

Locust Point Industrial Park

645 & 675 Locust Point Road, York, PA



TWO BUILDINGS TOTALING
±707,865 SF

BUILDING 1: ±422,865 SF

BUILDING 2: ±285,000 SF

Gerry Blinebury

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HANOVER
COMPANY

BUILDING 1

SPECS

675 Locust Point Road, York, PA

Total Building SF	422,865 SF
Building Dimensions	900' x 470'
Loading Configuration	Cross Dock
Spec Office SF	3,800 SF
Site Area	68.95 Acres
Clear Height	40'
Column Spacing (Typical)	56'w x 50'd
Speed Bay Depth	60'
Vapor Barrier	10 mil under office bays
Dock Height	48"
Dock Equipment	40,000 lb mechanical levelers and seals at 50% of dock positions
Dock Doors	92
Drive-in Doors	4 (with electric motors)
Truck Court Depth	185'
Trailer Parking	105
Car Parking	250
Floor Thickness	7" (over 6" gravel base)
Roof Membrane	60 mil TPO, induction welded
Roof Insulation	R-30
Roof Warranty	20 Year NDL Warranty
Lighting	LED at 30FC
Power	3,000 AMP 480/277 V 3-Phase
Fire Protection	ESFR (with Electric Fire Pump)



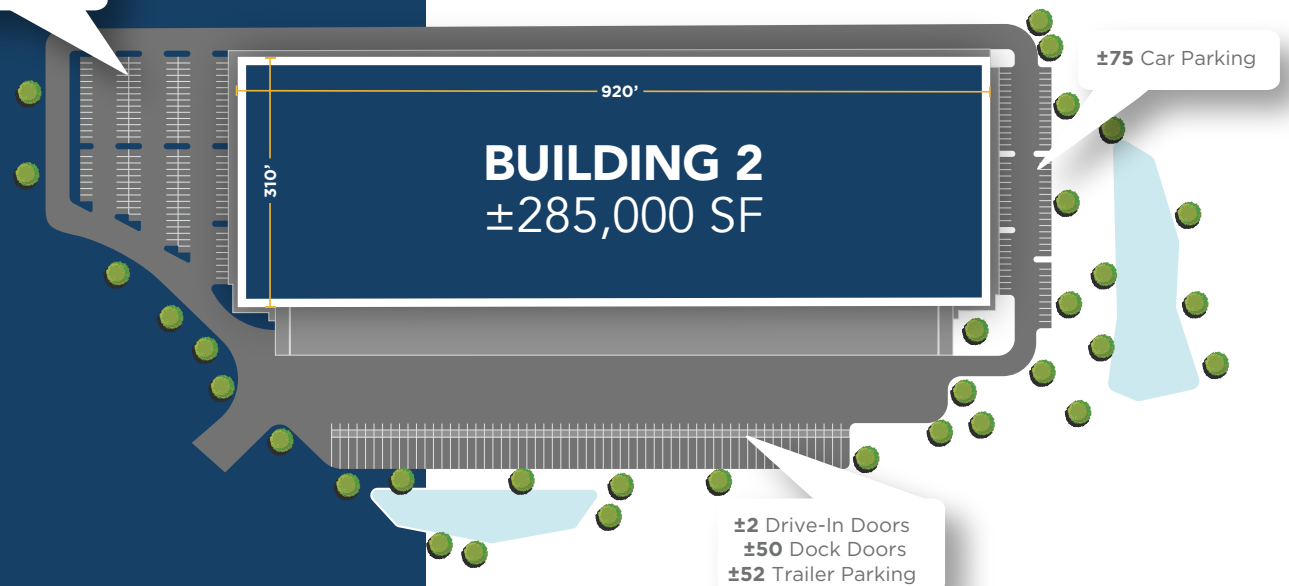
BUILDING 2

SPECS

645 Locust Point Road, York, PA

Total Building SF	285,000 SF
Building Dimensions	920' x 310'
Loading Configuration	Front Load
Spec Office SF	2,500 SF
Site Area	68.95 Acres
Clear Height	36'
Column Spacing (Typical)	56'w x 50'd
Speed Bay Depth	60'
Vapor Barrier	10 mil under office bays
Dock Height	48"
Dock Equipment	40,000 lb mechanical levelers and seals at 50% of dock positions
Dock Doors	50
Drive-in Doors	2 (with electric motors)
Truck Court Depth	185'
Trailer Parking	52
Car Parking	171
Floor Thickness	7" (over 6" gravel base)
Roof Membrane	60 mil TPO, induction welded
Roof Insulation	R-30
Roof Warranty	20 Year NDL Warranty
Lighting	LED at 30FC
Power	3,000 AMP 480/277 V 3-Phase
Fire Protection	ESFR (with Electric Fire Pump)

±96 Car Parking



PROPERTY

HIGHLIGHTS



Situated on 68.95 acres of land in Central York County, this 707,865 SF industrial park offers a premier location strategically positioned to serve the Northeast Corridor. The property features unmatched access along I-83, providing exceptional regional connectivity while benefiting from a strong, robust local labor force to support efficient operations.

LOCAL ACCESS

Locust Point Industrial Park

645 & 675 Locust Point Road, York, PA



EXIT 28

181

AUTO ROUTE ONLY
1.4 Miles

TRUCK ROUTE
Northbound to 
4.8 Miles

TRUCK ROUTE
Southbound to 
4.3 Miles

Zions View Rd

Willow Springs Lane

Board Rd

181

EXIT 24

Church Rd

LOCATION



REGIONAL MAP

MAJOR CITIES

	MILES
HARRISBURG, PA	18
BALTIMORE, MD	64
WILMINGTON, DE	85
ALLENTOWN, PA	101
WASHINGTON, DC	104
PHILADELPHIA, PA	116
NEW YORK, NY	200

PARCEL/INTERMODAL

	MILES
FEDEX FREIGHT York, PA	4
NORFOLK SOUTHERN Rutherford, PA	20
FEDEX GROUND Middletown, PA	22
UPS GROUND Middletown, PA	23

AIRPORTS

	MILES
HARRISBURG	22
BALTIMORE/WASHINGTON	76
LEHIGH VALLEY	103
PHILADELPHIA	112
NEWARK	187

SEA PORTS

	MILES
PORT OF BALTIMORE	65
PORT OF WILMINGTON	88
PHILAPORT	123
PORT OF NEWARK	179



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HANOVER
COMPANY



CUSHMAN &
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For More Information, Please Contact:

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Cushman & Wakefield of Pennsylvania, LLC is the Owner's exclusive agent for the property.

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