



MANCHESTER

commerce center

CANAL RD & BEAR RD, YORK, PA 17406

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

AVAILABLE:

BUILDING 2

±1,127,142 SF

Q4 2025 DELIVERY

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



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PROPERTY SPECIFICATIONS

BUILDING 2 | APPROVED/BUILD-TO-SUIT

Square Feet: **±1,127,142**

Building Dimensions: **1,904' x 590'**

Clear Height: **40'**

Dock High Doors: **220 Dock Doors**
(Expandable)

Drive-In Doors: **4**

Truck Court Depth: **130'**
(185' w/ Trailer Parking)

Speed Bay: **70'**

Trailer Parking: **±216** Spaces

Auto Parking: **±782** 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: **480V 3-Phase** Secondary Service

ALTERNATIVE TRAILER
STALL PARKING OPTION
FUTURE TRAILER PARKING:
±94 STALLS



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



IMMEDIATE ACCESS

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
MANCHESTER
commerce center

BUILDING 1
LEASED

BUILDING 2
±1,127,142 SF

BUILDING 3
LEASED

FedEx
Freight
1.6 MILES

LANCASTER
30 MILES

ACCESS TO TRANSPORTATION INFRASTRUCTURE

- EXIT 24 VIA I-83 | 3 MILES
- EXIT 28 VIA I-83 | 3 MILES
- I-76 & I-83 INTERCHANGE | 15 MILES
- HARRISBURG | 20 MILES
- NS INTERMODAL RUTHERFORD | 23 MILES
- NS INTERMODAL HARRISBURG | 23 MILES
- HIA HARRISBURG INT'L AIRPORT | 23.4 MILES
- MIDDLETOWN | 25 MILES
- PARCEL HUB | 25 MILES
(UPS, FEDEX, FED EX GROUND)
- CSX INTERMODAL CHAMBERSBURG | 55 MILES

INGRESS / EGRESS

EXIT 28
3 MILES

TWO-WAY
I-83 ACCESS



297

83

181

921

921

BOARD RD

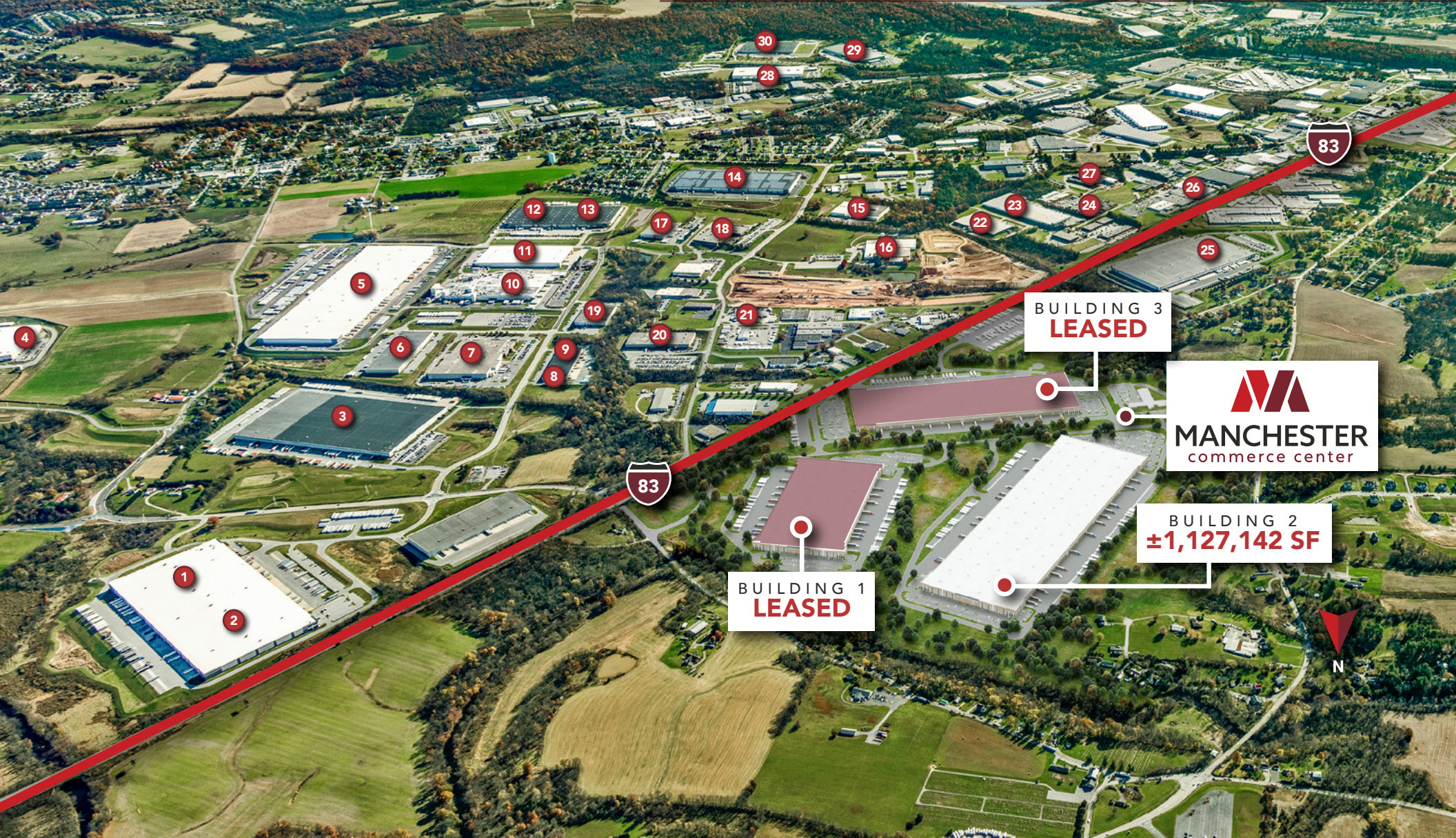
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CHURCH RD

EXIT 24
3 MILES

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 |



BUILDING 3
LEASED

MANCHESTER
commerce center

BUILDING 2
±1,127,142 SF

BUILDING 1
LEASED

LABOR PROFILE

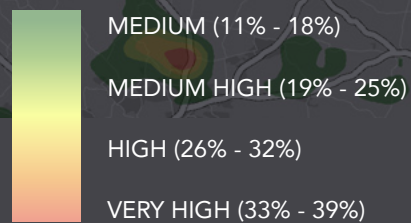
TRANSPORTATION AND MATERIAL MOVING AS % LABOR

Color	Percentage Range
Green	MEDIUM (11% - 18%)
Yellow-Green	MEDIUM HIGH (19% - 25%)
Yellow	HIGH (26% - 32%)
Red	VERY HIGH (33% - 39%)

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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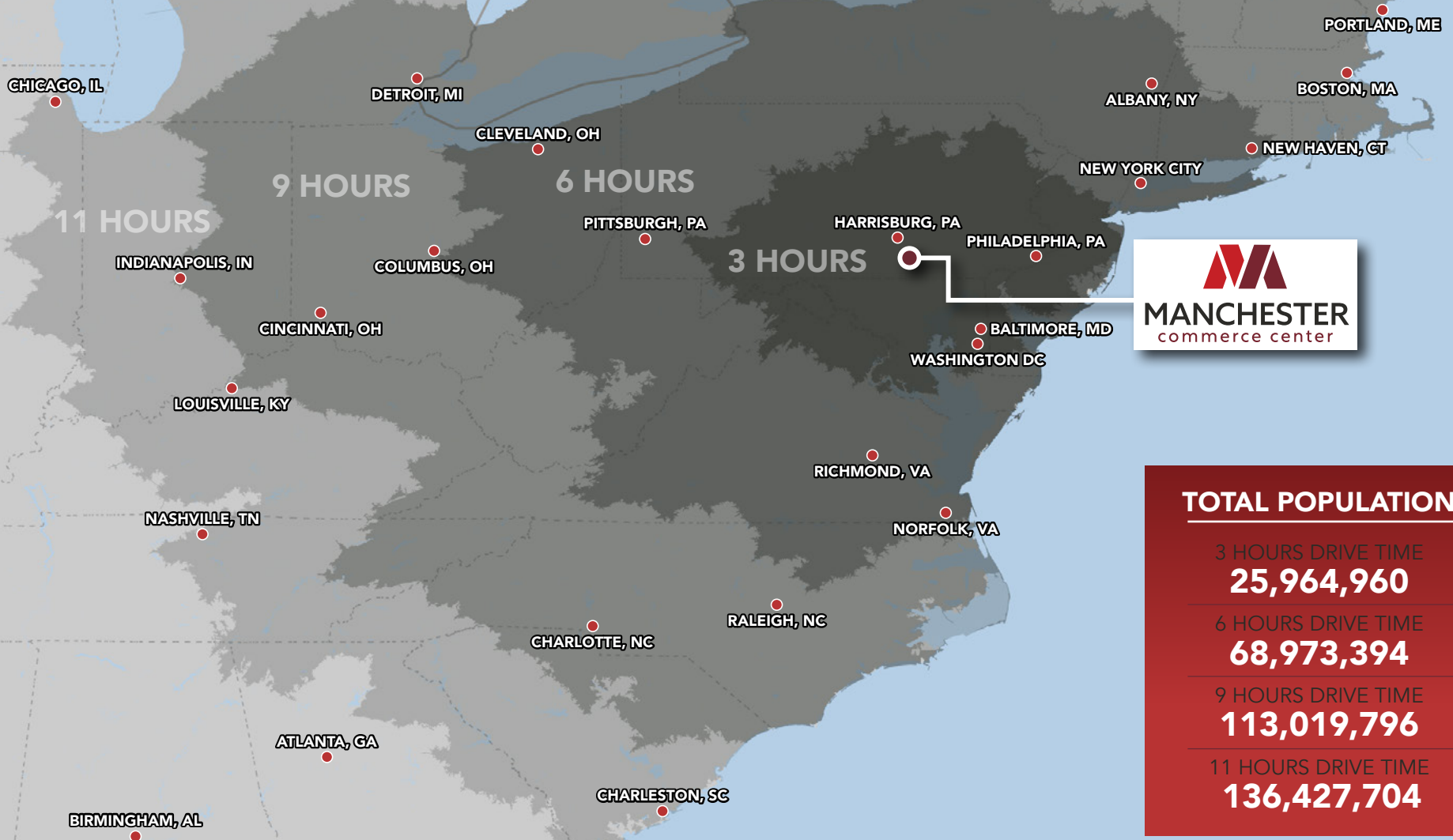
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SAME-DAY DISTRIBUTION REACH



TOTAL POPULATION

3 HOURS DRIVE TIME

25,964,960

6 HOURS DRIVE TIME

68,973,394

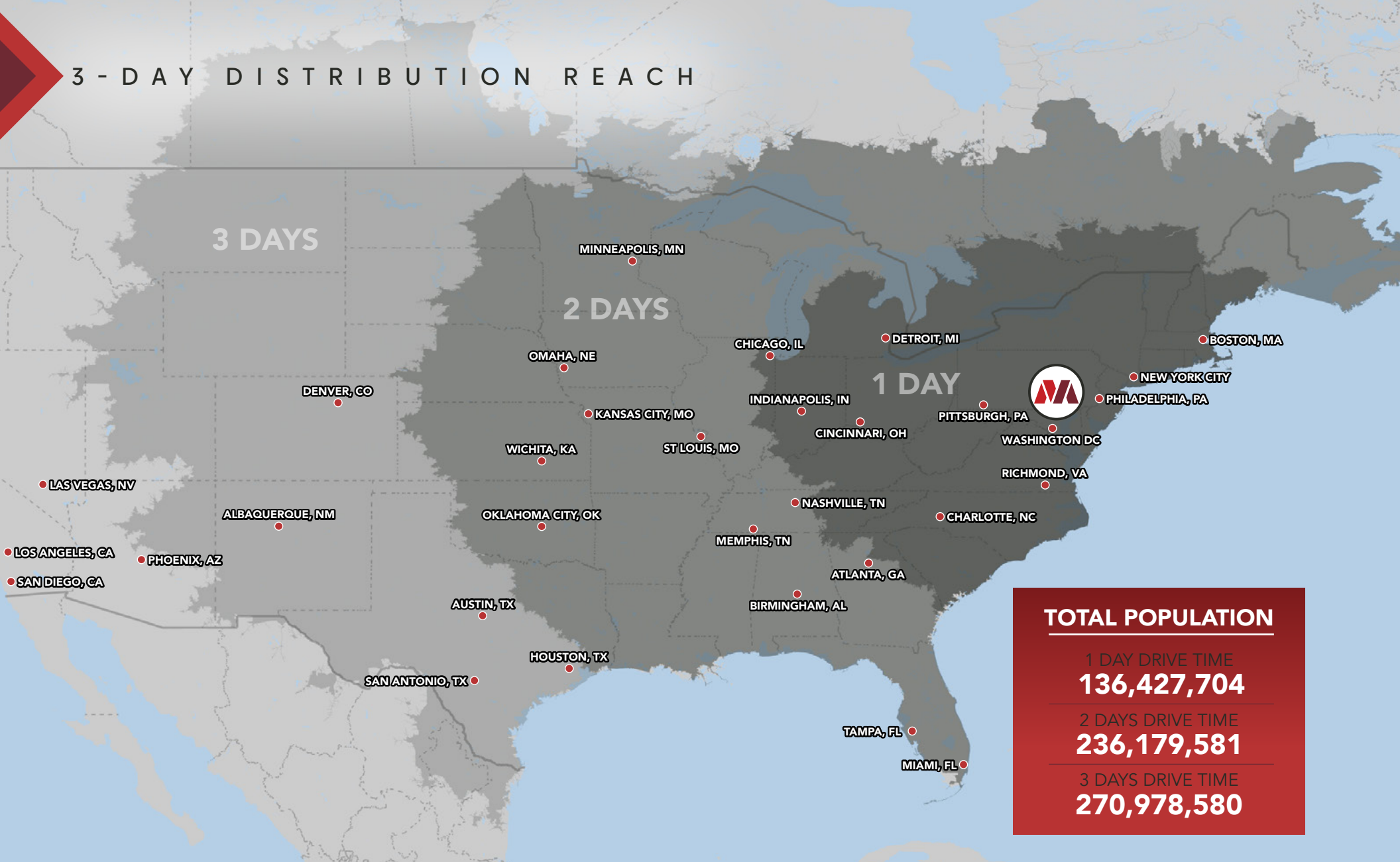
9 HOURS DRIVE TIME

113,019,796

11 HOURS DRIVE TIME

136,427,704

3 - DAY DISTRIBUTION REACH



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