

301 BUTTERFLY COMMONS DRIVE

YORK, PA

FOR SUBLEASE

±202,600 SF

AVAILABLE

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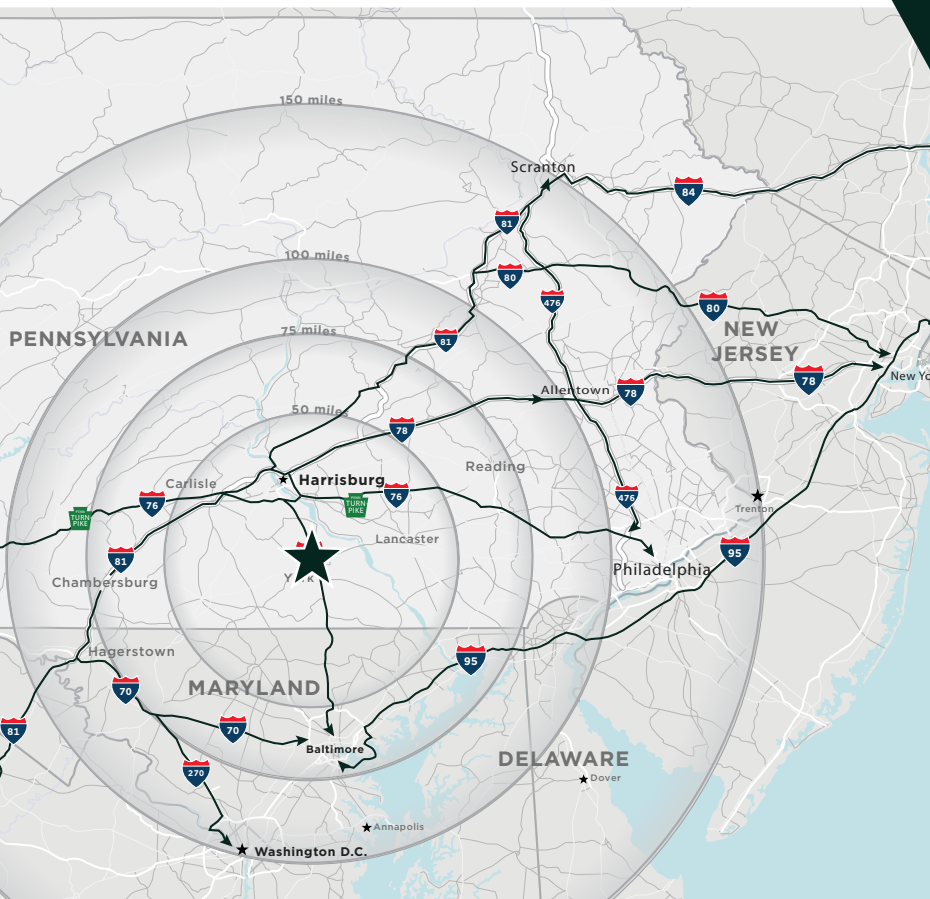


**CUSHMAN &
WAKEFIELD**

LOCATION



DRIVE TIMES



I-83
2 MILES

YORK, PA
5 MILES

BALTIMORE, MD
55 MILES

PHILADELPHIA, PA
98 MILES

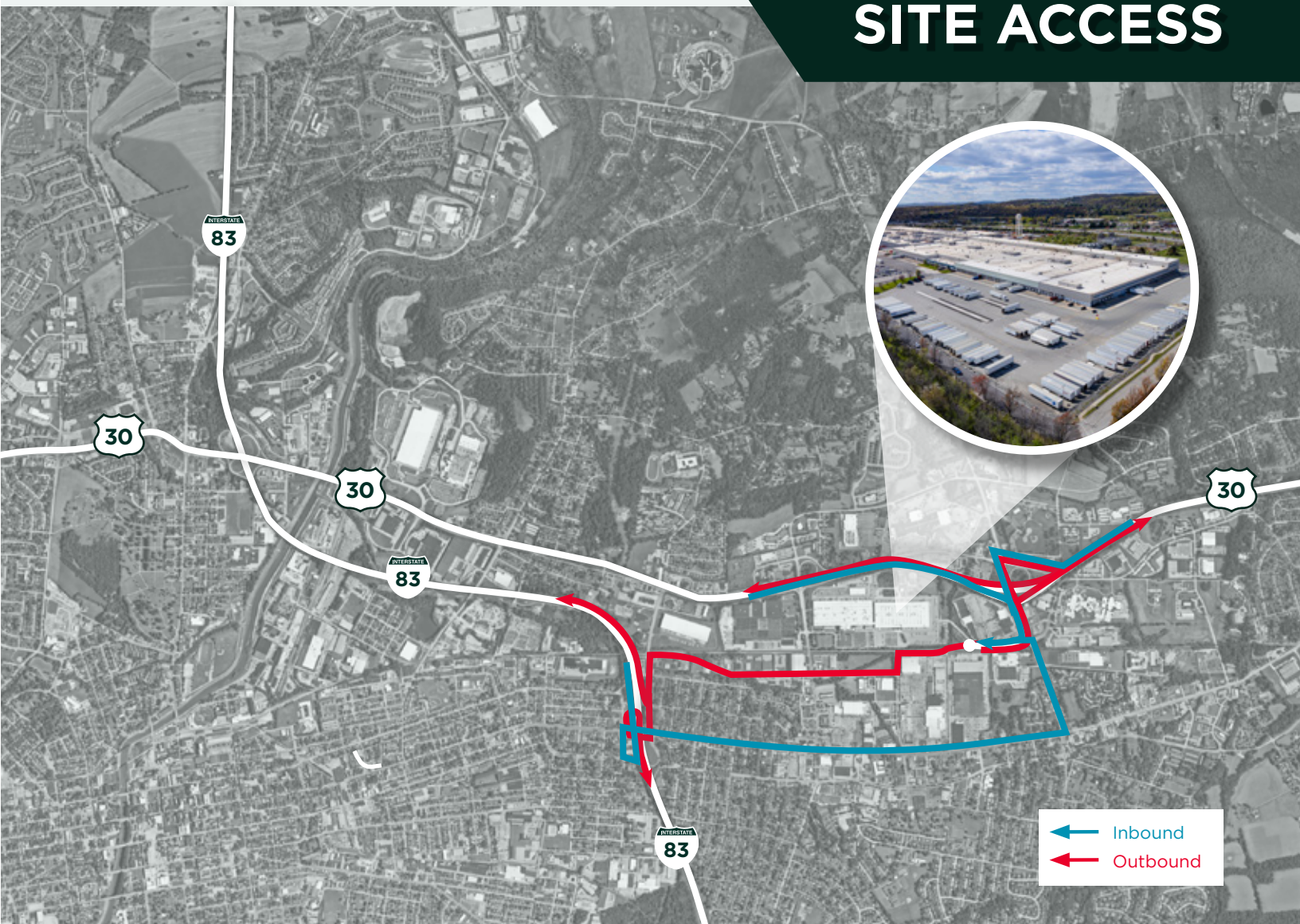
I-81
32 MILES

HARRISBURG, PA
28 MILES

WASHINGTON, D.C.
95 MILES

NEW YORK, NY
182 MILES

SITE ACCESS



SITE ADVANTAGES



PRIME LOCATION in industrial-dense York County within the largest submarket in the PA Corridor, Central PA



PROXIMITY to major roadway systems including Interstate 83 and State Route 30 via truck-friendly routes

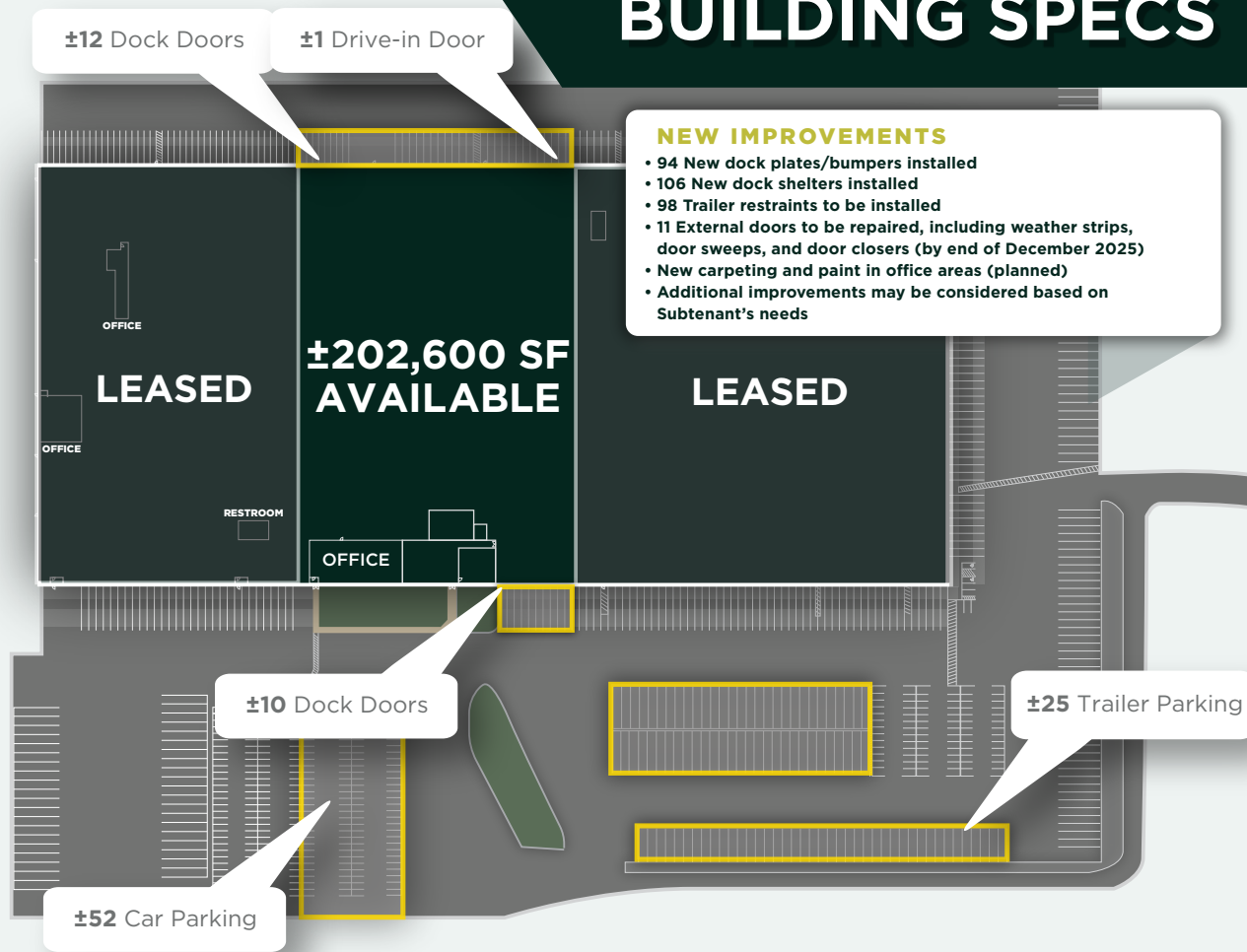


HEAVY POWER manufacturing/distribution space available immediately for sublease through 3/31/31



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±202,600 SQUARE FEET **20'-32'** CLEAR HEIGHT **±52** AUTO SPACES **±25** TRAILER SPACES

AVAILABLE SF	±202,600 SF	COLUMN SPACING	40' x 40' Typical, 60' in front speed bay, 100' in rear speed bay
BUILDING DIMENSIONS	1224' x 562'	CLEAR HEIGHT	20' Typical, 25' in front loading bay, 32' in rear loading bay
FIRST FLOOR OFFICE	±7,000 SF (includes large conference room, several private offices, open office area, small kitchenette area, and men's and women's restrooms)	TRAILER PARKING	±25
DEDICATED TRUCKER ENTRANCE OFFICE	7,500 SF (includes check-in office, large breakroom, men's and women's locker rooms/restrooms)	AUTO PARKING	±52
SECOND FLOOR OFFICE	±1,345 SF (open office area and private office)	DOCK DOORS	±22
RESTROOMS	1 - Men's and women's restrooms in warehouse (front left)	DRIVE-IN DOORS	1 (20' x 22')
SECURITY	Fully fenced & gated	HVAC	5 Roof mounted Cambridge Units
		LIGHTING	LED on Motion Sensors
		FIRE PROTECTION	Wet System
		POWER	2,300a 277/480v 3p 4w

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