

FIRST LOGISTICS CENTER @ I-83

20 LEO LANE | YORK, PA

FOR SUBLEASE

±708,000 SF

AVAILABLE

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LOCATION



DRIVE TIMES



LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION off Exit 24 of I-83 in York, PA



PROXIMITY to FedEx, UPS and intermodal terminals

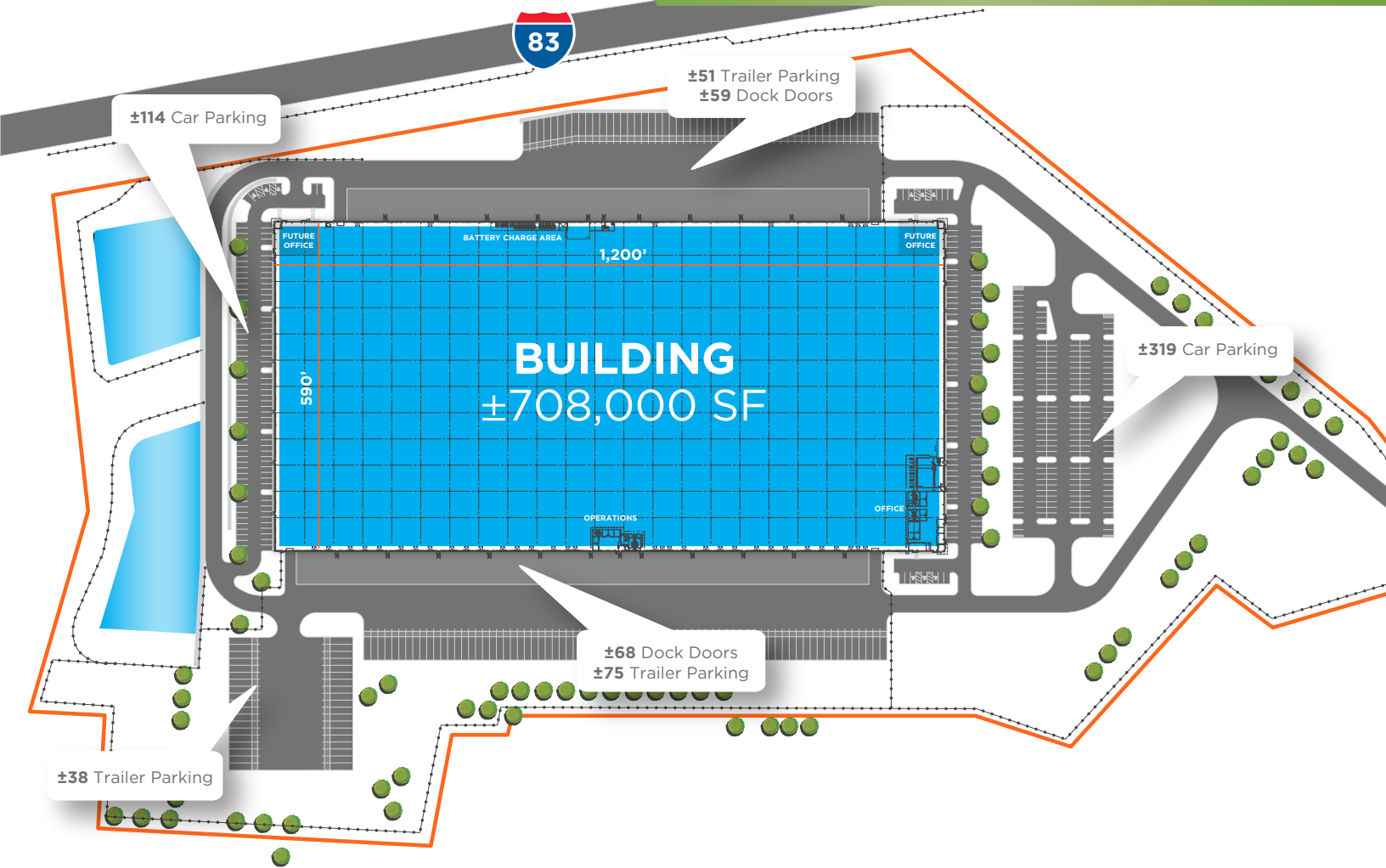


STATE-OF-THE-ART distribution center built to the highest industrial standards



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±708,000 SQUARE FEET

32' CLEAR HEIGHT

±433 AUTO SPACES

±164 TRAILER SPACES

| | | | |
|----------------|------------------------------------|-----------------|----------------------------|
| AVAILABLE SF | ±708,000 SF | TRAILER PARKING | ±164 Spaces |
| DIMENSIONS | 590' x 1200' | AUTO PARKING | ±433 Spaces |
| OFFICE AREA | ±6,000 SF | DOCK DOORS | ±127 Dock Doors (9' x 10') |
| COLUMN SPACING | 47' x 52' (60' x 52' Loading Bays) | DRIVE-IN DOORS | ±4 Drive-Ins (12' x 14') |
| CLEAR HEIGHT | 32' | POWER | 3,000 amp/480v, 3-phase |
| FLOORS | 7" Reinforced Concrete | LIGHTING | T-5 with sensors |
| ROOF | 60-mil EPDM Membrane | SPRINKLER | ESFR K-25 Sprinkler System |

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