



YORK COUNTY

TRADE CENTER

901 YORK ROAD, DILLSBURG PA



➤ **±376,000 SF**
AVAILABLE IMMEDIATELY

Trammell Crow Company

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PROPERTY DETAILS



YORK COUNTY
TRADE CENTER
901 YORK ROAD, DILLSBURG PA



±376,000 SF
AVAILABLE

3,750 SF
SPEC OFFICE

40'
CLEAR HEIGHT

80
DOCK POSITIONS
(60 equipped with 45,000 lb.
Pentalift Levelers)

253
CAR PARKING SPOTS

98
TRAILER PARKING SPOTS

3,000 AMP
AVAILABLE POWER

ESFR Sprinkler System
6" Fire Water Service Line to Pump House
with 2000 GPM diesel fire pump, 140,000 gal
Water Storage Tank, 10" Fire Water Loop)

LED
WHSE LIGHTING

➤ OCCUPIERS + ACCESS



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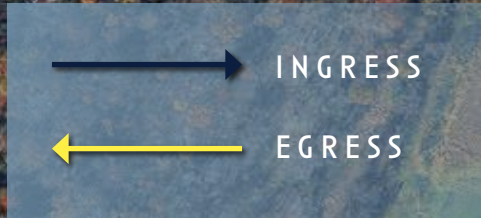
IMMEDIATE ACCESS TO RT 15 AND KEY REGIONAL ROADWAYS



IMMEDIATE ACCESS



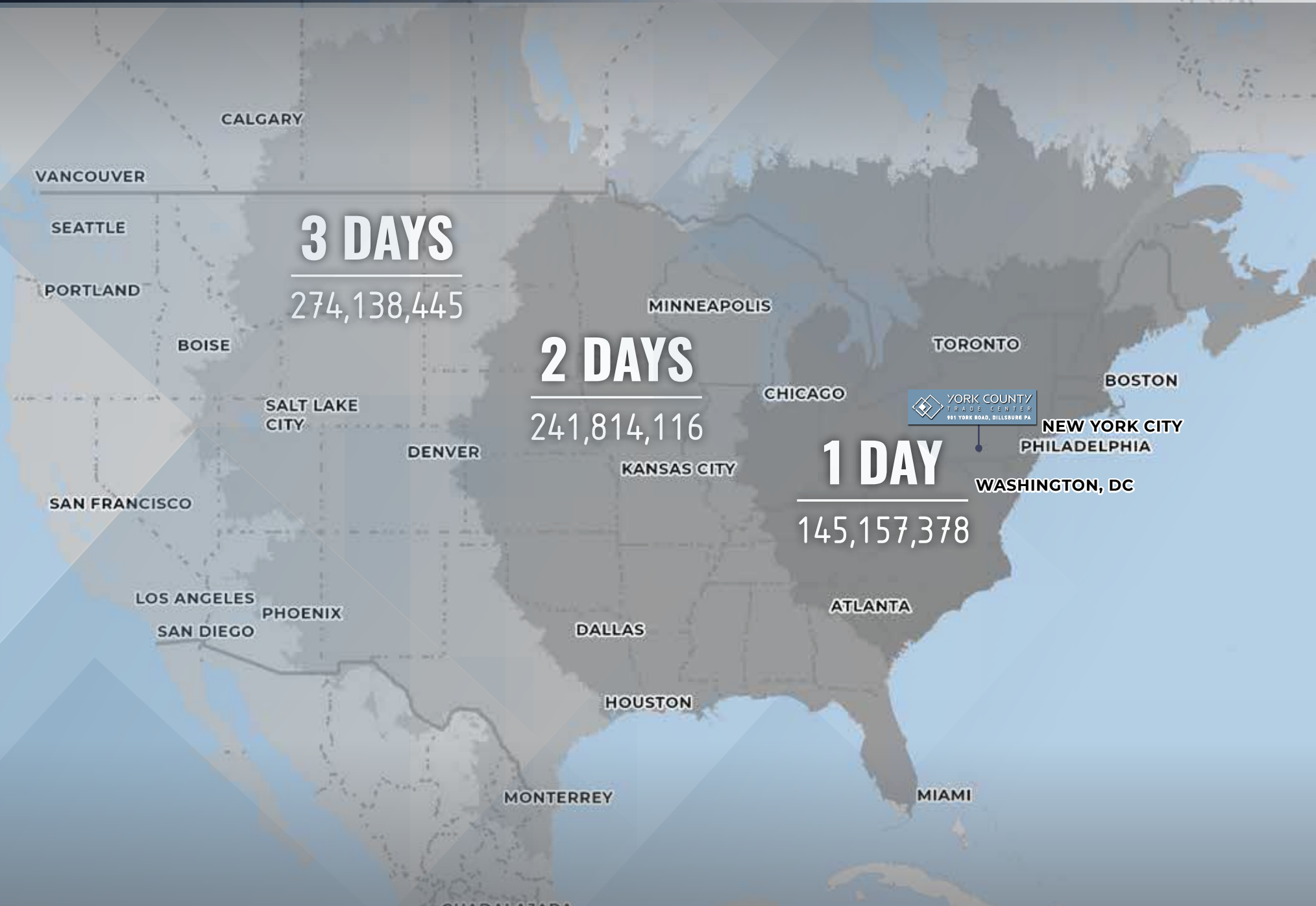
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DISTRIBUTION REACH



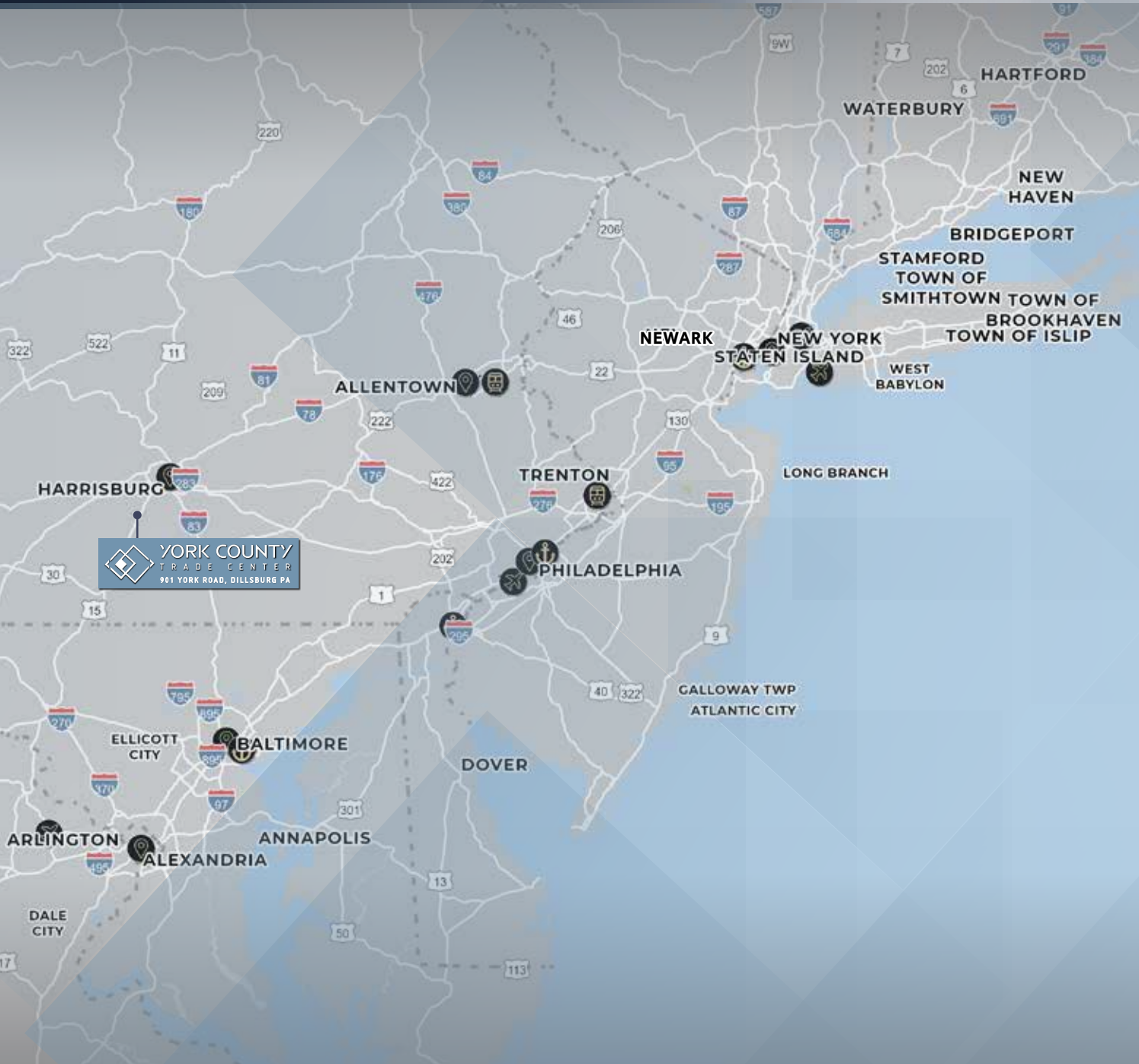
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ACCESS POINTS



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	HARRISBURG, PA	13 MI
	BALTIMORE, MD	62 MI
	ALLENTOWN, PA	89 MI
	PHILADELPHIA, PA	100 MI
	PHILAPORT	104 MI
	WASHINGTON, DC	85 MI
	NEW YORK, NY	165 MI
	BOSTON, MA	348 MI
	NS INTERMODAL BELTHLEHEM, PA	96 MI
	NS INTERMODAL MORRISVILLE, PA	116 MI
	PHILADELPHIA INT'L AIRPORT	97 MI
	DULLES INT'L AIRPORT	84 MI
	JFK INT'L AIRPORT	176 MI
	LAGUARDIA INT'L AIRPORT	173 MI
	PORT OF BALTIMORE, MD	65 MI
	PORT OF WILMINGTON, DE	85 MI
	PORT ELIZABETH, NJ	158 MI

REGIONAL LABOR REACH



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WAREHOUSE WORKERS

AVERAGE HOURLY EARNINGS \$16.25

	2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RESIDENT WORKERS	2023 NET COMMUTERS
30-MIN	17,472	12%	2,943
45-MIN	35,345	11%	5,506
60-MIN	54,504	10%	5,241



FORKLIFT DRIVERS

AVERAGE HOURLY EARNINGS \$18.72

	2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RESIDENT WORKERS	2023 NET COMMUTERS
30-MIN	3,477	39%	1,297
45-MIN	6,604	36%	1,497
60-MIN	9,642	34%	1,389



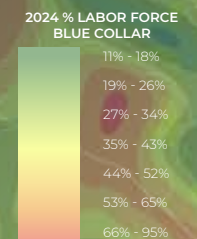
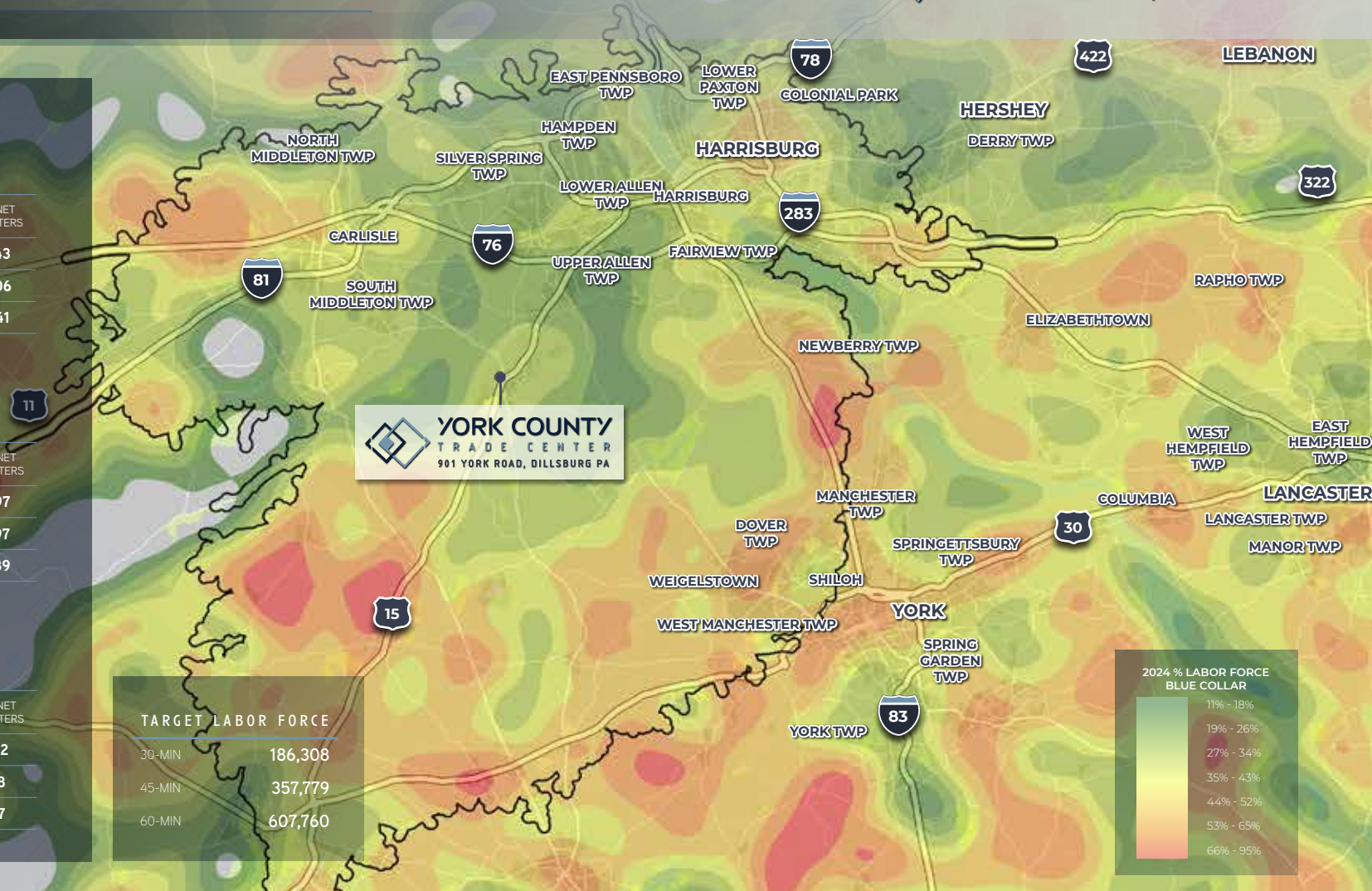
CHAMBERSBURG MANUFACTURING

AVERAGE HOURLY EARNINGS \$18.72

	2023 RESIDENT WORKERS	2018-2023 % CHANGE IN RESIDENT WORKERS	2023 NET COMMUTERS
30-MIN	2,603	17%	-222
45-MIN	6,434	7%	598
60-MIN	10,862	3%	707

TARGET LABOR FORCE

30-MIN	186,308
45-MIN	357,779
60-MIN	607,760



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