



CONSTRUCTION COMPLETE

85 CHURCH ROAD, YORK, PENNSYLVANIA



±158,760 SF

FOR LEASE

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Collin Potter
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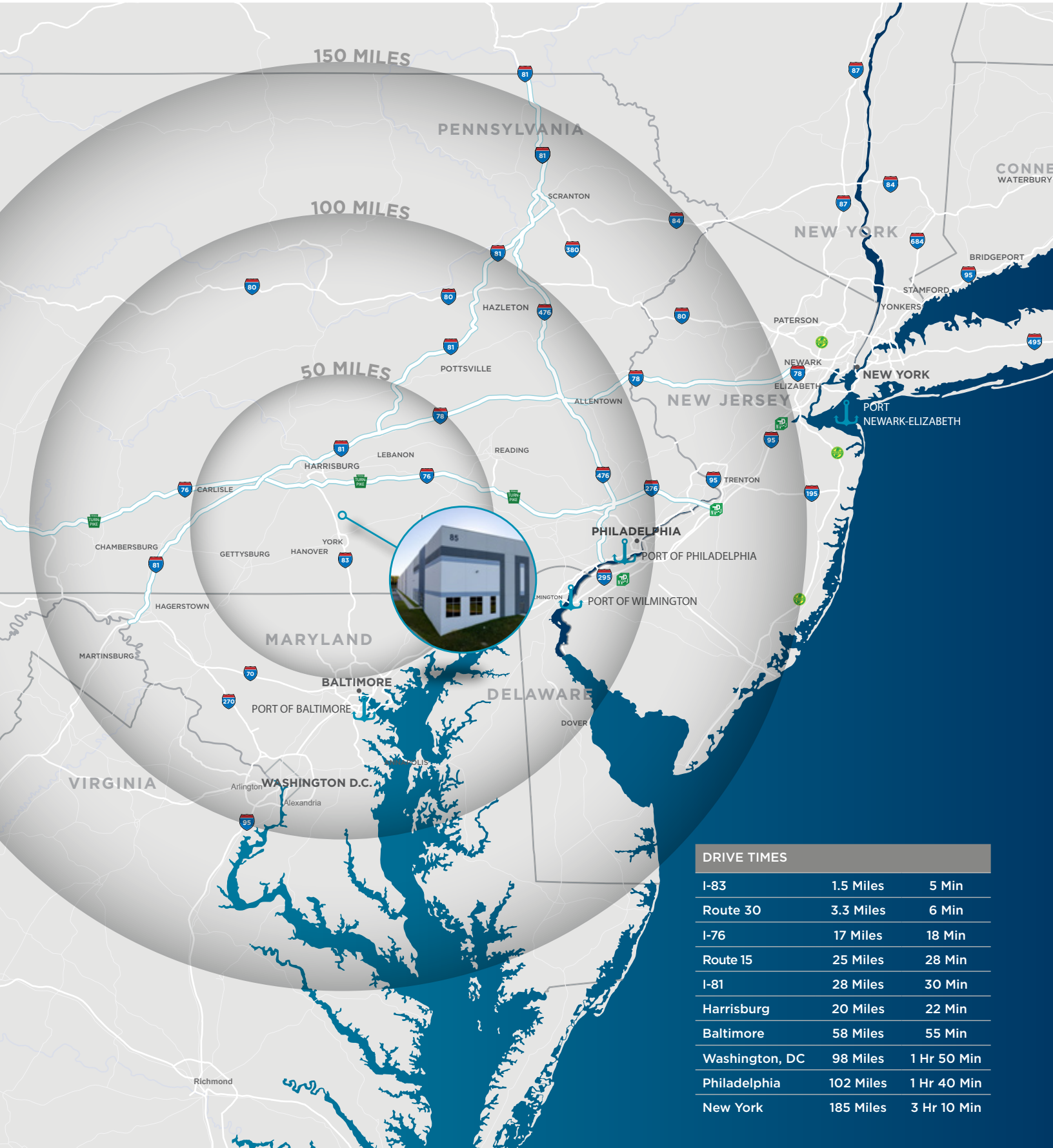
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REGIONAL MAP

85 CHURCH ROAD YORK, PENNSYLVANIA



| DRIVE TIMES | | |
|----------------|-----------|-------------|
| I-83 | 1.5 Miles | 5 Min |
| Route 30 | 3.3 Miles | 6 Min |
| I-76 | 17 Miles | 18 Min |
| Route 15 | 25 Miles | 28 Min |
| I-81 | 28 Miles | 30 Min |
| Harrisburg | 20 Miles | 22 Min |
| Baltimore | 58 Miles | 55 Min |
| Washington, DC | 98 Miles | 1 Hr 50 Min |
| Philadelphia | 102 Miles | 1 Hr 40 Min |
| New York | 185 Miles | 3 Hr 10 Min |



SCANNELL
PROPERTIES



CUSHMAN &
WAKEFIELD

LOCATION

85 CHURCH ROAD
YORK, PENNSYLVANIA



STATE-OF-THE-ART, CLASS A industrial warehouse offers all the modern amenities; designed to support high-performance logistics, distribution, or manufacturing operations.



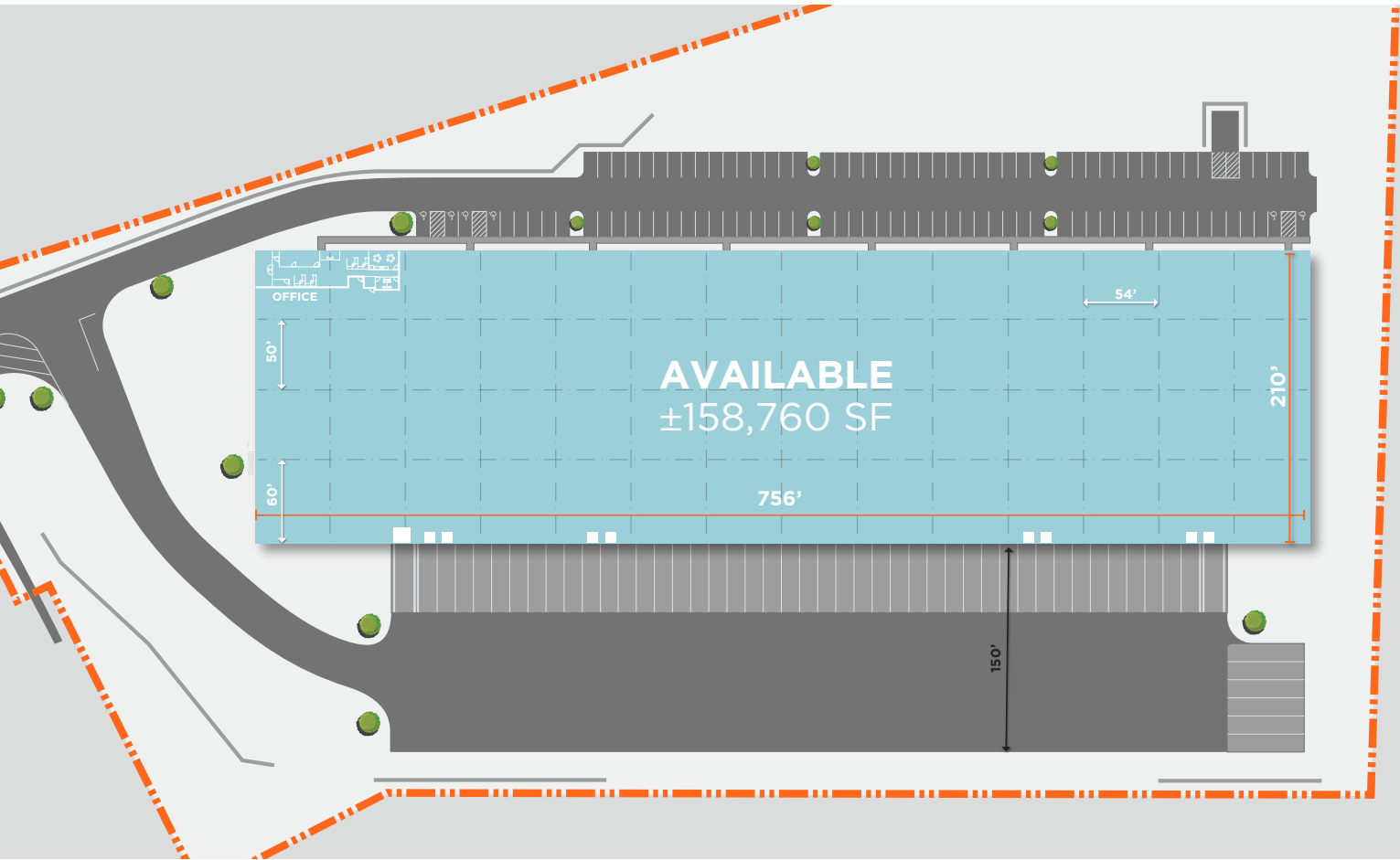
PRIME ACCESS offering truck-friendly connectivity to I-83 and Route 30—two major regional transportation arteries.



STRONG LABOR BASE with a reliable blue-collar demographic ideal for industrial operations. Over 30% of the regional workforce is employed in manufacturing, transportation, and warehousing-related sectors—well above the national average.

SITE PLAN

85 CHURCH ROAD
YORK, PENNSYLVANIA



±158,760

SQUARE FEET

±8

DOCK DOORS

36'

CLEAR HEIGHT

±106

AUTO SPACES

| | | | |
|----------------------------|-------------|------------------------|------|
| BUILDING AREA | ±158,760 SF | DRIVE-IN DOORS | 1 |
| BUILDING DIMENSIONS | 756' x 210' | CLEAR HEIGHT | 36' |
| AVAILABLE AREA | ±158,760 SF | AUTO PARKING | ±106 |
| OFFICE | ±2,500 SF | TRAILER PARKING | ±32 |
| COLUMN SPACING | 54'x50' | TRUCK COURT | 150' |
| DOCK DOORS | ±8 | FIRE PROTECTION | ESFR |

For More Information, Please Contact:

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