



# EXPRESSWAY

COMMERCE PARK

550 WILLOW SPRINGS LANE | YORK, PA



# ±270,867 SF TOTAL

*Class A Core Industrial Building Available For Lease*

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MRP | INDUSTRIAL



**CUSHMAN &  
WAKEFIELD**



# LOCATION & MARKET

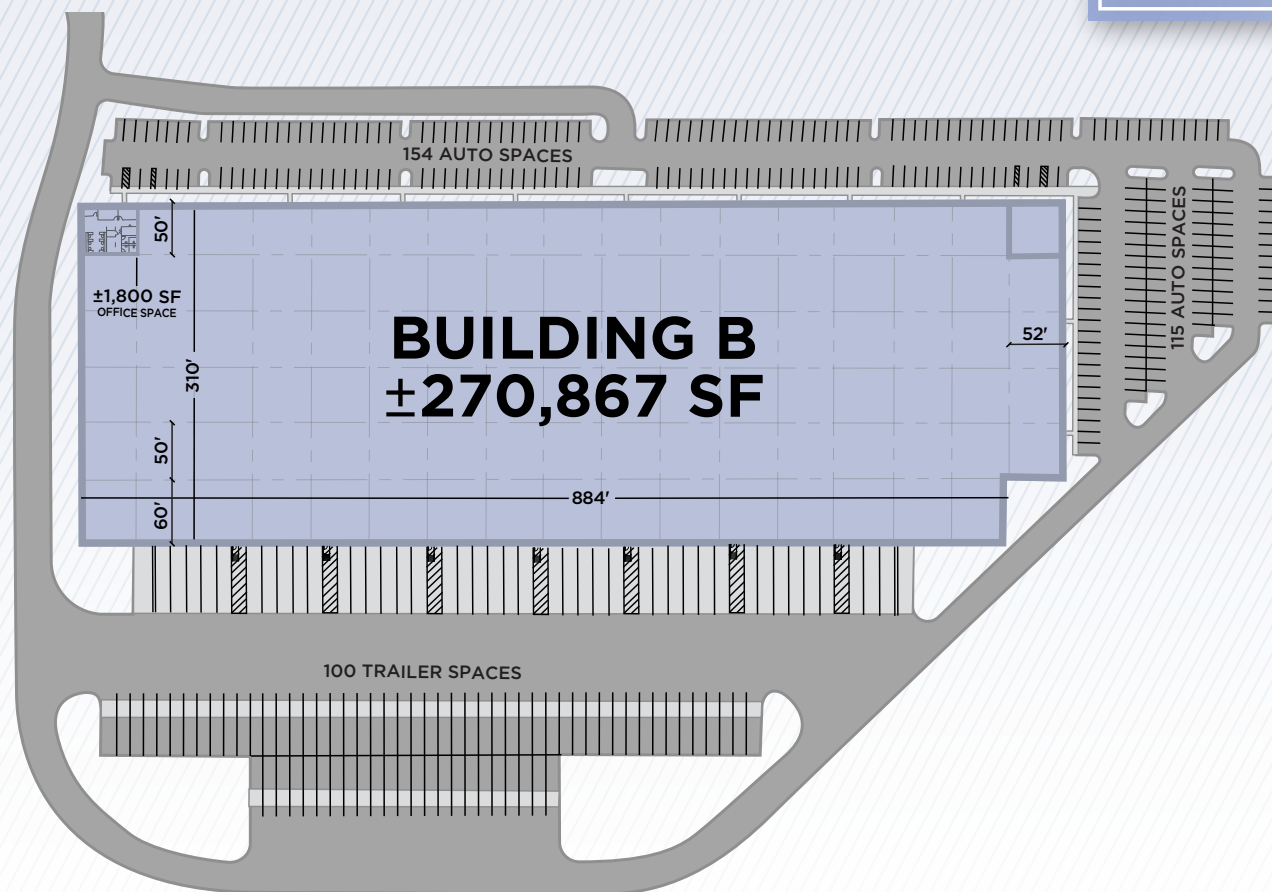
OVERVIEW

| DRIVE TIMES                         |        |          |
|-------------------------------------|--------|----------|
| FEDEX GROUND (LEWISBERRY)           | 19 MIN | 12 MILES |
| FEDEX FREIGHT & GROUND (MIDDLETOWN) | 32 MIN | 24 MILES |
| UPS REGIONAL HUB (MIDDLETOWN)       | 30 MIN | 25 MILES |
| NORFOLK SOUTHERN (HARRISBURG)       | 30 MIN | 25 MILES |
| HARRISBURG AIRPORT                  | 32 MIN | 26 MILES |
| UPS GROUND (CARLISLE)               | 51 MIN | 43 MILES |



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BUILDING B  
**SPECS**  
 550 WILLOW SPRINGS LANE



|                     |                  |
|---------------------|------------------|
| AVAILABLE SF        | $\pm 270,867$ SF |
| BUILDING DIMENSIONS | 310' X 884'      |
| COLUMN SPACING      | 52' X 50'        |
| CLEAR HEIGHT        | 36'              |
| LIGHTING            | LED LIGHTING     |

|                 |                          |
|-----------------|--------------------------|
| DOCK DOORS      | $\pm 44$ LOADING DOCKS   |
| DRIVE-IN DOORS  | 2                        |
| CAR PARKING     | $\pm 269$ AUTO PARKS     |
| TRAILER PARKING | $\pm 100$ TRAILER STALLS |
| SPRINKLERS      | ESFR                     |



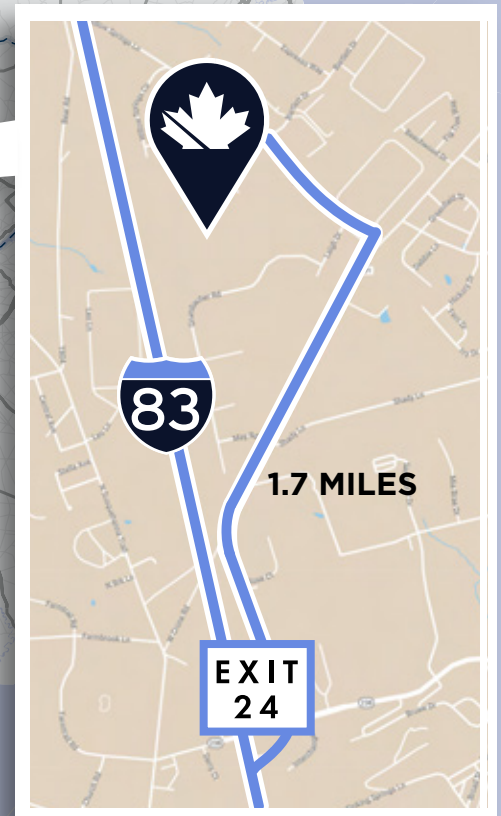


# REGIONAL MAP

## DRIVE TIMES

|                 |             |           |
|-----------------|-------------|-----------|
| YORK            | 17 MIN      | 8 MILES   |
| HARRISBURG      | 25 MIN      | 18 MILES  |
| BALTIMORE       | 1 HR        | 61 MILES  |
| WASHINGTON D.C. | 1 HR 53 MIN | 101 MILES |
| PHILADELPHIA    | 2 HR        | 117 MILES |
| NEW YORK        | 3 HR 7 MIN  | 188 MILES |

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