



**MARKWARD
GROUP**

58,240 SF SUBLEASE



**520 Busser Rd
York, PA 17460**



**SUBLEASE
through
August 2030**

Features

- Built in 2023
- 9 +/- Dock Doors Available
- One (1) Drive-In Door
- Trailer Parking
- 36' Clear Height
- Racking Available
- Forklift Charging Stations
- 2,500 SF Office Space
- Breakroom
- 5 Bathrooms

Zoning

- Industrial

Lease Rate

- Call for details



CONTACT

Del Markward, SIOR
President / Founder

dmarkward@markwardgroup.com
610.306.6600

Ann Kline
VP / Associate Broker

akline@markwardgroup.com
610.295.6602

Dutch Markward
Managing Director

dutch@markwardgroup.com
610.888.3804



SIOR



MARKWARD GROUP

5925 Tilghman Street, Suite 1400 | Allentown, PA 18104 | 610.295.6600

CODORUS CREEK B

520 Busser Rd, York, PA 17460

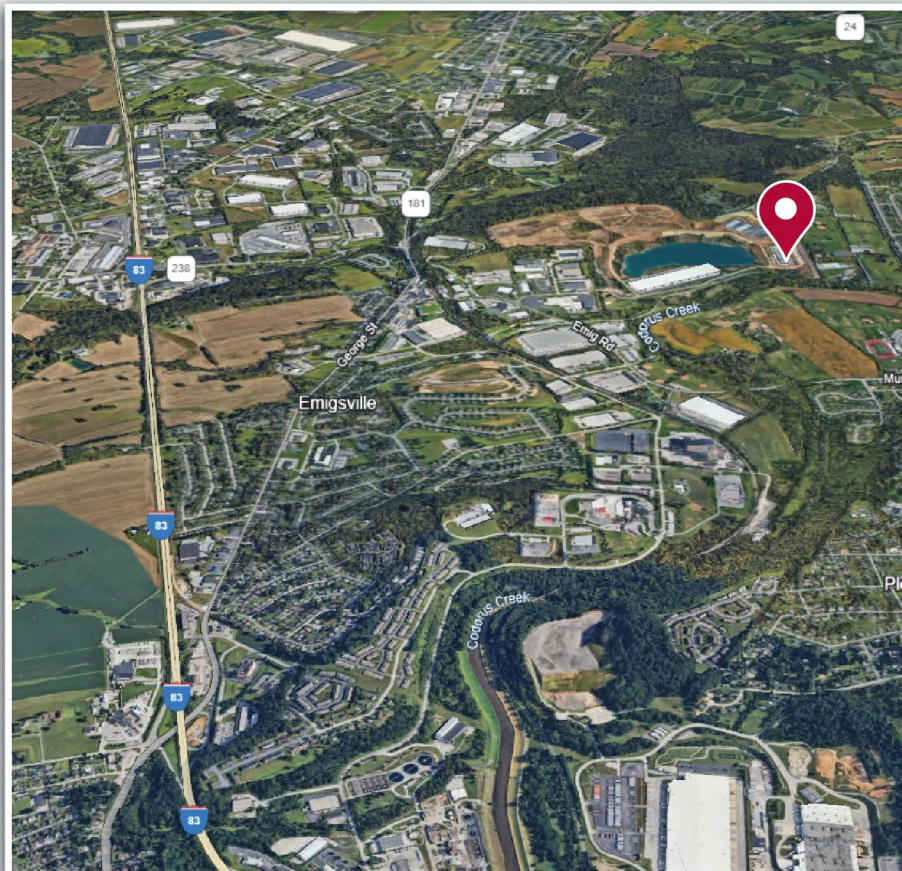
Specifications

AVAILABLE SPACE SPECIFICATIONS

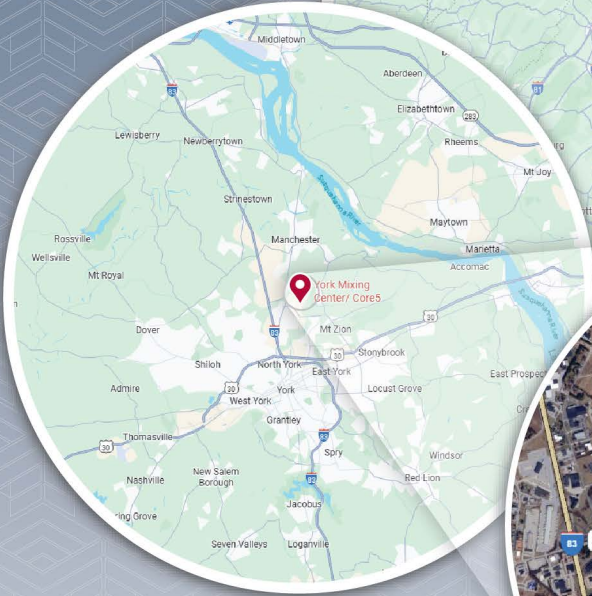
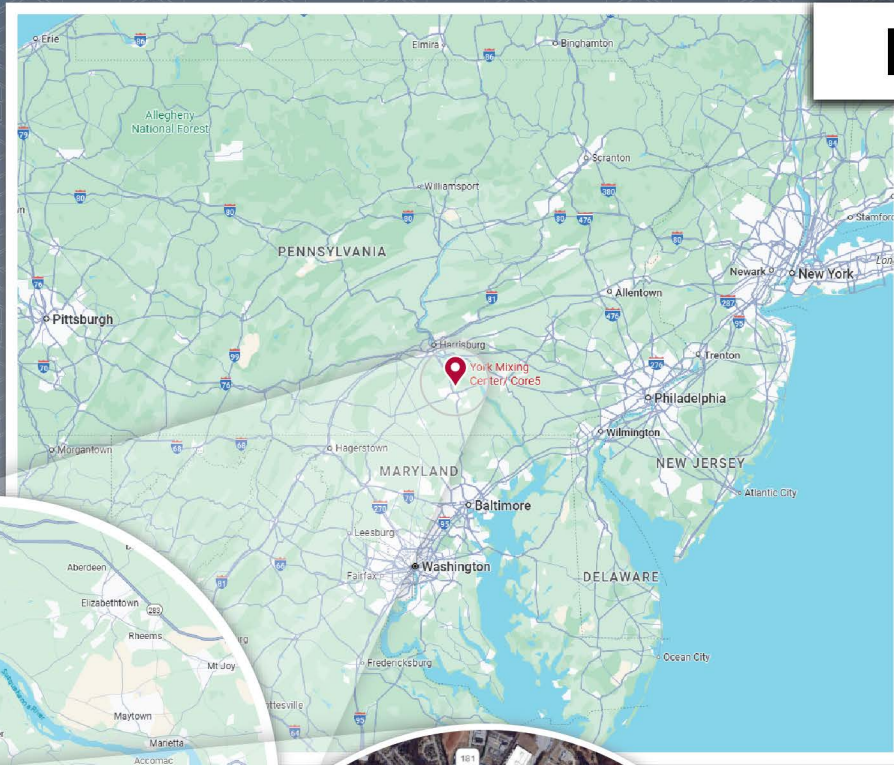
Area	58,240 SF	Truck Court	190' Deep
Dimensions	224' x 260'	Car Parking	+/- 133 Spaces
Building Configuration	Single Load	Trailer Parking Total	14 Spaces
Acreage	+/- 17.2 Acres	Dock Doors	+/- 9 (9' x 10' insulated)
Column Spacing	56' x 50' (60' Speed Bay)	Drive-In Doors	1 (14' x 16' ramped)
Clear Height	36'	Sprinkler	ESFR

TOTAL BUILDING SPECIFICATIONS

Building Area	+/- 203,840 SF	Truck Court	190' Deep
Building Dimensions	784' x 260'	Car Parking	+/- 133 Spaces
Building Configuration	Single Load	Trailer Parking Total	+/- 54 Spaces
Acreage	+/- 17.2 Acres	Dock Doors	+/- 38 (9' x 10' insulated)
Column Spacing	56' x 50' (60' Speed Bay)	Drive-In Doors	+/- 2 (14' x 16' ramped)
Clear Height	36'	Sprinkler	ESFR

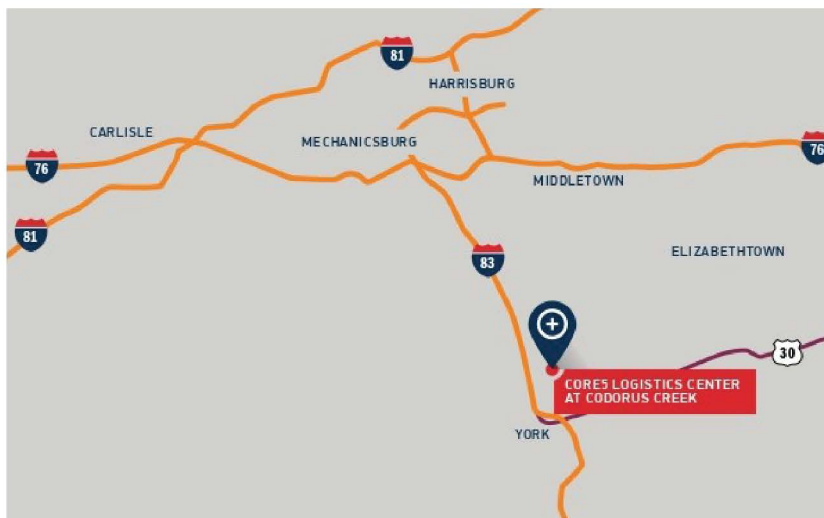


Location



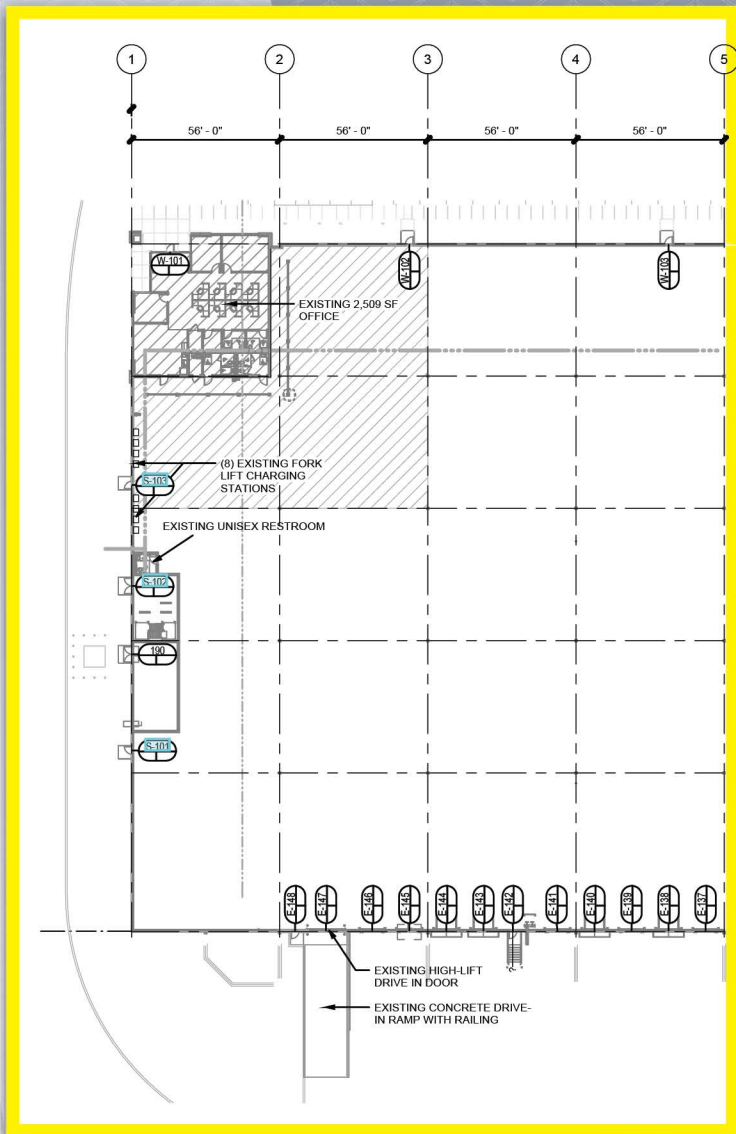
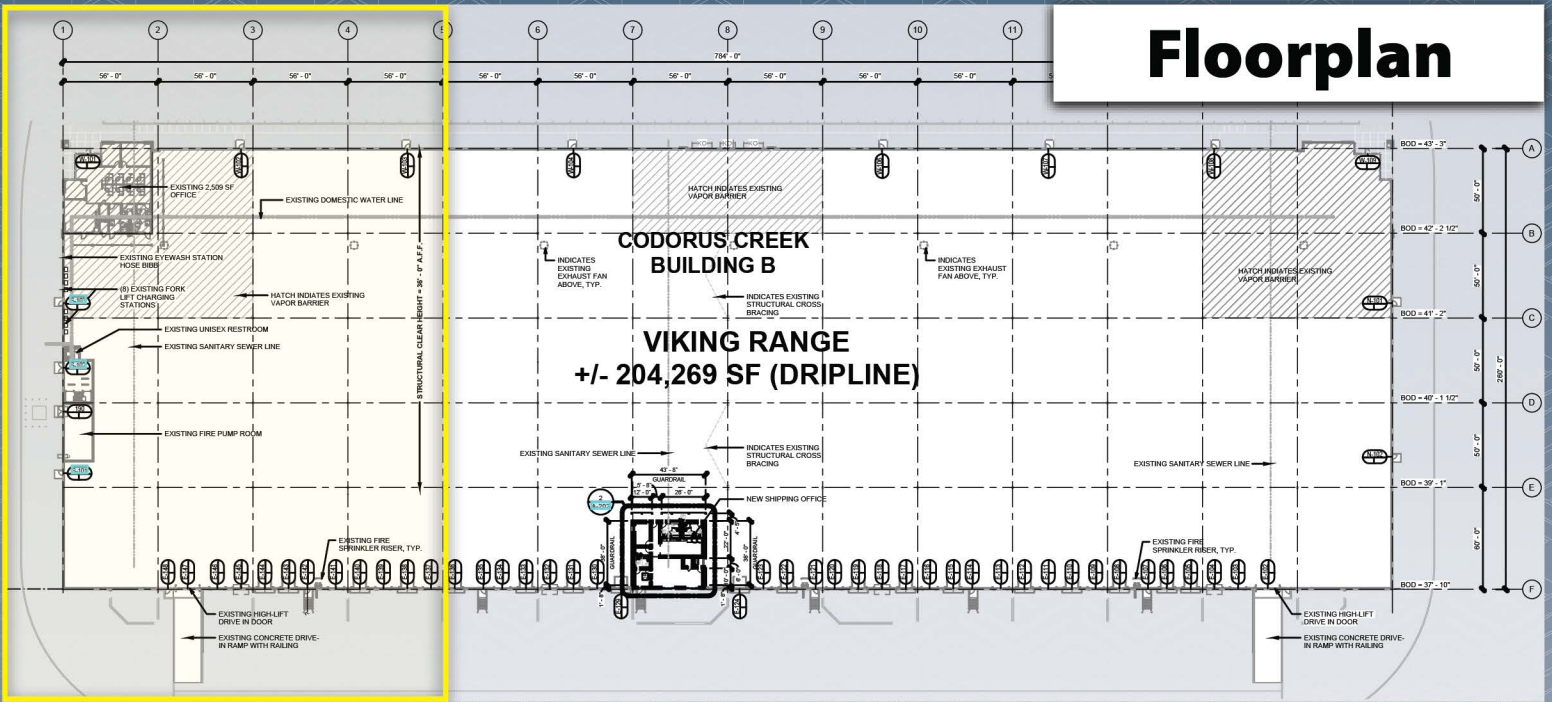
CODORUS CREEK B

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York, PA 17460



I-83, Exit 22	2.8 miles
Route 30	3.1 miles
York, PA	4.8 miles
Harrisburg, PA	23 miles
Lancaster, PA	29 miles
Baltimore, MD	59 miles
Washington, DC	99 miles
Philadelphia, PA	101 miles
New York, NY	189 miles

Floorplan



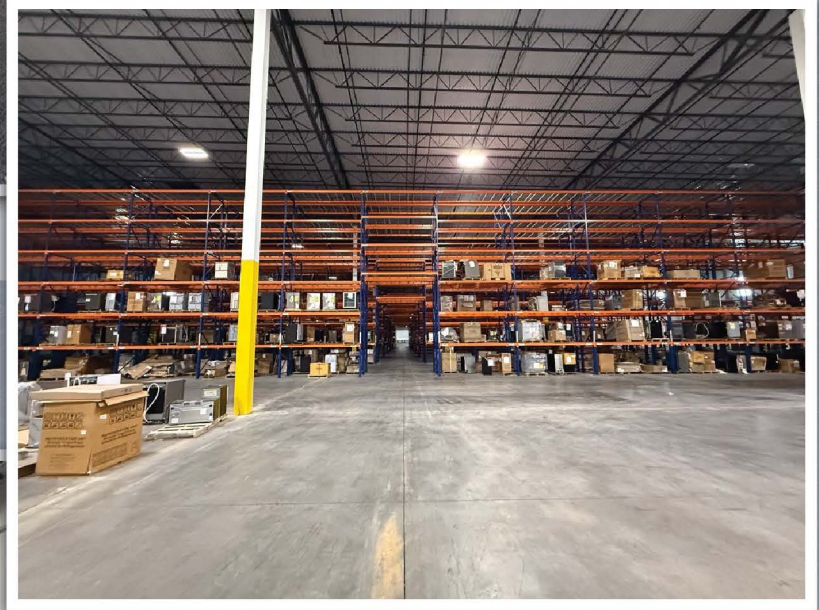
**AVAILABLE
UP TO
58,240 SF**

Interior Images



Office Space

Racks (Moveable) - 36' Clear

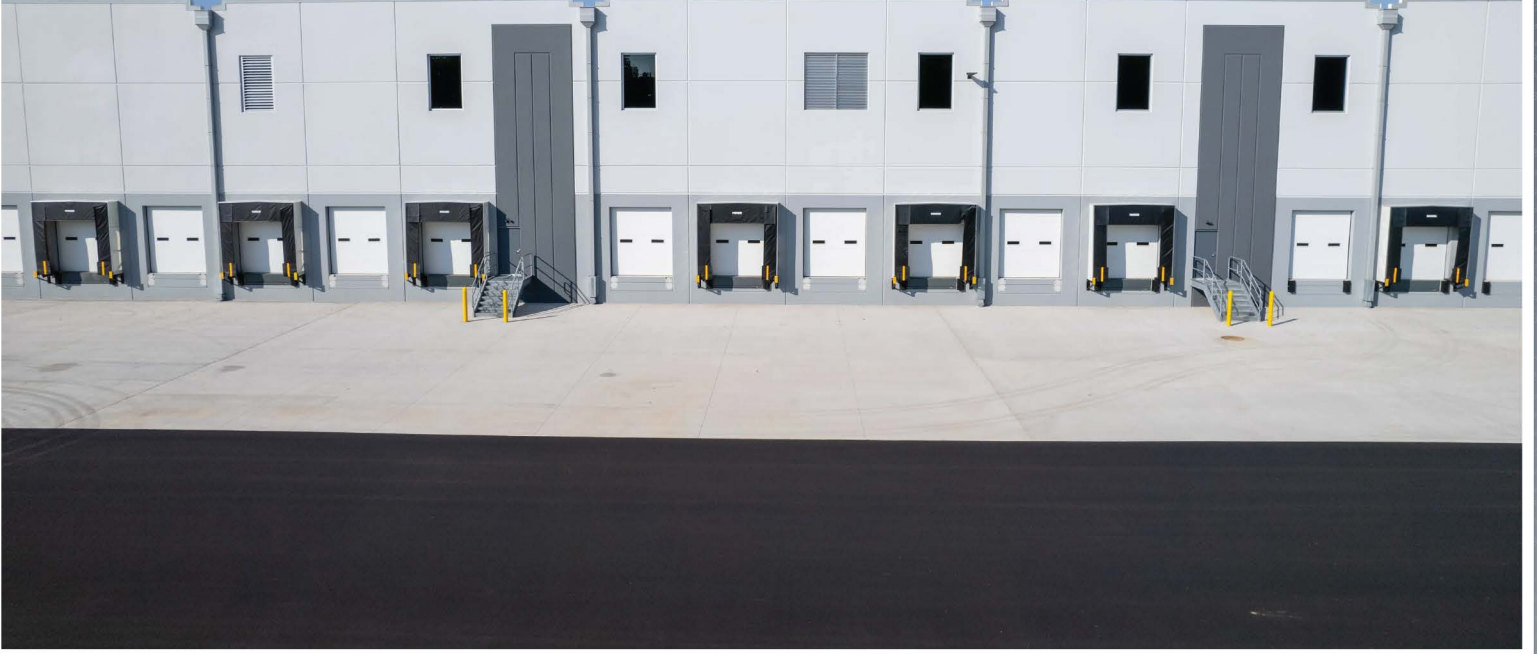


Forklift Charging Stations

Breakroom



Exterior Images



9 +/- Loading Docks



AVAILABLE

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.



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