



LOGISTICS[®]
PROPERTY
CO

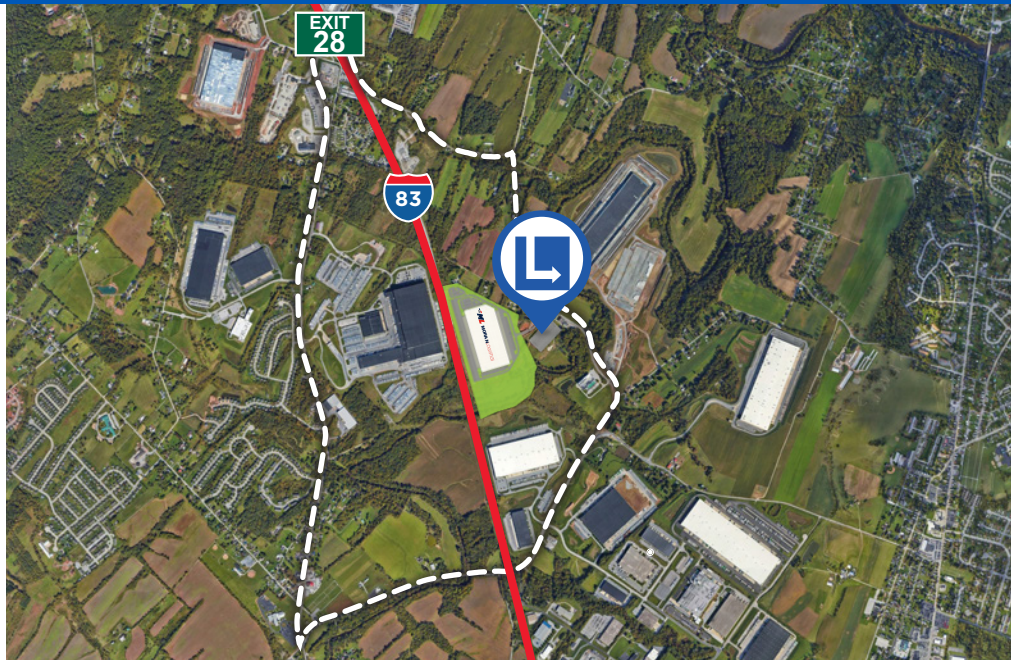
LOGISTICS 83 - BUILDING 2

Locust Point Road, York, PA 17406



162,000 SF • 32'–40' CLEAR HEIGHT • BUILD-TO-SUIT

- Modern, Class A distribution facility
- 4 minutes to Route 83 at Exit 28
- 18 minutes from PA Turnpike I-76
- Ample trailer and auto parking
- Access to FedEx Freight
- Within a one day's drive to 40% of the US population and 50% of the Canadian population
- Remarkable access to skilled labor



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 **CUSHMAN &
WAKEFIELD**



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LOGISTICS 83 - BUILDING 2

Locust Point Road, York, PA 17406



32'-40'
CLEAR HEIGHT



**OFFICES
TO SUIT**



**AMPLE
PARKING**



**GREAT I-83
VISIBILITY**



TOTAL BUILDING SIZE	±162,000 SF	DOCK DOORS	±35 with 2 drive-in ramps
BUILDING DIMENSIONS	648' x 250'	CLEAR HEIGHT	32'-40'
COLUMN SPACING	54' x 50', 60' Speed Bays	FLOORS	6" or greater
CONFIGURATION	Single-side load	LIGHTING	LED
AUTO PARKING	±159	FIRE PROTECTION	ESFR

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77 CAR
 PARKING SPACES

82 CAR
 PARKING SPACES

35 DOCK POSITIONS
±162,000 SF
 250' 648'

LOCUST POINT RD

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Cushman & Wakefield
4423 N. Front Street
Harrisburg, PA 17110

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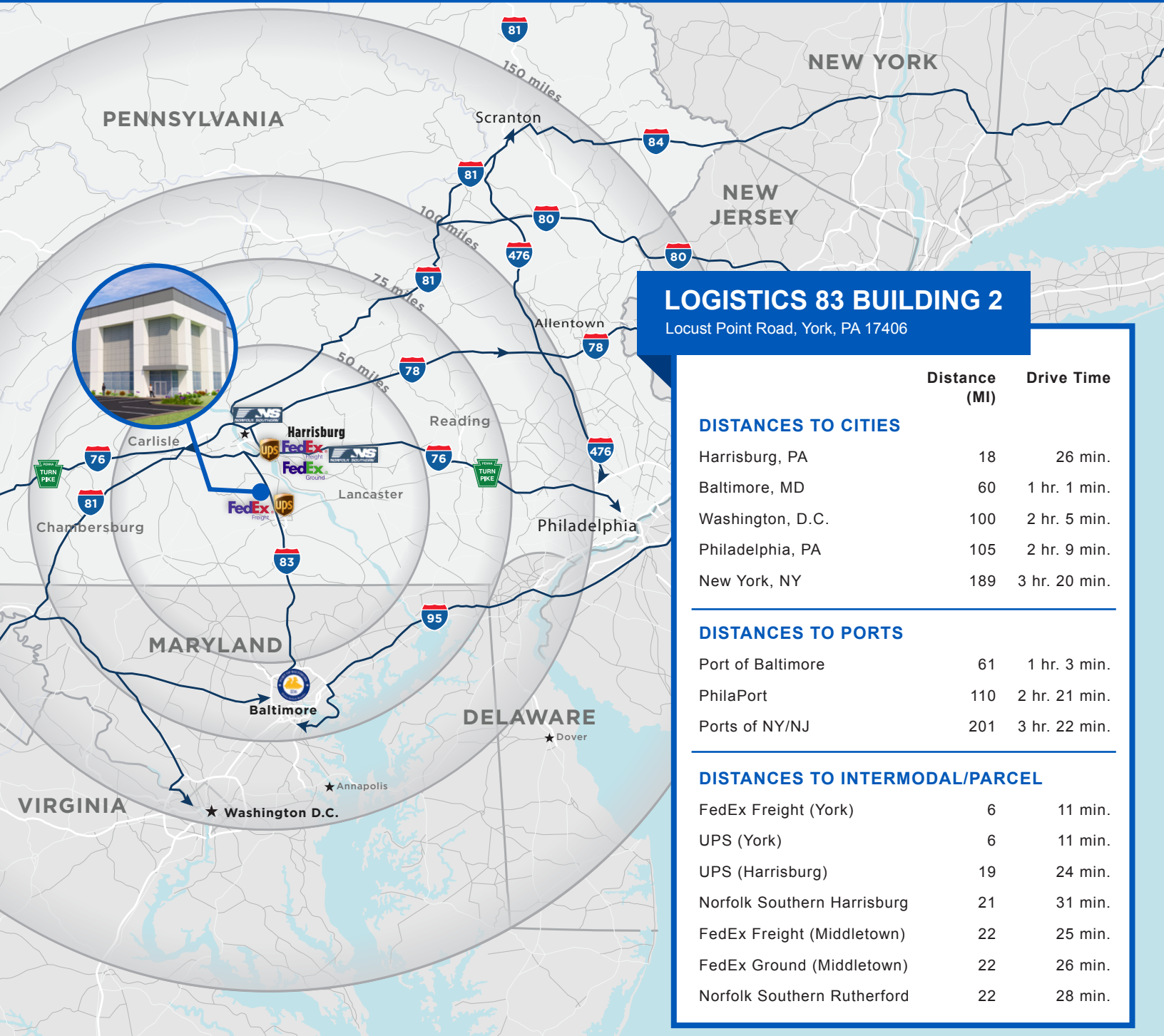
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DISTANCES TO CITIES

	Distance (MI)	Drive Time
Harrisburg, PA	18	26 min.
Baltimore, MD	60	1 hr. 1 min.
Washington, D.C.	100	2 hr. 5 min.
Philadelphia, PA	105	2 hr. 9 min.
New York, NY	189	3 hr. 20 min.

DISTANCES TO PORTS

Port of Baltimore	61	1 hr. 3 min.
PhilaPort	110	2 hr. 21 min.
Ports of NY/NJ	201	3 hr. 22 min.

DISTANCES TO INTERMODAL/PARCEL

FedEx Freight (York)	6	11 min.
UPS (York)	6	11 min.
UPS (Harrisburg)	19	24 min.
Norfolk Southern Harrisburg	21	31 min.
FedEx Freight (Middletown)	22	25 min.
FedEx Ground (Middletown)	22	26 min.
Norfolk Southern Rutherford	22	28 min.



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