

TRADE CENTER 83 NORTH

MASTER PLAN

East Manchester Township | York County, PA 17406

1,526,400 SF Available

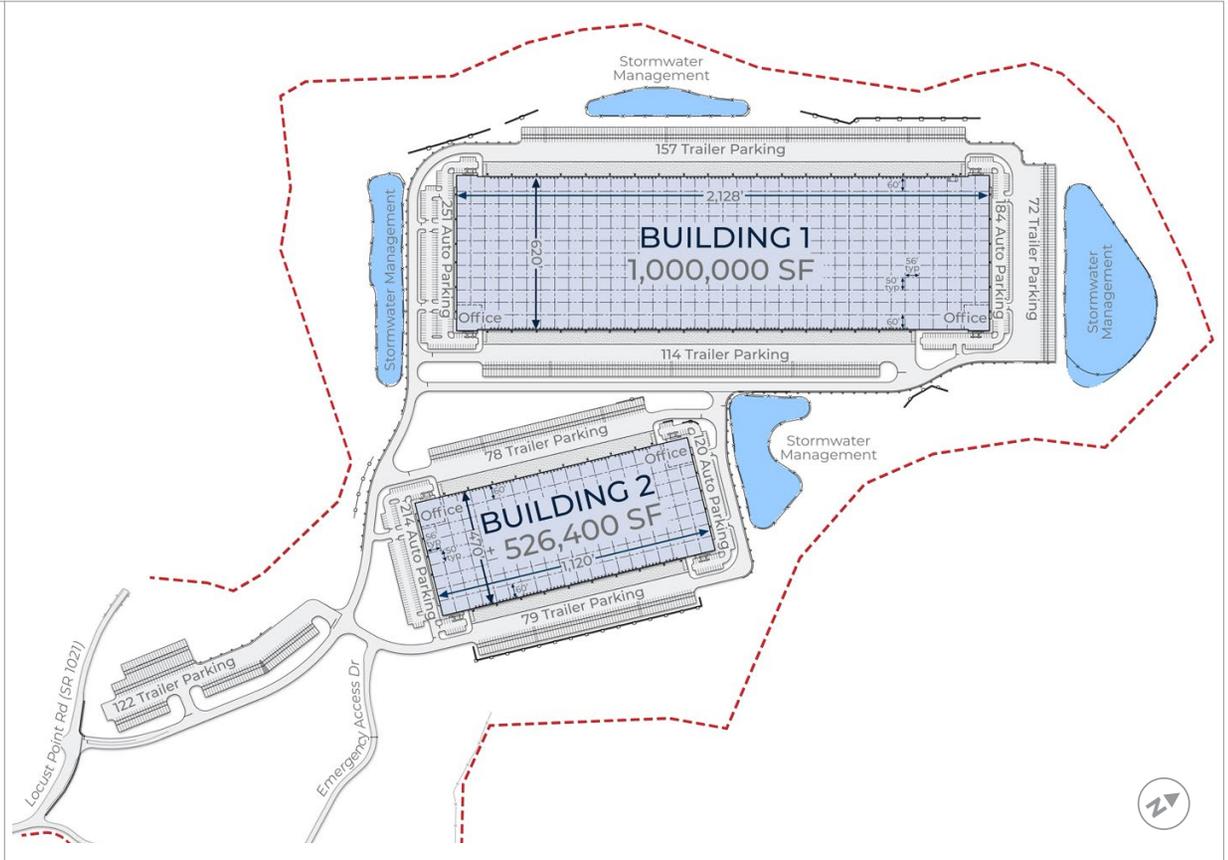
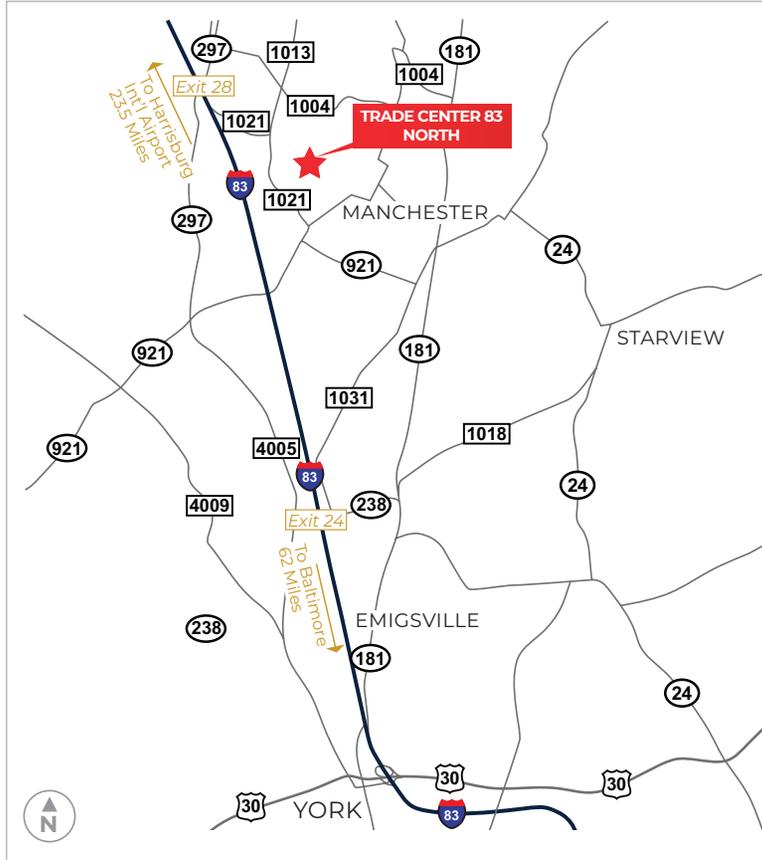
Trade Center 83 North is a best-in-class, two-building distribution center in the Central PA industrial market. The development is ideally located for logistics business with quick and easy access to I-83 connecting to Baltimore/Washington and Harrisburg. Tenants will benefit from this access and the premier labor base in York County.



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PROPERTY OVERVIEW



-  1,526,400 SF on 206 Acres
-  Cross-dock configuration
-  LED lighting
-  ESFR sprinkler system
-  56'W x 50'D typical column spacing; 60'D in staging bay

BUILDING 1

-  40' clear height
-  214 – 9' x 10' dock doors
-  4 – 12' x 14' doors on drive-in ramps
-  435 – auto parking spaces
-  370 – trailer parking spaces

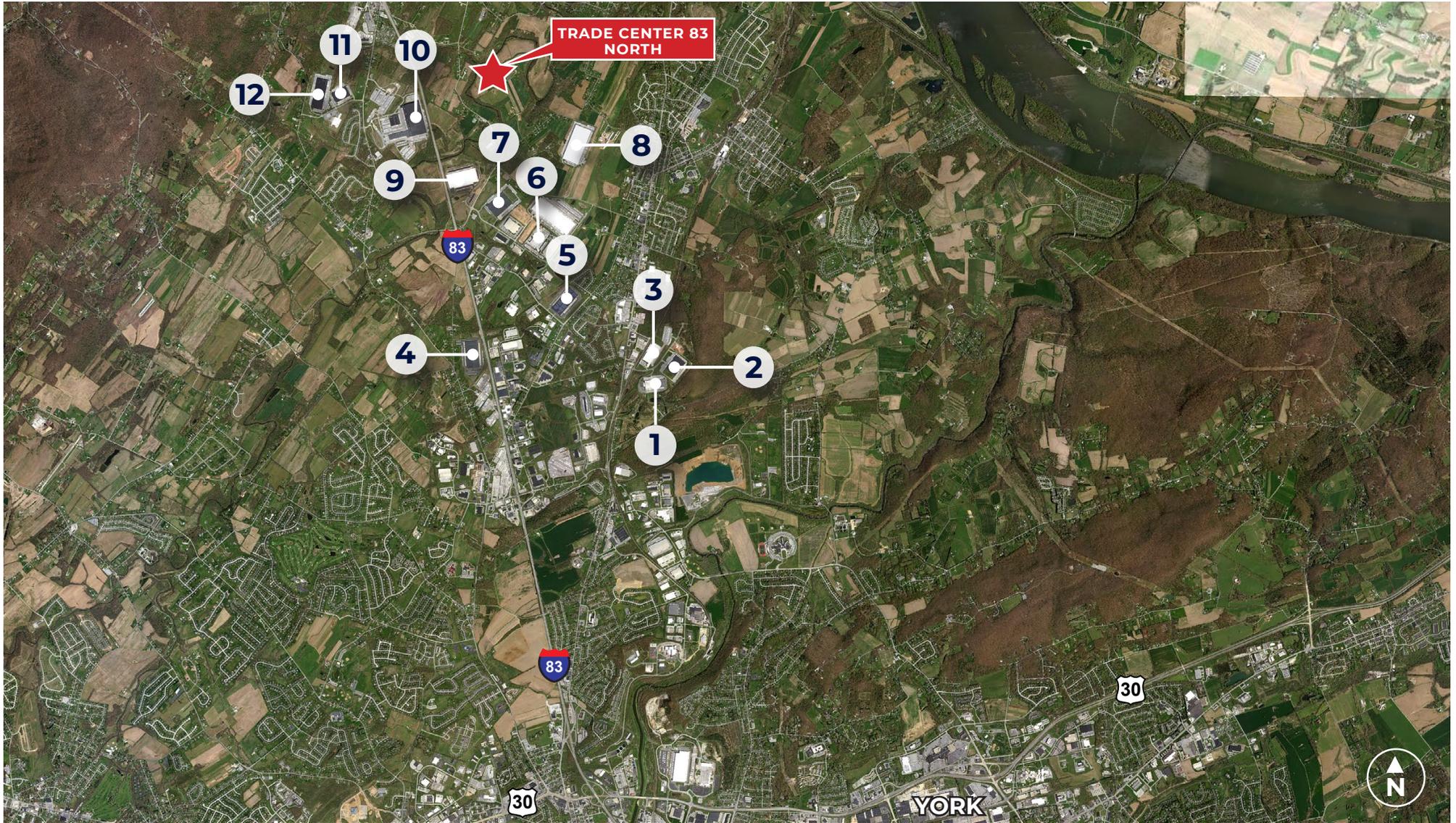
BUILDING 2

-  36' clear height
-  103 – 9' x 10' dock doors
-  4 – 12' x 14' doors on drive-in ramps
-  333 – auto parking spaces
-  157 – trailer parking spaces

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AREA INFORMATION



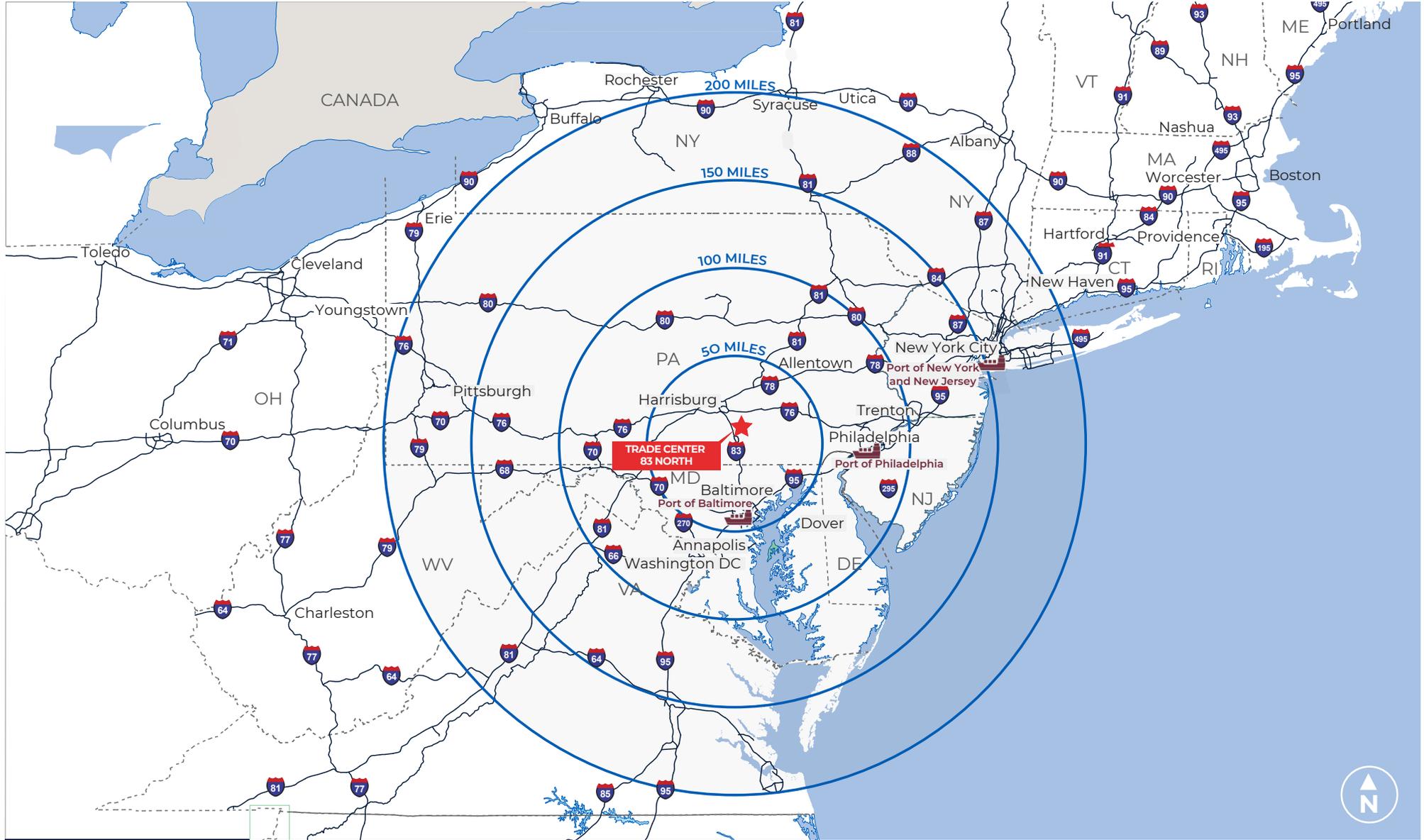
BUSINESSES

- | | | | |
|------------------------|--------------------|--|------------------------------------|
| 1. SalonCentric | 4. Tenneco | 7. Ollie's Bargain Outlet | 10. ES3 LLC |
| 2. Navistar Parts | 5. GlaxoSmithKline | 8. Bayer Pharmaceutical | 11. Crane Cartage Freight Services |
| 3. Con Agra Foods, Inc | 6. Starbucks | 9. Schindler Elevator / Graham Packaging | 12. United Natural Foods |

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AREA INFORMATION



LOCATION BENEFITS

Population
within 45 minutes



Population
within 200 miles



Interstate 83



Interstate 81



Harrisburg Int'l
Airport

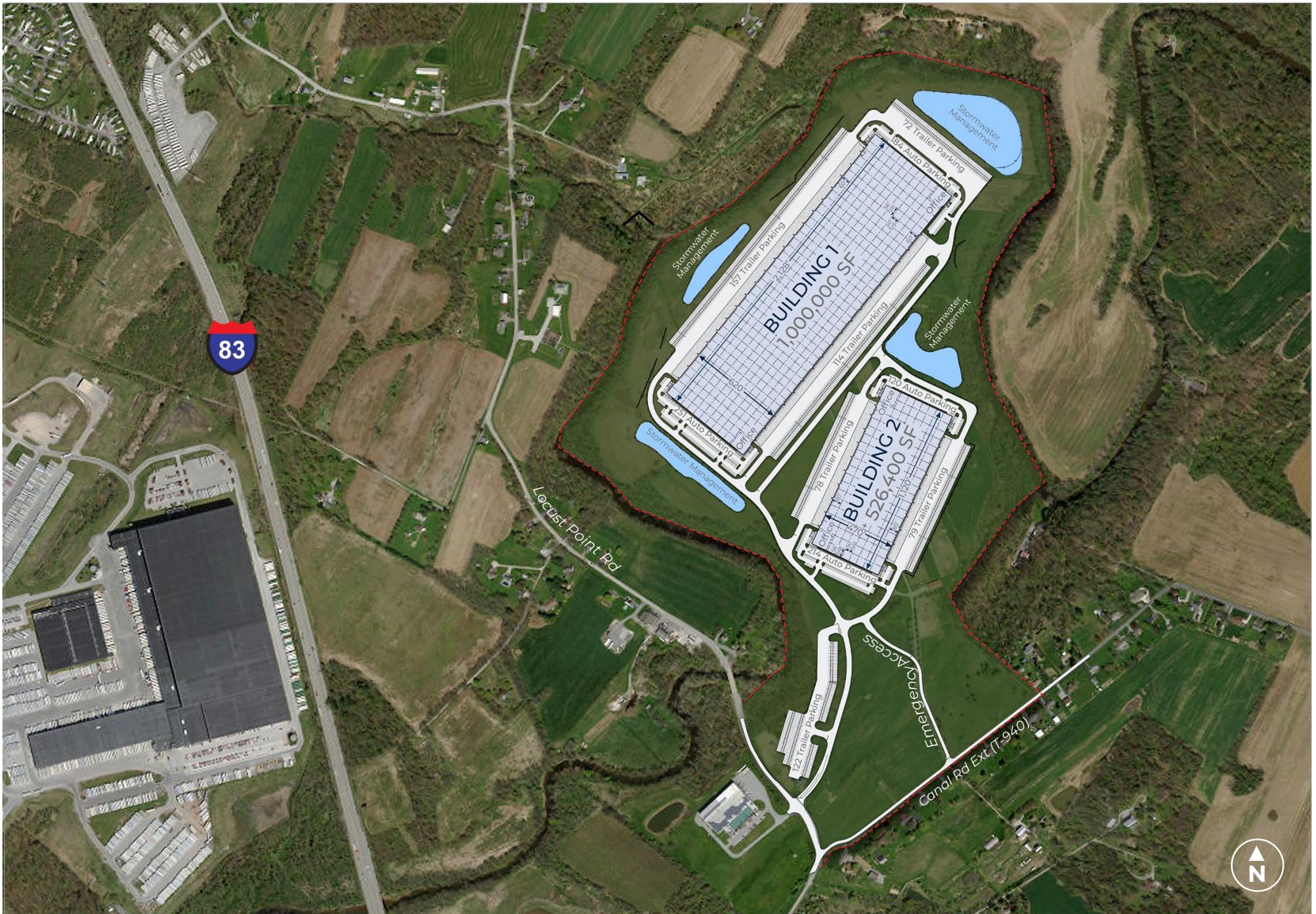


Baltimore CBD



Baltimore / Washington
Int'l Airport





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SITE PLAN

CONTACT

DEVELOPMENT



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