



2925

EAST MARKET STREET
YORK, PA 17402

AVAILABLE Q1 2025



± 135,049 SF
FOR LEASE

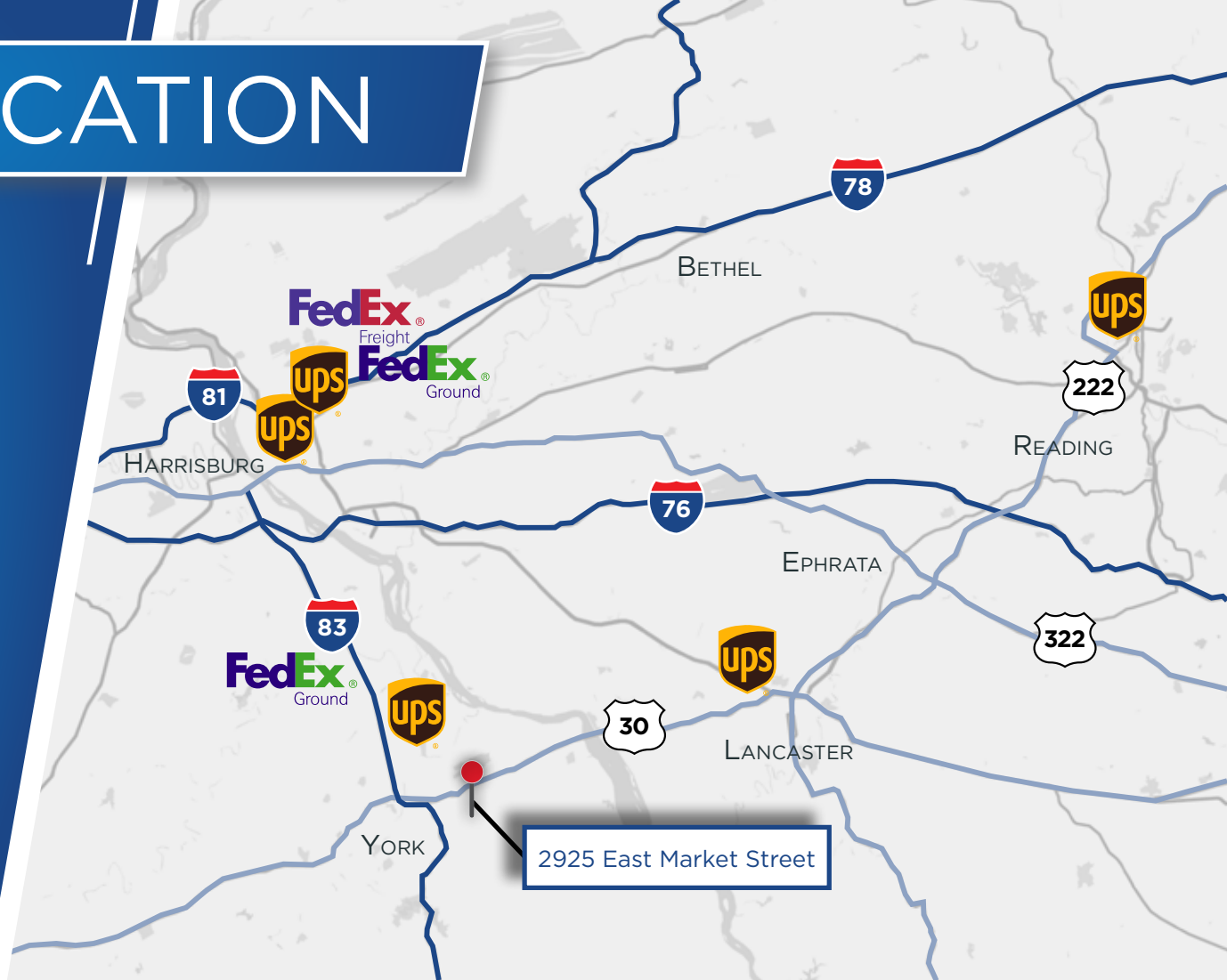


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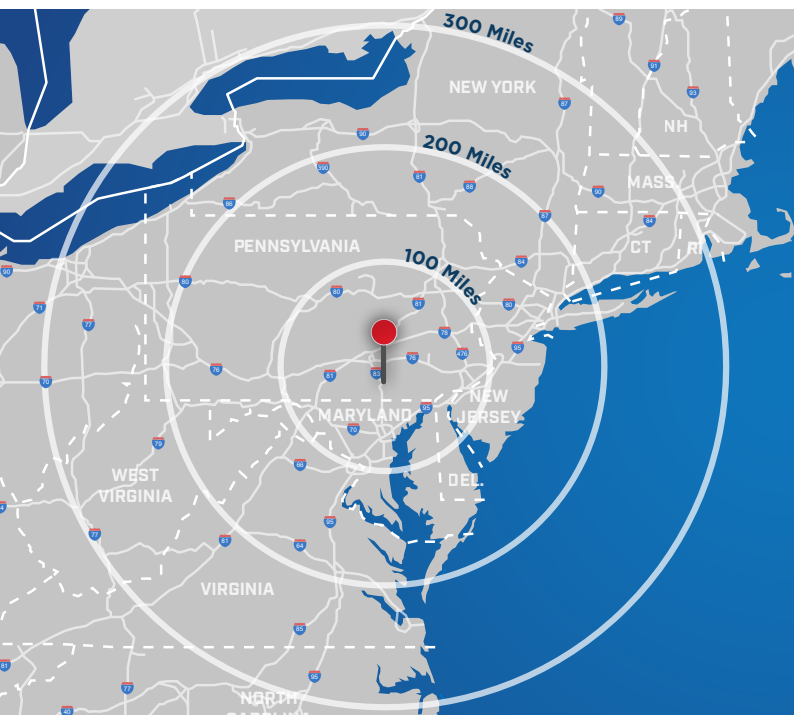
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LOCATION



DRIVE TIMES

| | | | | | |
|--|---------|--------|--|----------|---------|
| | 1 MILES | 2 MINS | | 22 MILES | 25 MINS |
| | 2 MILES | 5 MINS | | 9 MILES | 14 MINS |
| | | | | 18 MILES | 24 MINS |



MAJOR CITIES

| | | |
|------------------|-----------|----------|
| LANCASTER, PA | 22 MILES | 33 MINS |
| HARRISBURG, PA | 27 MILES | 35 MINS |
| BALTIMORE, MD | 55 MILES | 57 MINS |
| WASHINGTON, D.C. | 95 MILES | 109 MINS |
| PHILADELPHIA, PA | 98 MILES | 103 MINS |
| NEW YORK, NY | 181 MILES | 179 MINS |

ACCESS MAP



2925 East Market Street

DRIVE TIME TO ROUTE 30
1 MILES 2 MINS
DRIVE TIME TO I-83
2 MILES 5 MINS

LOCATION OVERVIEW



South Central Pennsylvania is one of the fastest growing Industrial real estate markets due to its convenient access to I-83, I-81, I-78 and the Pennsylvania Turnpike (I-76). This location allows access to over 50% of the United States population within a 10 hour truck drive.



ACCESS

2925 East Market Street is conveniently located off Route 30 & I-83, in York County.



LABOR

York County has a strong labor force of roughly 240,000 people and is a superior pocket of the market in terms of labor supply.



NEARBY DISTRIBUTION OPERATIONS

Eagle Global Logistics, Amazon, Harley Davidson, Starbucks, AmeriCold, International Truck, Graham Packaging, ES3, Ceva Logistics, RR Donnelley, Caterpillar, and United Natural Foods.

BUILDING SPECS



| | | | |
|----------------------------|--|--------------------------|-----------------------------|
| BUILDING AREA | ±135,049 SF | AUTO PARKING | 75 TOTAL SPACES |
| OFFICE SPACE | OFFICE TO-SUIT WITH 2 PRIVATE RESTROOMS EXISTING | DOCK DOORS | 8 DOCK DOORS |
| BUILDING DIMENSIONS | 300' X 445' | TRUCK COURT DEPTH | ±151' AND ±114' |
| COLUMN SPACING | 50' x 36' | POWER | 480V 3P METROPOLITAN EDISON |
| CLEAR HEIGHT | 22'8" | LIGHTING | LED |
| ROOF | METAL | FIRE PROTECTION | WET |
| YEAR BUILT | 1963 | | |

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