



MANCHESTER

commerce center

CANAL RD & BEAR RD, YORK, PA 17406

**±2.6M SF CLASS A
THREE BUILDING MASTER
PLANNED LOGISTICS PARK**

BUILDING 1
[LEASED]

±586,780 SF

BUILDING 2

±1,215,200 SF

BUILDING 3

±814,320 SF

**10-YEAR LERTA TAX ABATEMENT &
PRIME CENTRAL PA LOCATION
ON THE I-83 CORRIDOR**



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HARRISBURG
20 MILES

NS INTERMODAL
HARRISBURG
23 MILES

ups REGIONAL ZONE
REGIONAL HUB
25 MILES

83 & 76
INTERCHANGE
14 MILES

FedEx
GROUND
10.7 MILES

HIA HARRISBURG
INT'L AIRPORT
23.4 MILES



M
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BUILDING 1
LEASED

FedEx
Express
1.6 MILES

LANCASTER
30 MILES



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INGRESS / EGRESS

TWO-WAY
I-83 ACCESS

EXIT 28
3 MILES

EXIT 24
3 MILES



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PROPERTY ADVANTAGES

±2.6M SF NEW CENTRAL PA
CLASS A INDUSTRIAL PARK

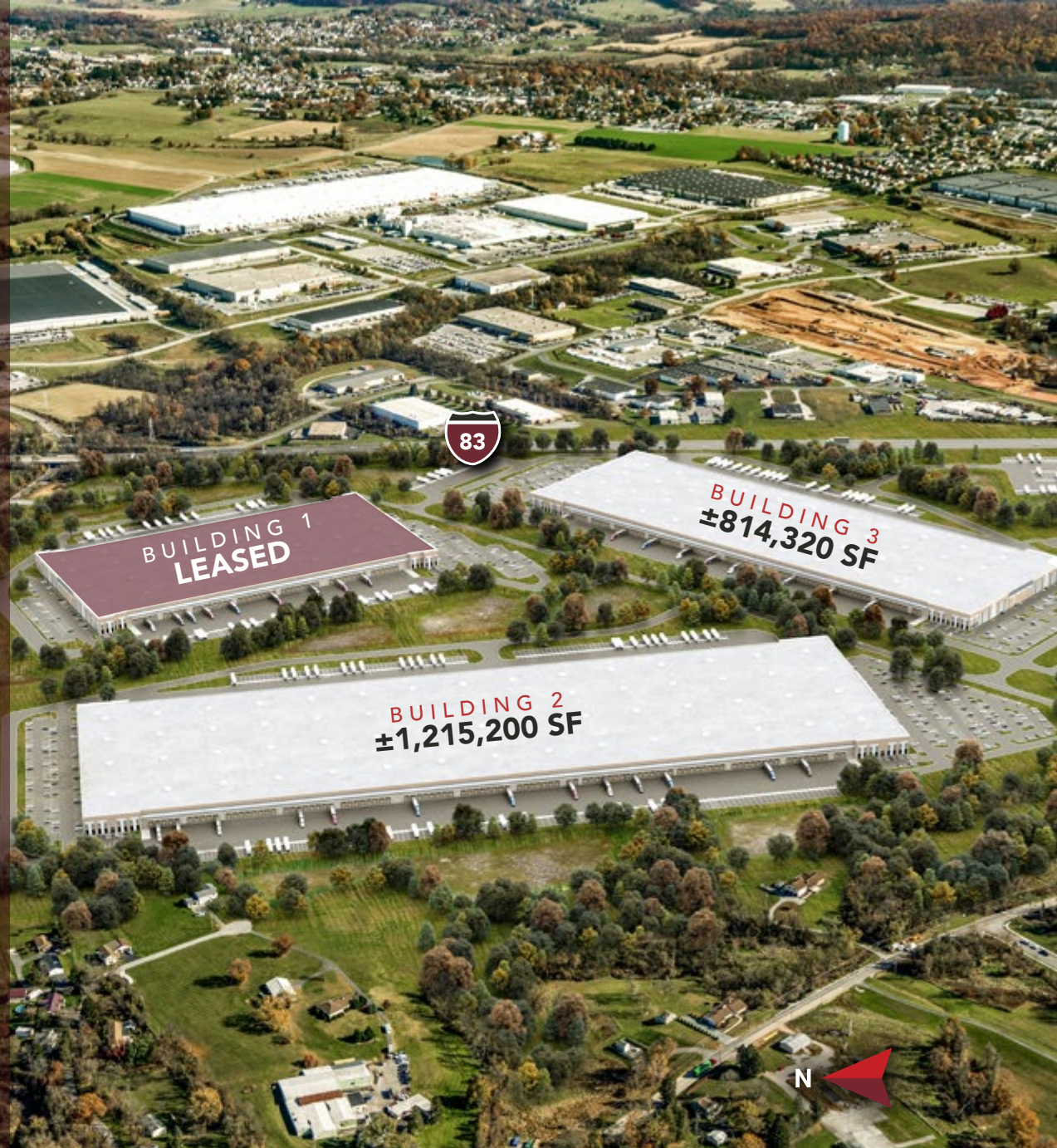
ADJACENT TO **I-83**

EXCEPTIONAL ACCESS
TO TRANSPORTATION
INFRASTRUCTURE SERVING THE
MID-ATLANTIC AND NORTHEAST

THE STRONGEST LABOR FORCE
IN THE REGION

LOCATED **30 MINUTES** FROM
UPS NORTHEAST REGIONAL HUB

10 YEAR LERTA TAX
ABATEMENT PROGRAM OFFERS
POTENTIAL FOR HUGE SAVINGS



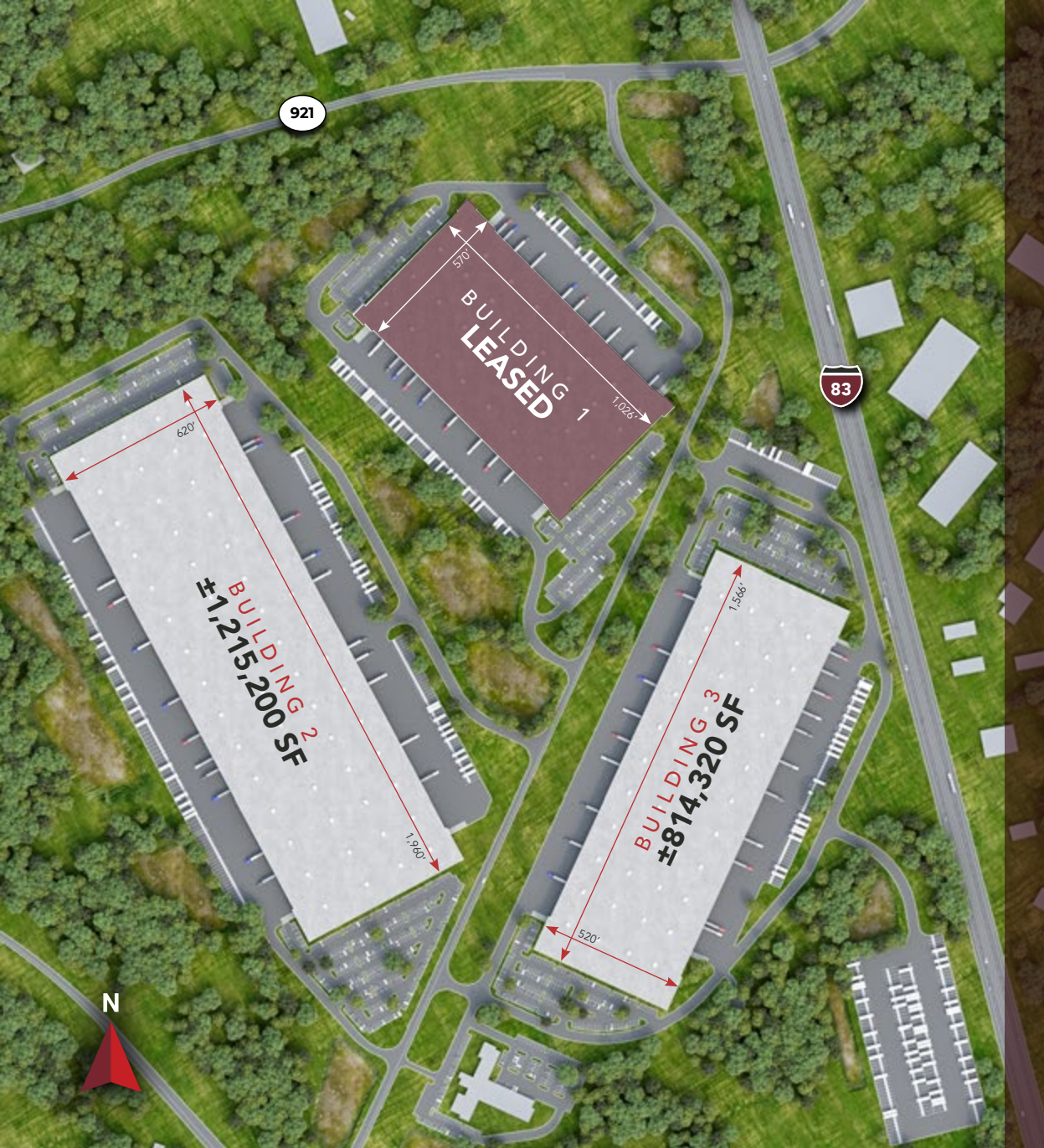
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PROPERTY SPECIFICATIONS



BUILDING 1 | LEASED

Square Feet: **±586,780 SF**
Building Dimensions: **1,026' x 570'**
Column Spacing: **50' x 54'**
Clear Height: **40'**
Dock High Doors: **62 Dock Doors**
(Expandable to 111)
Drive-In Doors: **4**
Truck Court Depth: **130'**
(185' w/ Trailer Parking)
Speed Bay: **60'**

Trailer Parking: **±127** Spaces
Auto Parking: **±370** Spaces
Floor Slab: **7"** Non-reinforced Concrete, 4,000 PSI
Fire Protection: **ESFR**
Lighting: **LED** with Motion Sensors, 30 FC Average; Measured at 30" AFF
Construction: **100%** Tilt Up Concrete
Electrical: **4,800 Amp** Service 480v 3-Phase

BUILDING 2 | APPROVED/BUILD-TO-SUIT

Square Feet: **±1,215,200 SF**
Building Dimensions: **1,960' x 620'**
Clear Height: **40'**
Dock High Doors: **228 Dock Doors**
(Expandable)
Drive-In Doors: **4**
Truck Court Depth: **130'**
(185' w/ Trailer Parking)
Speed Bay: **60'**

Trailer Parking: **±228** Spaces
Auto Parking: **±660** Spaces
Floor Slab: **7"** Non-reinforced Concrete, 4,000 PSI
Fire Protection: **ESFR**
Lighting: **LED** with Motion Sensors, 30 FC Average; Measured at 30" AFF
Construction: **100%** Tilt Up Concrete
Electrical: To Suit **Service 480v 3-Phase**

BUILDING 3 | APPROVED/BUILD-TO-SUIT

Square Feet: **±814,320 SF**
Building Dimensions: **1,566' x 520'**
Clear Height: **40'**
Dock High Doors: **65 Dock Doors**
(Expandable)
Drive-In Doors: **4**
Truck Court Depth: **130'**
(185' w/ Trailer Parking)
Speed Bay: **60'**

Trailer Parking: **±66** Spaces (Remote lot with additional 204 spaces available)
Auto Parking: **±596** Spaces
Floor Slab: **7"** Non-reinforced Concrete, 4,000 PSI
Fire Protection: **ESFR**
Lighting: **LED** with Motion Sensors, 30 FC Average; Measured at 30" AFF
Construction: **100%** Tilt Up Concrete
Electrical: To Suit **Service 480v 3-Phase**

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CORPORATE NEIGHBORS

- | | | |
|----------------------|-----------------------|------------------------------|
| 1 GRAHAM PACKAGING | 11 STARBUCKS | 21 UPS |
| 2 SCHINDLER ELEVATOR | 12 BUNZL | 22 MAPLE LOGISTICS SOLUTIONS |
| 3 OLLIE'S OUTLET | 13 SOUTHWIRE COMPANY | 23 UNFI |
| 4 DHL | 14 GLAXOSMITHKLINE | 24 PENSKE |
| 5 STARBUCKS | 15 AMERICOLD | 25 GAMESTOP |
| 6 DUNLOP TIRES | 16 MAPLE PRESS | 26 MENASHA PACKAGING |
| 7 JOHNSON CONTROLS | 17 UNFI | 27 VOITH TURBO |
| 8 ESTES | 18 MCC LABEL | 28 AMERICOLD |
| 9 WB MASON | 19 HOME WOOD PRODUCTS | 29 SALONCENTRIC |
| 10 STARBUCKS | 20 ASSURANT | 30 NAVISTAR |



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BUILDING 1
LEASED

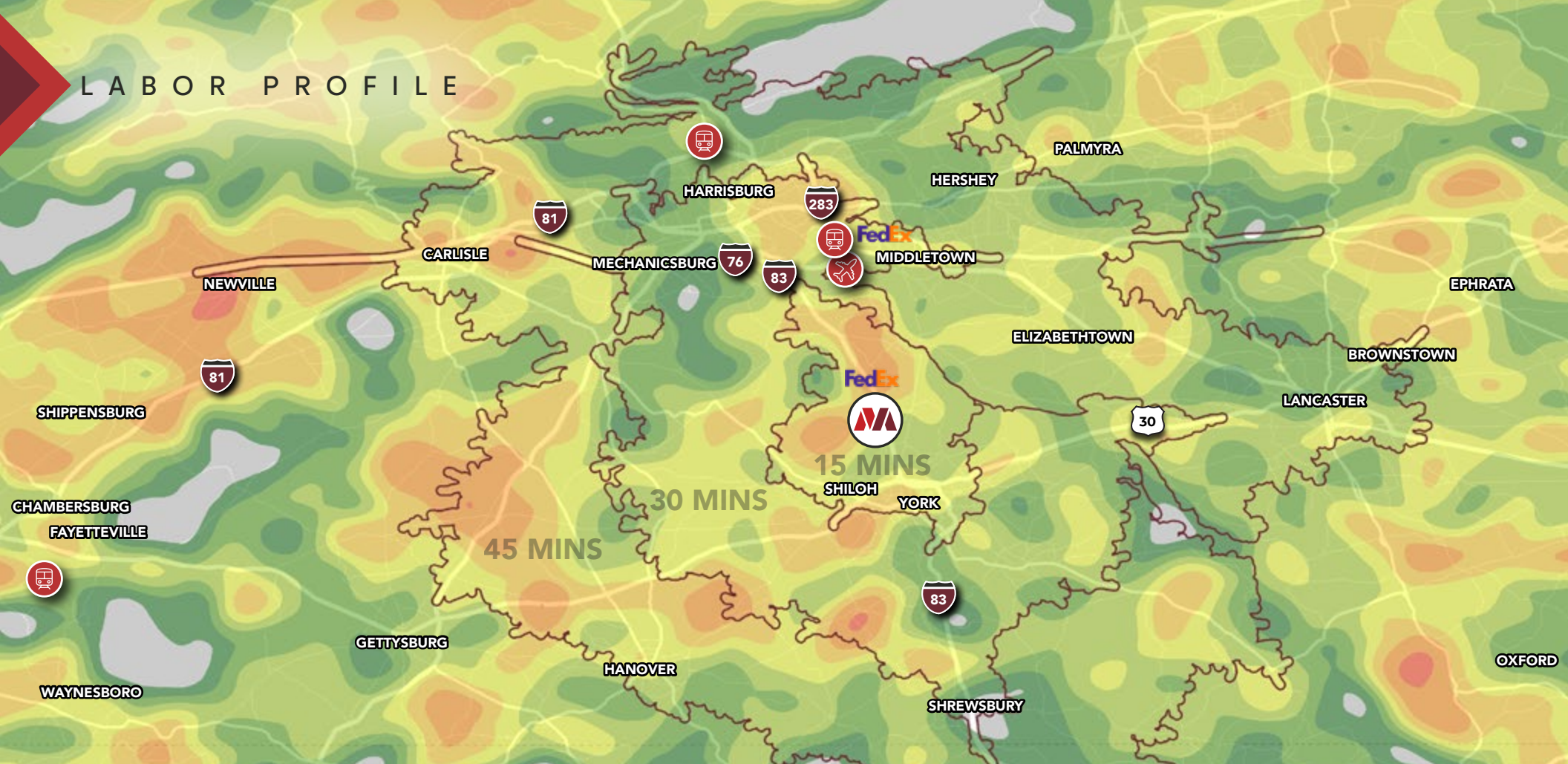
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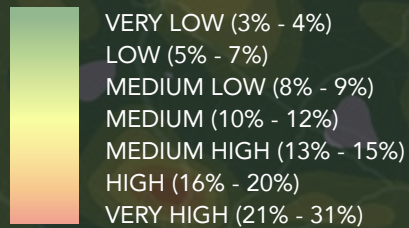
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LABOR PROFILE



TRANSPORTATION AND MATERIAL MOVING AS % LABOR



WAREHOUSE WORKERS



\$15.72
Avg Hourly Earnings

15 MIN	30 MIN	45 MIN	
2,294	13,691	36,784	2022 RESIDENT WORKERS
14%	6%	7%	PAST 5-YEAR GROWTH
44	1,321	3,240	NET COMMUTERS

FORKLIFT DRIVERS



\$18.16
Avg Hourly Earnings

15 MIN	30 MIN	45 MIN	
371	2,222	5,834	2022 RESIDENT WORKERS
25%	24%	28%	PAST 5-YEAR GROWTH
64	259	441	NET COMMUTERS

MANUFACTURERS & ASSEMBLERS



\$17.11
Avg Hourly Earnings

15 MIN	30 MIN	45 MIN	
446	2,415	6,011	2022 RESIDENT WORKERS
21%	22%	18%	PAST 5-YEAR GROWTH
123	368	631	NET COMMUTERS

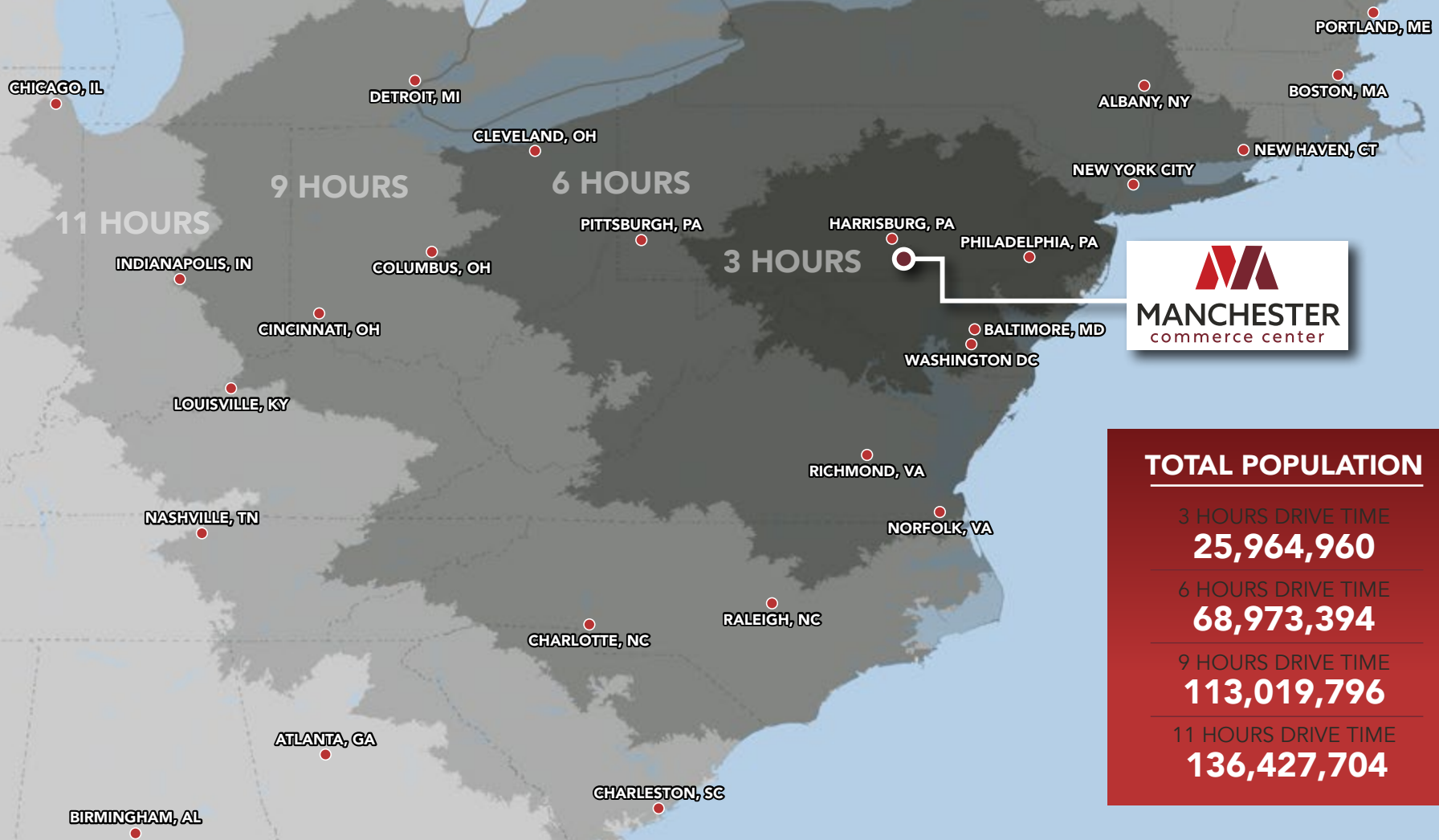
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SAME-DAY DISTRIBUTION REACH



TOTAL POPULATION	
3 HOURS DRIVE TIME	25,964,960
6 HOURS DRIVE TIME	68,973,394
9 HOURS DRIVE TIME	113,019,796
11 HOURS DRIVE TIME	136,427,704

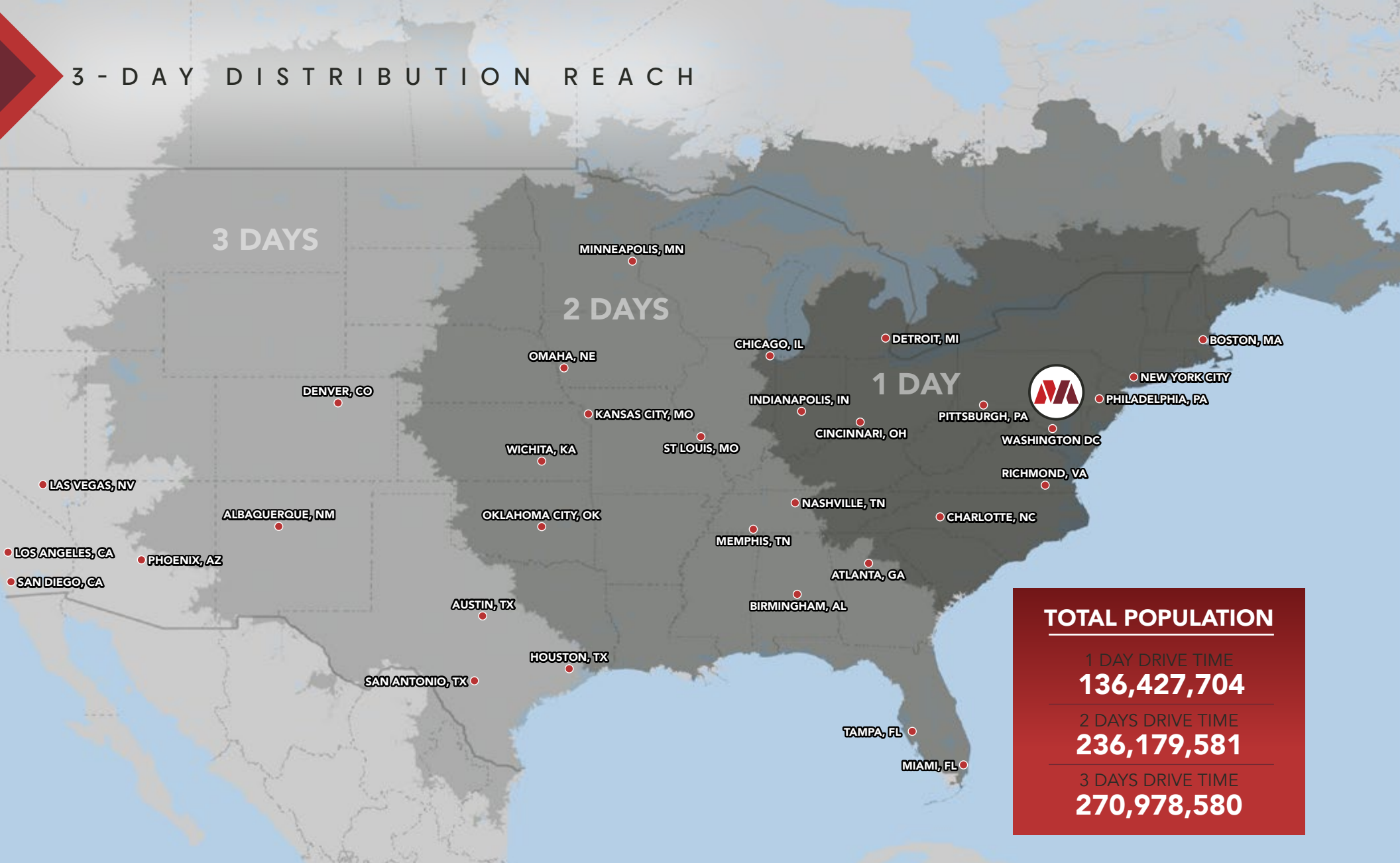
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3 - DAY DISTRIBUTION REACH



TOTAL POPULATION

1 DAY DRIVE TIME
136,427,704

2 DAYS DRIVE TIME
236,179,581

3 DAYS DRIVE TIME
270,978,580

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