



LOGISTICS[®]
PROPERTY
CO

LOGISTICS 83 BUILDING 3

575 Old York Road, York, PA 17319



243,000 SF • 36' CLEAR HEIGHT • SHOVEL READY

- Modern, Class A distribution facility
- 2 minutes to Route 83 at Exit 36
- 7 minutes from PA Turnpike I-76
- Ample trailer and auto parking
- Access to FedEx Ground
- Within a one day's drive to 40% of the US population and 50% of the Canadian population
- Remarkable access to skilled labor



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**CUSHMAN &
WAKEFIELD**



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36' CLEAR HEIGHT



OFFICES TO SUIT



AMPLE PARKING



GREAT I-83 VISIBILITY



TOTAL BUILDING SIZE	±243,000 SF	FIRE PROTECTION	ESFR
COLUMN SPACING	54' x 48' with 60' speed bay	DOCK DOORS	±38 with 2 drive-in ramps
AUTO PARKING	±132	CLEAR HEIGHT	36'
TRAILER PARKING	±52	FLOORS	6"
CONFIGURATION	Single-side load	LIGHTING	LED

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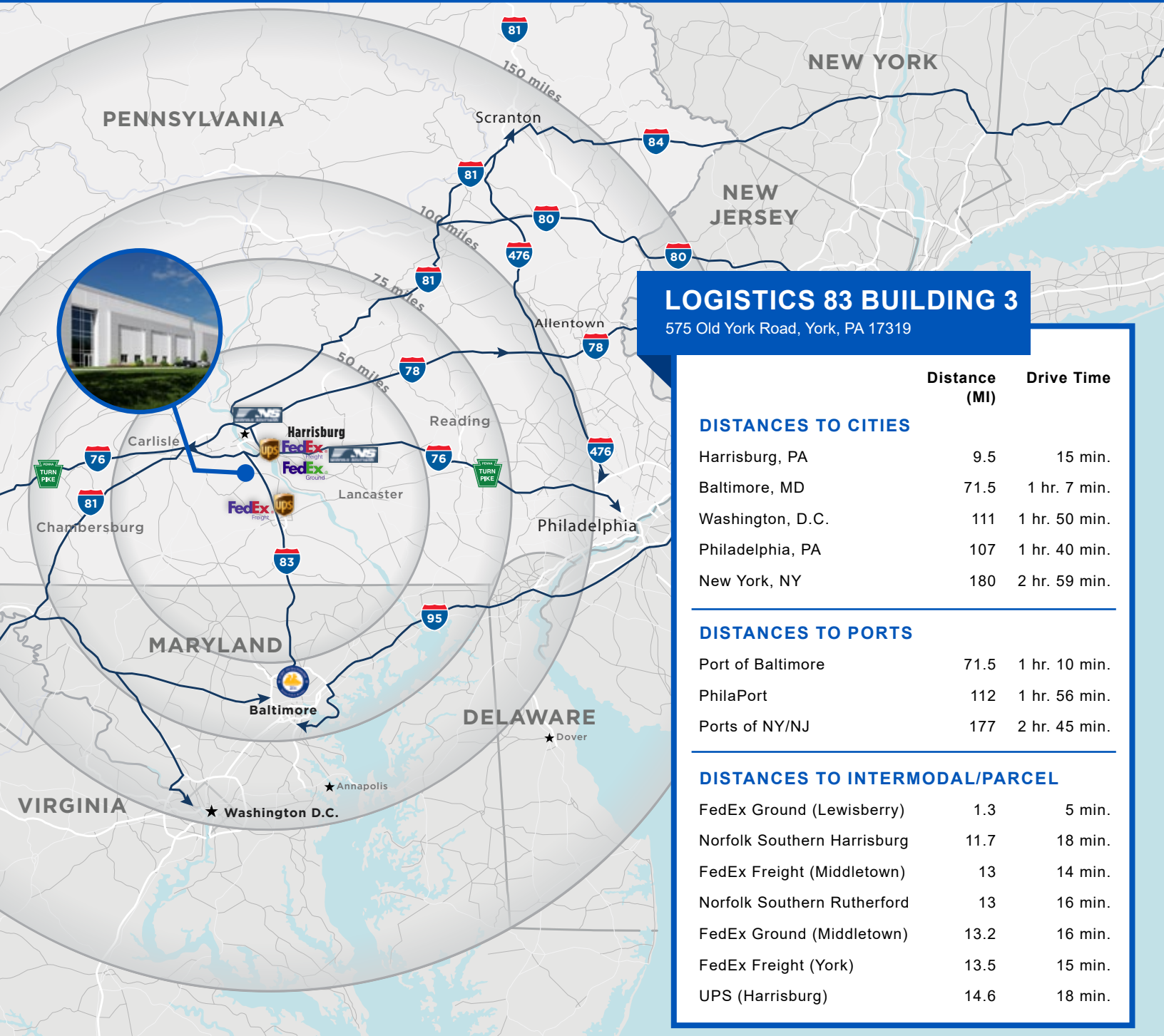
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Distance (MI) **Drive Time**

DISTANCES TO CITIES

Harrisburg, PA	9.5	15 min.
Baltimore, MD	71.5	1 hr. 7 min.
Washington, D.C.	111	1 hr. 50 min.
Philadelphia, PA	107	1 hr. 40 min.
New York, NY	180	2 hr. 59 min.

DISTANCES TO PORTS

Port of Baltimore	71.5	1 hr. 10 min.
PhilaPort	112	1 hr. 56 min.
Ports of NY/NJ	177	2 hr. 45 min.

DISTANCES TO INTERMODAL/PARCEL

FedEx Ground (Lewisberry)	1.3	5 min.
Norfolk Southern Harrisburg	11.7	18 min.
FedEx Freight (Middletown)	13	14 min.
Norfolk Southern Rutherford	13	16 min.
FedEx Ground (Middletown)	13.2	16 min.
FedEx Freight (York)	13.5	15 min.
UPS (Harrisburg)	14.6	18 min.



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