

915

WOODLAND VIEW DRIVE

YORK, PA 17406



±109,504 SF

AVAILABLE

FOR LEASE



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LOCATION



915 Woodland View Dr.

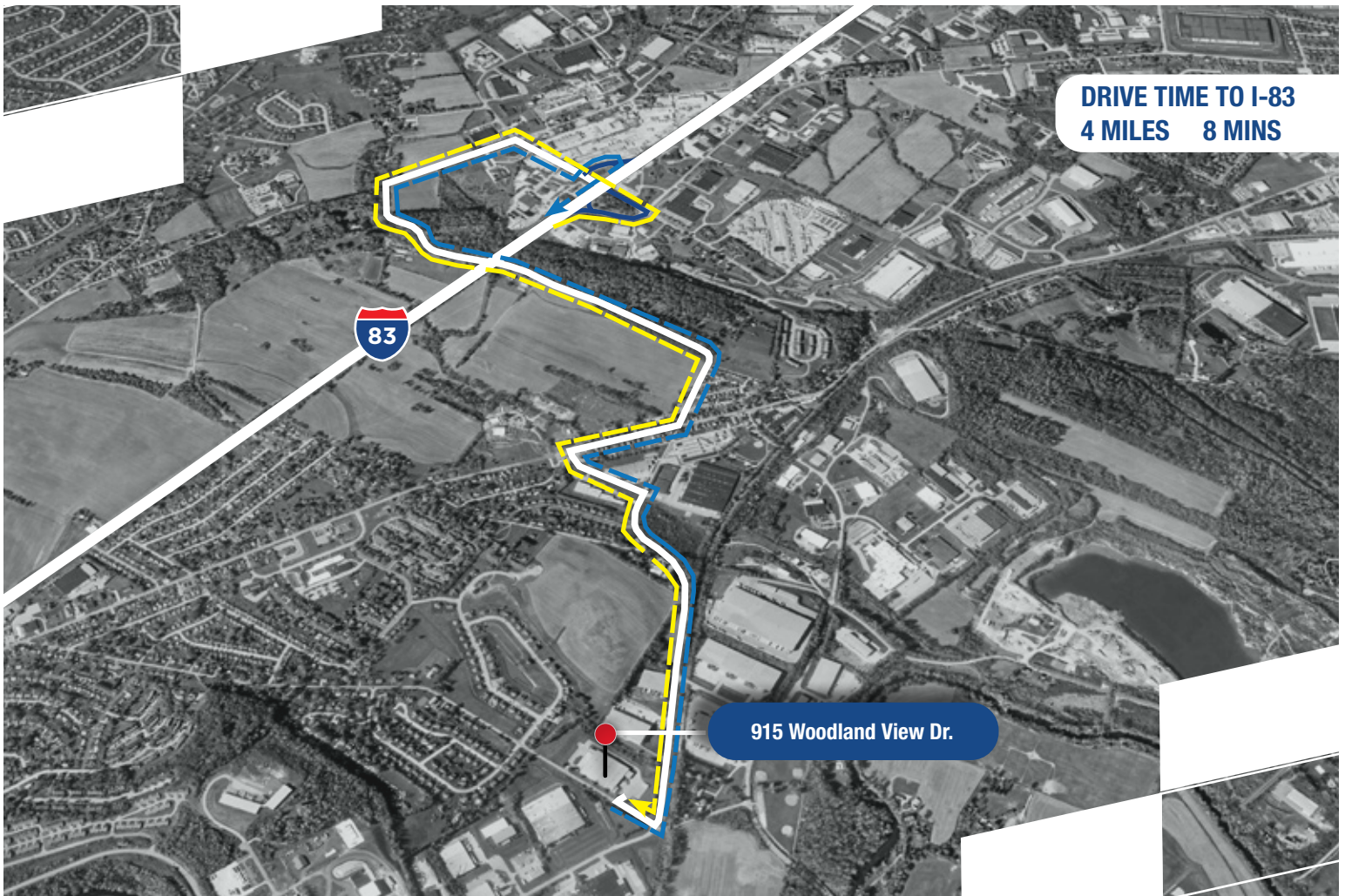
DRIVE TIMES

	4 MILES	8 MINS		23 MILES	24 MINS		15 MILES	20 MINS
	4 MILES	12 MINS		32 MILES	34 MINS		16 MILES	21 MINS



MAJOR CITIES

YORK, PA	4 MILES	10 MINS
HARRISBURG, PA	25 MILES	33 MINS
BALTIMORE, MD	58 MILES	63 MINS
PHILADELPHIA, PA	102 MILES	118 MINS
WASHINGTON, D.C.	98 MILES	129 MINS
NEW YORK, NY	186 MILES	188 MINS



SITE ADVANTAGES



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). 915 Woodland View Drive allows access to over 50% of the United States population within a 10 hour truck drive.



ACCESS

915 Woodland View Drive is conveniently located off exit 22 of 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.



NEIGHBORING TENANTS

FedEx, DCL, Graham Packaging, Post Brands, Harley-Davidson, Hill's Pet Nutrition, Ship Fusion, Aurora Auto Parts, and Middleby/Viking Range

BUILDING SPECS



±109,504 SQUARE FEET

±2,244 OFFICE SPACE

±8 DOCK DOORS

±2 DRIVE-IN DOORS

BUILDING AREA	±109,504 SF	CLEAR HEIGHT	22'2" - 26'5"
OFFICE AREA	±2,244 SF	DOCK DOORS	8 (8'x10')
STORAGE AREA	±9,000 SF	DRIVE-IN DOORS	2 (12'x14' & 12'x12') DRIVE-INS
BUILDING DIMENSIONS	280' X 360'	AUTO PARKING	89 TOTAL SPACES
COLUMN SPACING	40' x 40'	POWER	3,000A 480V 3-PHASE HEAVY
CONFIGURATION	CROSS-DOCK	LIGHTING	T-5 ON MOTION
ROOF	STANDING SEAM METAL	FIRE PROTECTION	WET

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