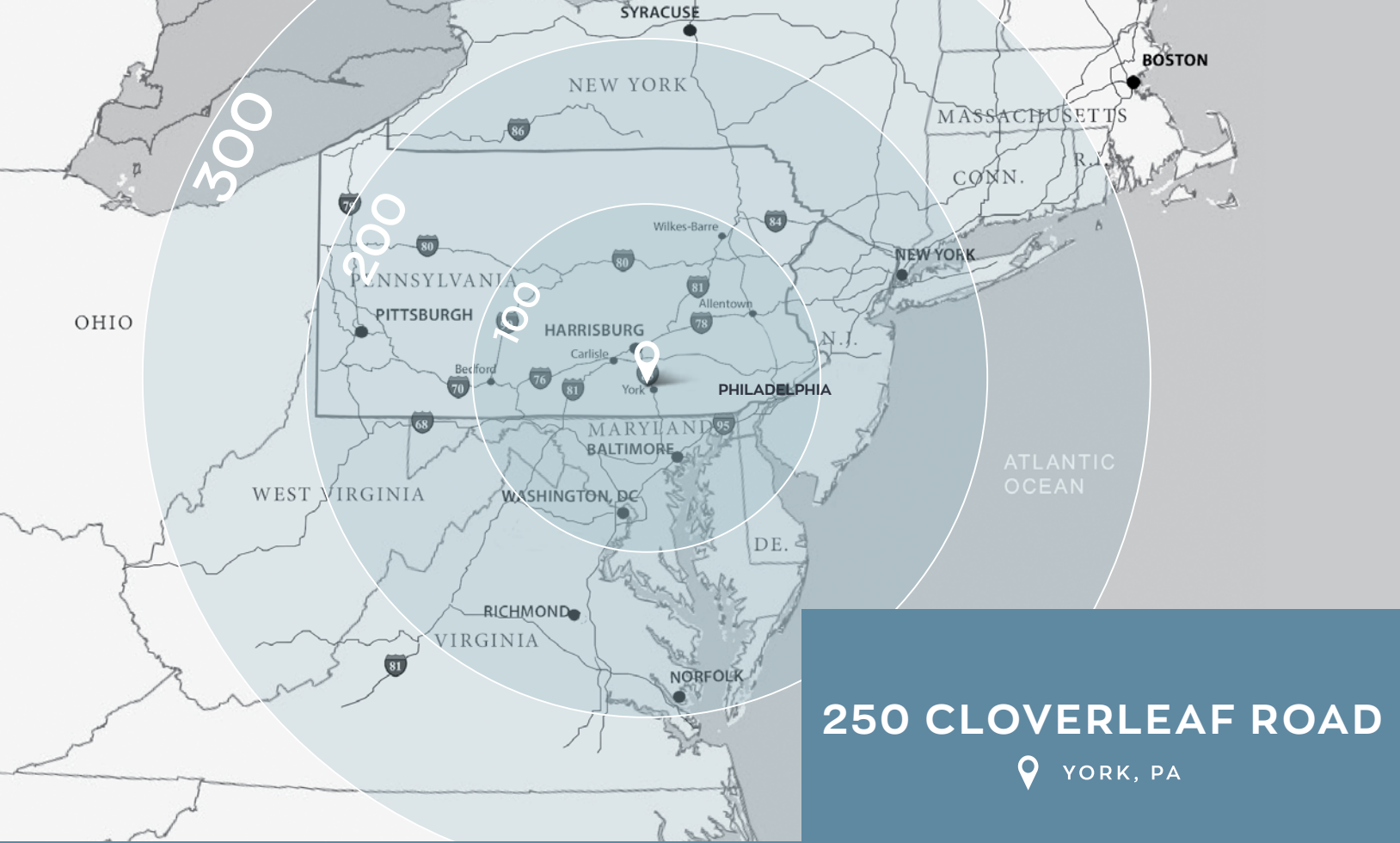
DEDICATED TRAILER STALLS

BUILDING SPECIFICATIONS



Address	250 Cloverleaf Road York, PA
Available Area	254,800 - 364,000 SF
Main Office	2,982 SF
Dimensions	650'D x 560'W
Clear Height	40'0" minimum at first column line from dock wall
Column Spacing	56'W x 53'D typical, 60'D staging bays
Dock Doors	54 (9' x 10') dock doors fully equipped with 40,000 lb. mechanical levelers
Drive-in Doors	2 (12' x 14') manual doors
Trailer Parking	±75 dedicated trailer stalls

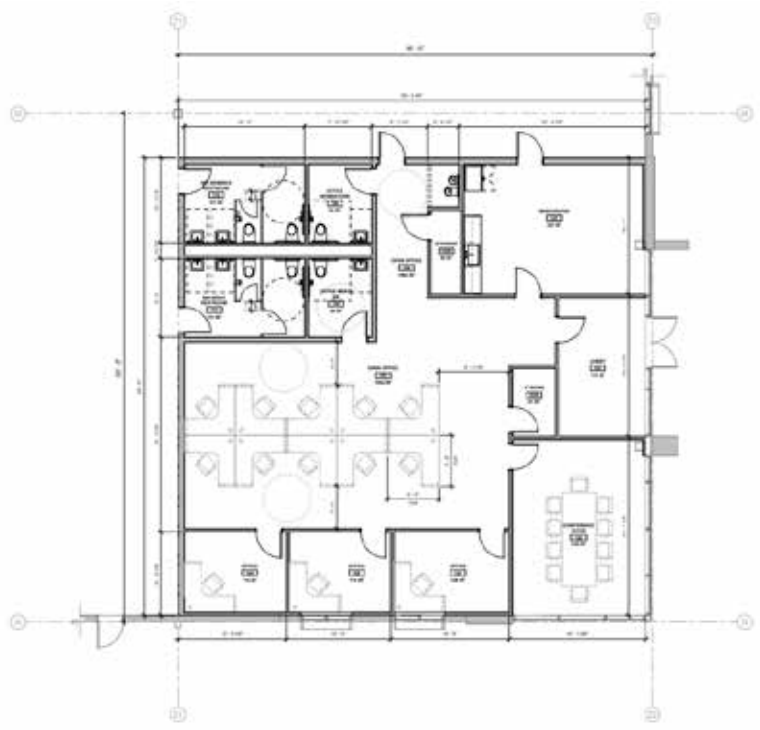
Truck Court	185'
Car Parking	278 spaces
Construction	Tilt-up concrete panels (R-13)
Roof	60 mil EPDM membrane (R-20.5)
Floor	7" strategically reinforced concrete (4,000 PSI)
Lighting	LED fixtures on motion sensors
Fire Protection	ESFR system
HVAC	Gas-fired, roof-mounted make-up heating units



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MAIN OFFICE PLAN



DISTANCES TO CITIES

	Distance (MI)	Drive Time (HRS)
Baltimore, MD	63	1 hr. 1 min.
Washington, DC	100	1 hr. 48 min.
Philadelphia, PA	108	1 hr. 49 min.
New York, NY	190	3 hr. 15 min.
Boston, MA	410	6 hr. 25 min.

DISTANCES TO PORTS

Port of Baltimore	63	1 hr. 5 min.
PhilaPort	120	1 hr. 57 min.
Ports of NY/NJ	179	2 hr. 52 min.

DISTANCES TO INTERMODAL/PARCEL

FedEx Ground	8	14 min.
FedEx Ground	21	26 min.
UPS Hub	22	27 min.
USPS	19	29 min.
Norfolk Southern Lucknow	20	25 min.
Norfolk Southern Rutherford	19	30 min.

FOR LEASING INFORMATION, PLEASE CONTACT:

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