

700 CANAL ROAD EXT YORK, PENNSYLVANIA

FOR LEASE



CROSS-DOCK FACILITY

±374,254 SF
AVAILABLE



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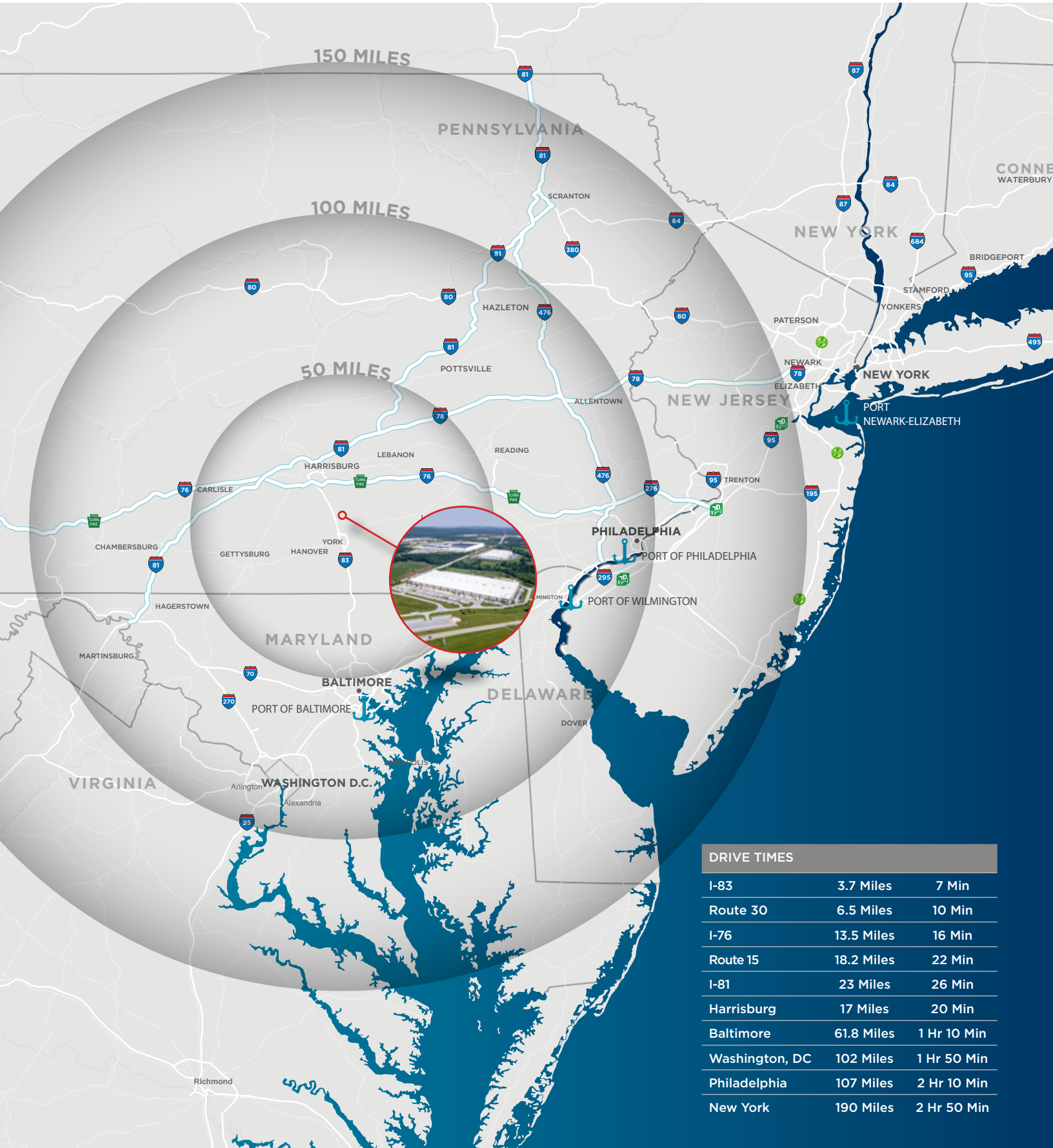
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REGIONAL MAP

700 CANAL ROAD EXT YORK, PENNSYLVANIA



DRIVE TIMES

I-83	3.7 Miles	7 Min
Route 30	6.5 Miles	10 Min
I-76	13.5 Miles	16 Min
Route 15	18.2 Miles	22 Min
I-81	23 Miles	26 Min
Harrisburg	17 Miles	20 Min
Baltimore	61.8 Miles	1 Hr 10 Min
Washington, DC	102 Miles	1 Hr 50 Min
Philadelphia	107 Miles	2 Hr 10 Min
New York	190 Miles	2 Hr 50 Min

LOCATION

700 CANAL ROAD EXT
YORK, PENNSYLVANIA



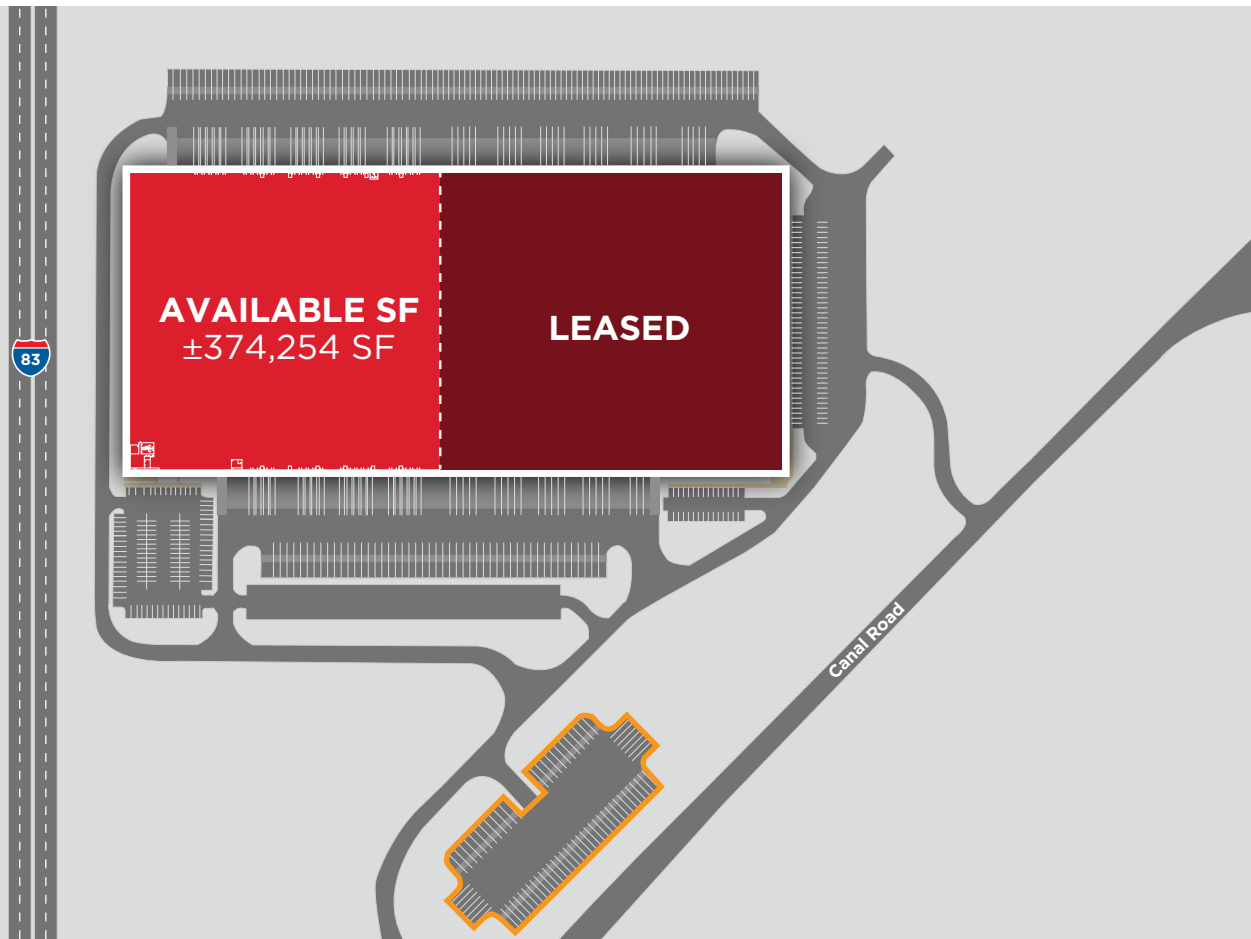
STATE-OF-THE-ART, CLASS A industrial warehouse offers all the modern amenities; designed to support high-performance logistics, distribution, or manufacturing operations.



PRIME ACCESS offering truck-friendly connectivity to I-83 and Route 30—two major regional transportation arteries.



STRONG LABOR BASE with a reliable blue-collar demographic ideal for industrial operations. Over 30% of the regional workforce is employed in manufacturing, transportation, and warehousing-related sectors—well above the national average.



Trailer lot is not included with the space but can be leased separately.

±374,254 SQUARE FEET **±53** DOCK DOORS **36'** CLEAR HEIGHT **±120** AUTO SPACES

BUILDING AREA	±780,000 SF	CLEAR HEIGHT	36' BEYOND STAGING BAY
BUILDING DIMENSIONS	600' x 1300'	AUTO PARKING	±120
AVAILABLE AREA	±374,254 SF	TRAILER PARKING	±80 (ADDITIONAL ±60 SPACES AVAILABLE)
OFFICE	±3,039 SF	TRUCK COURT	190' WITH 60' CONCRETE APRON
COLUMN SPACING	55'x47'	FIRE PROTECTION	ESFR WITH K-22.7 HEADS
DOCK DOORS	±53	POWER	2,000 AMPS, 480V, 3-PHASE
DRIVE-IN DOORS	2	FLOOR	7" THICK 4,000 PSI CONCRETE SLAB

For More Information, Please Contact:

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