

TRADE CENTER 83 NORTH

MASTER PLAN

East Manchester Township | York County, PA 17406

1,845,760 SF Available

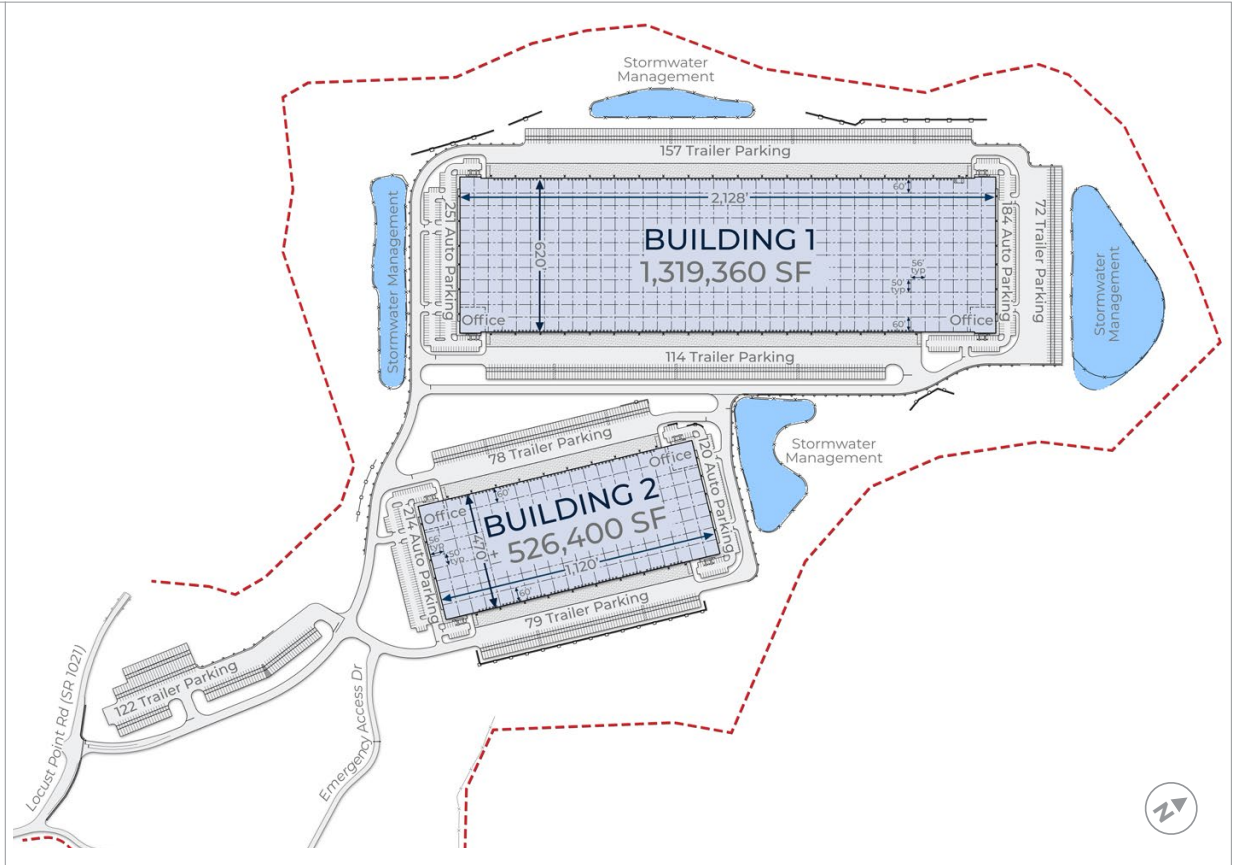
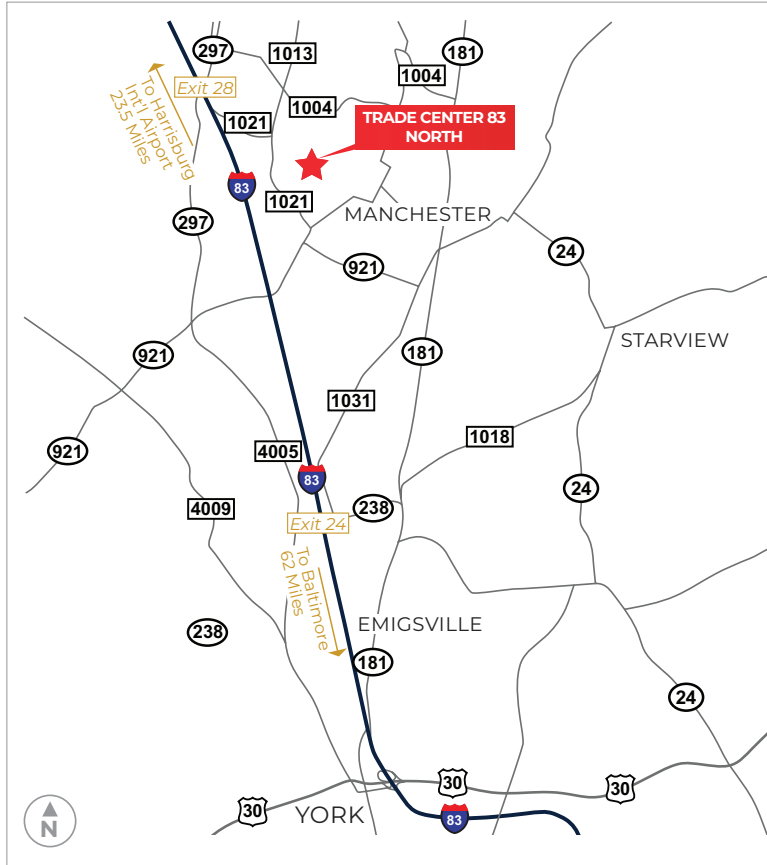
Trade Center 83 North is a best-in-class, two-building distribution center in the Central PA industrial market. The development is ideally located for logistics business with quick and easy access to I-83 connecting to Baltimore/Washington and Harrisburg. Tenants will benefit from this access and the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








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EAST MANCHESTER TOWNSHIP | YORK COUNTY, PA 17406

PROPERTY OVERVIEW








-  1,845,760 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

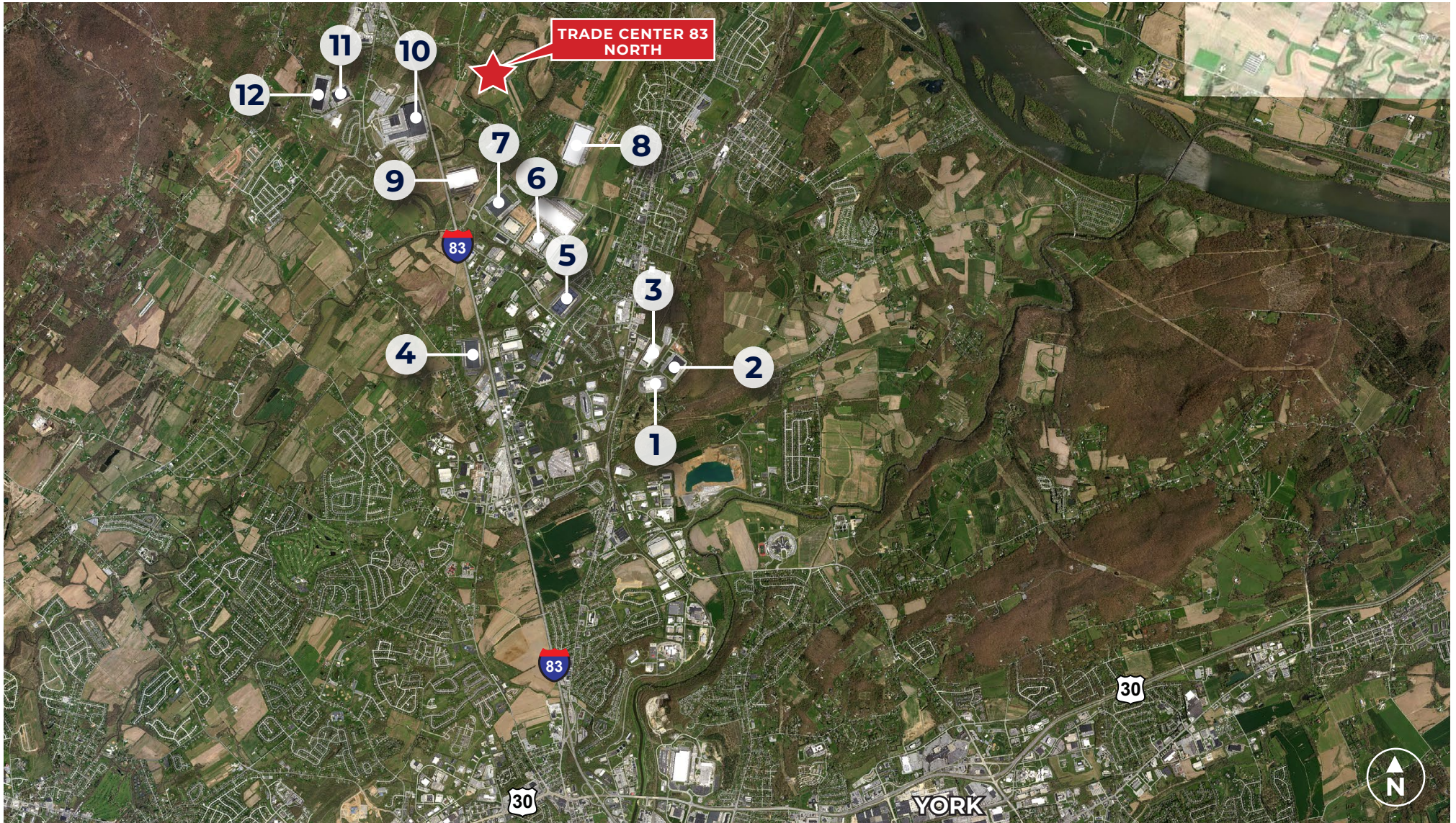
BUILDING 2

-  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

2. Navistar Parts

3. Con Agra Foods, Inc

4. Tenneco

5. GlaxoSmithKline

6. Starbucks

7. Ollie's Bargain Outlet

8. Bayer Pharmaceutical

9. Schindler Elevator / Graham Packaging

10. ES3 LLC

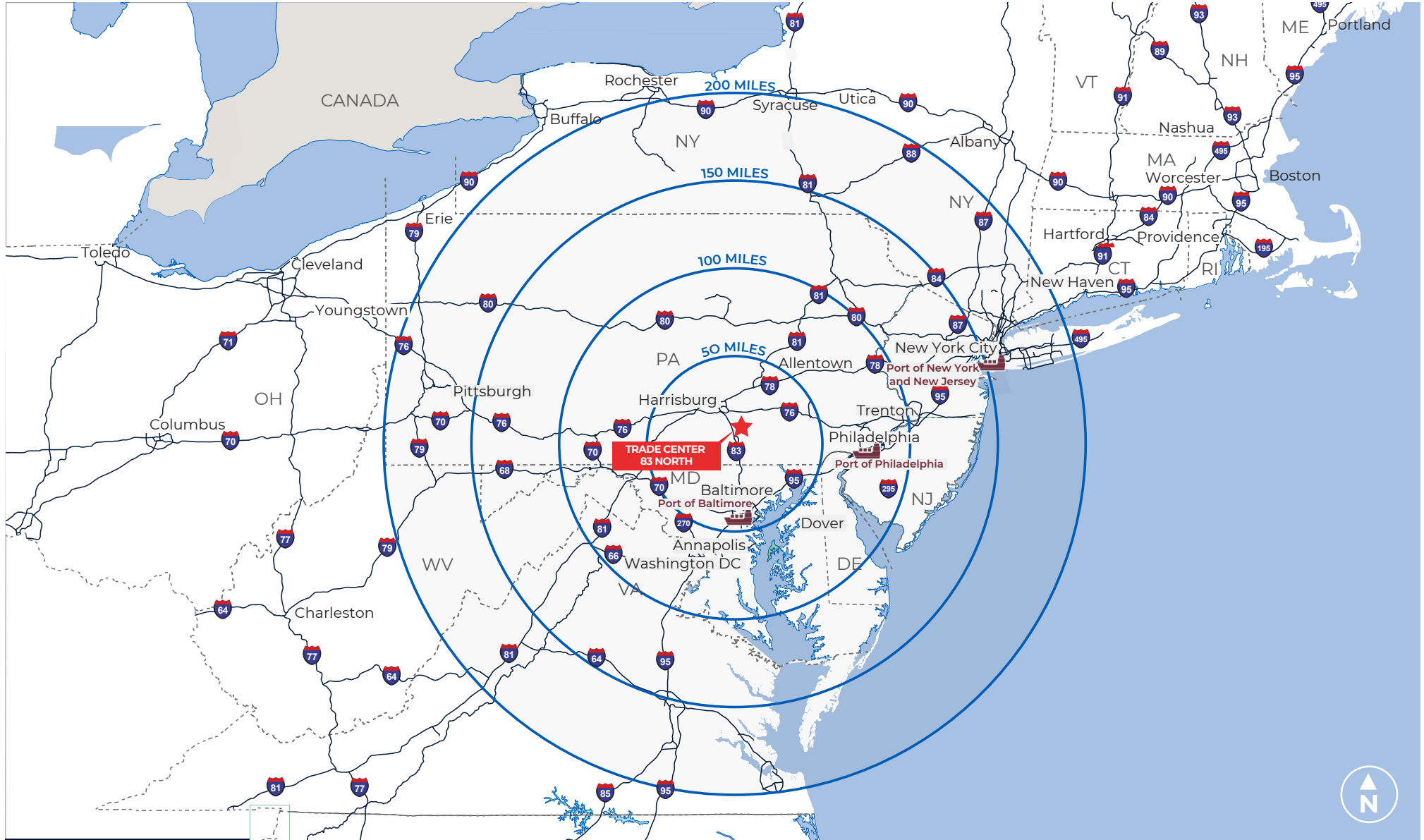
11. Crane Cartage Freight Services

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

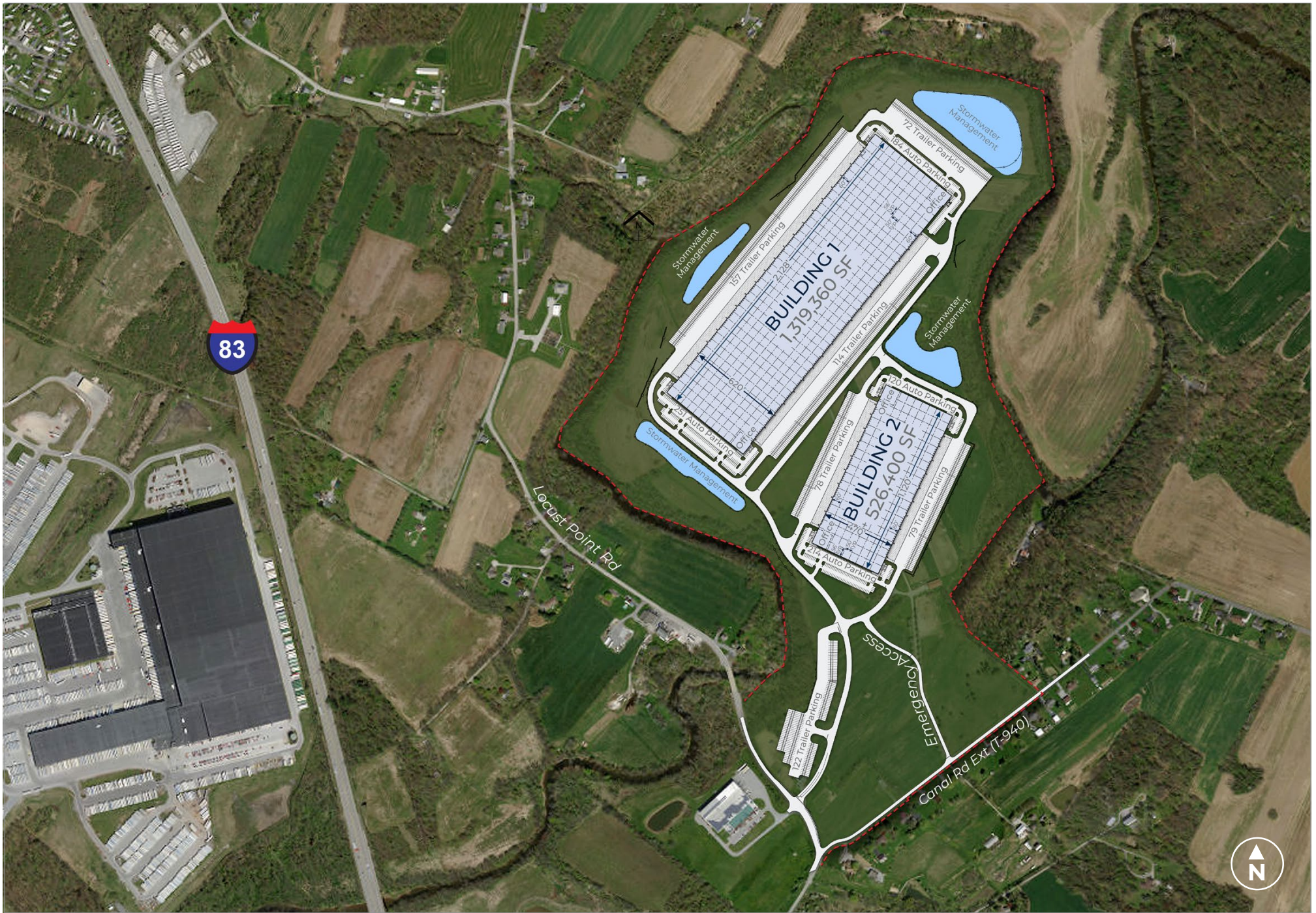


Baltimore CBD



Baltimore / Washington Int'l Airport





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SITE PLAN

CONTACT

DEVELOPMENT



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