

TRADE CENTER 83 NORTH

MASTER PLAN

East Manchester Township | York County, PA 17406

1,845,760 SF Available | Class A Industrial

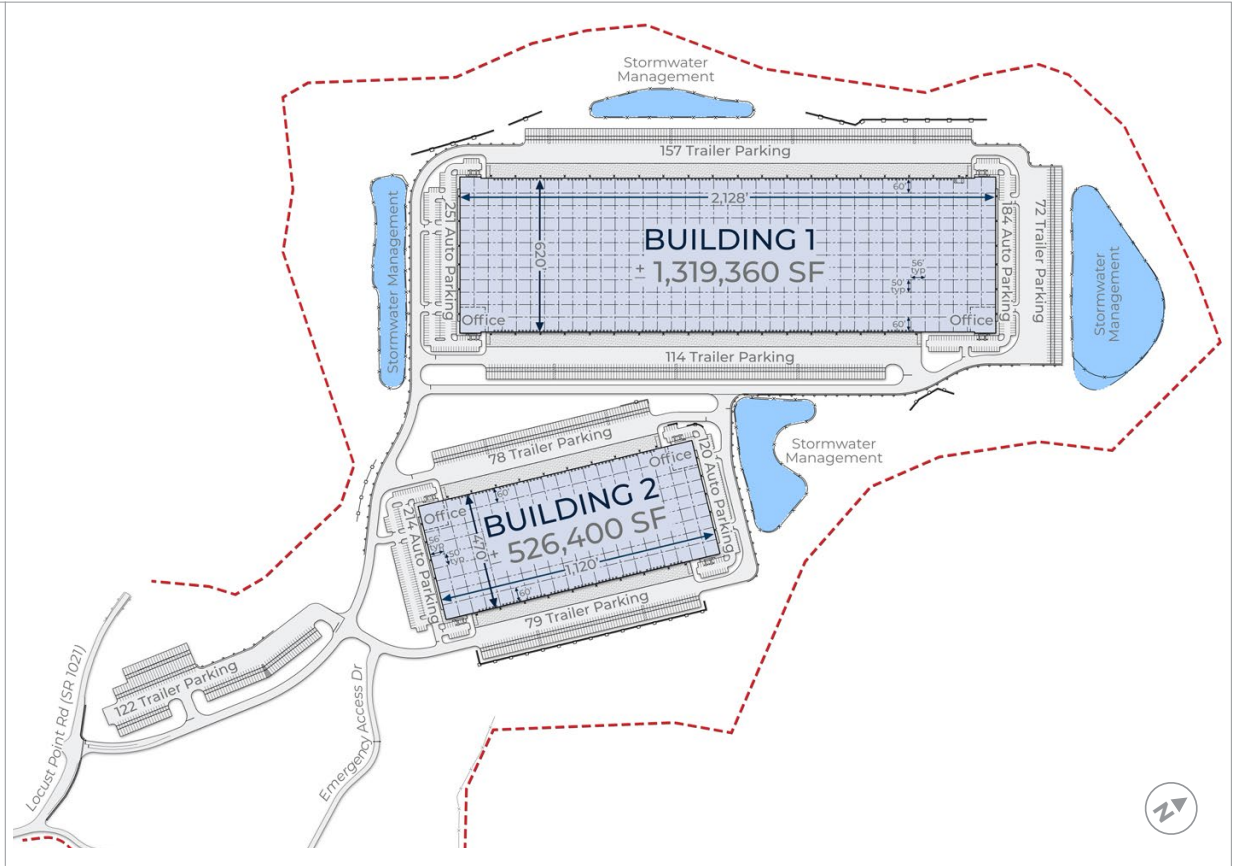
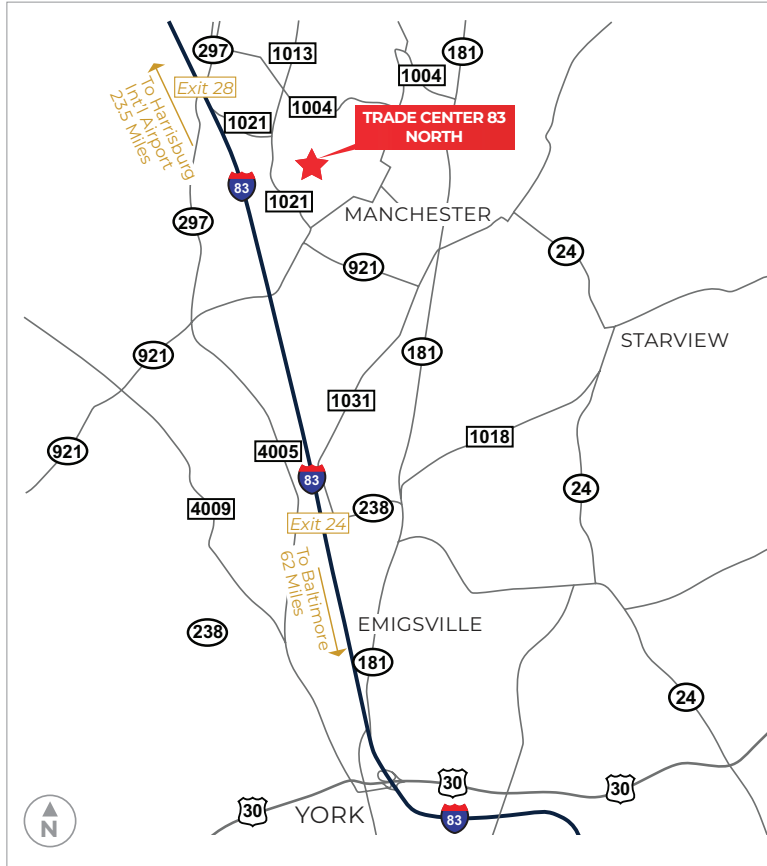
Trade Center 83 North is a best-in-class, two-building distribution center in the Central PA industrial market. The development is ideally located for logistics business with quick and easy access to I-83 connecting to Baltimore/Washington and Harrisburg. Tenants will benefit from this access and the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








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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

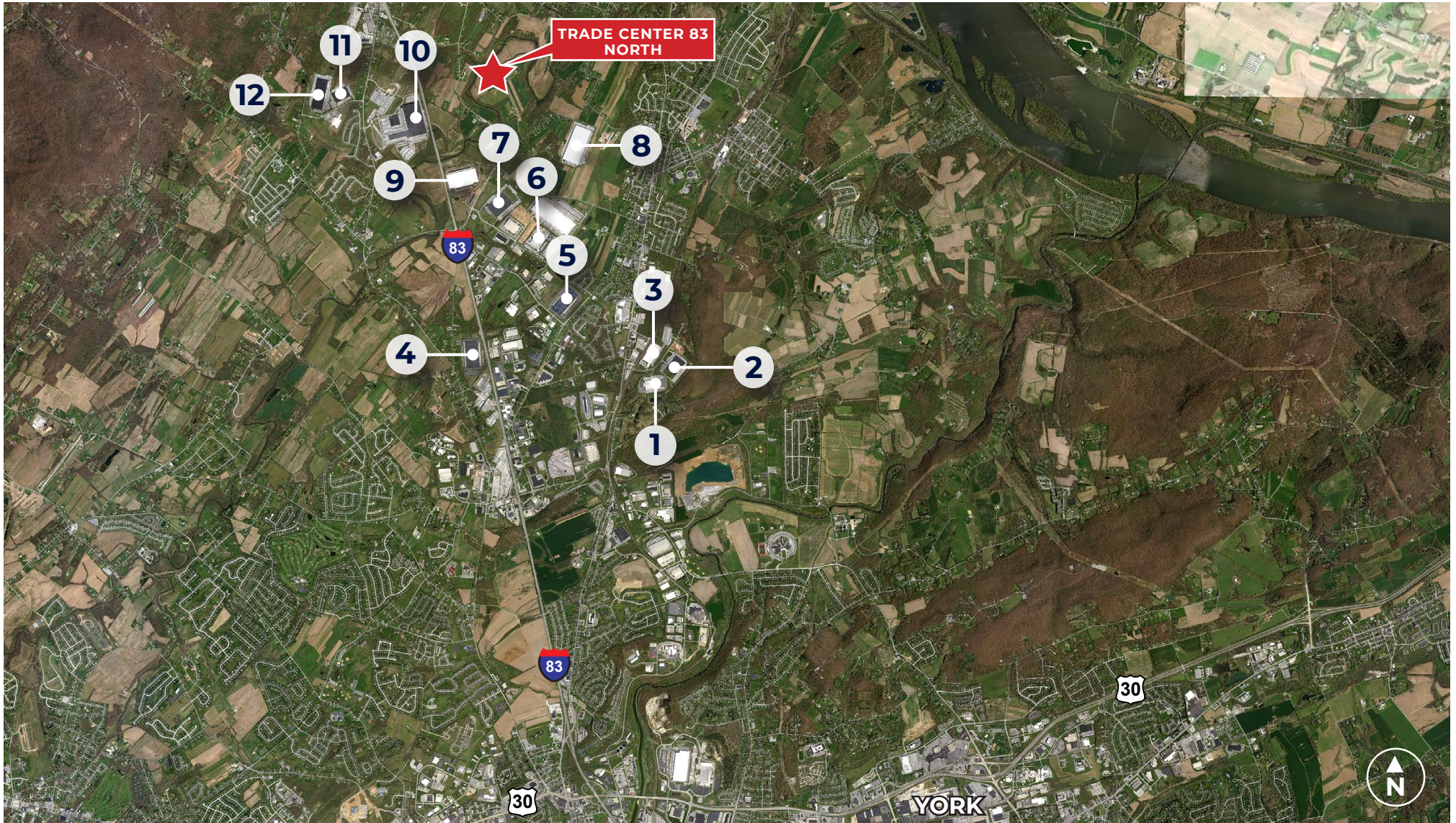
BUILDING 2

-  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 | 7. Ollie's Bargain Outlet |
| 2. Navistar Parts | 8. Bayer Pharmaceutical |
| 3. Con Agra Foods, Inc | 9. Schindler Elevator / Graham Packaging |
| 4. Tenneco | 10. ES3 LLC |
| 5. GlaxoSmithKline | 11. Crane Cartage Freight Services |
| 6. Starbucks | 12. United Natural Foods |

DRIVE TIMES



Interstate 83

 3 mi.  7 min.



Interstate 581/81

 15 mi.  20 min.

Harrisburg Int'l Airport

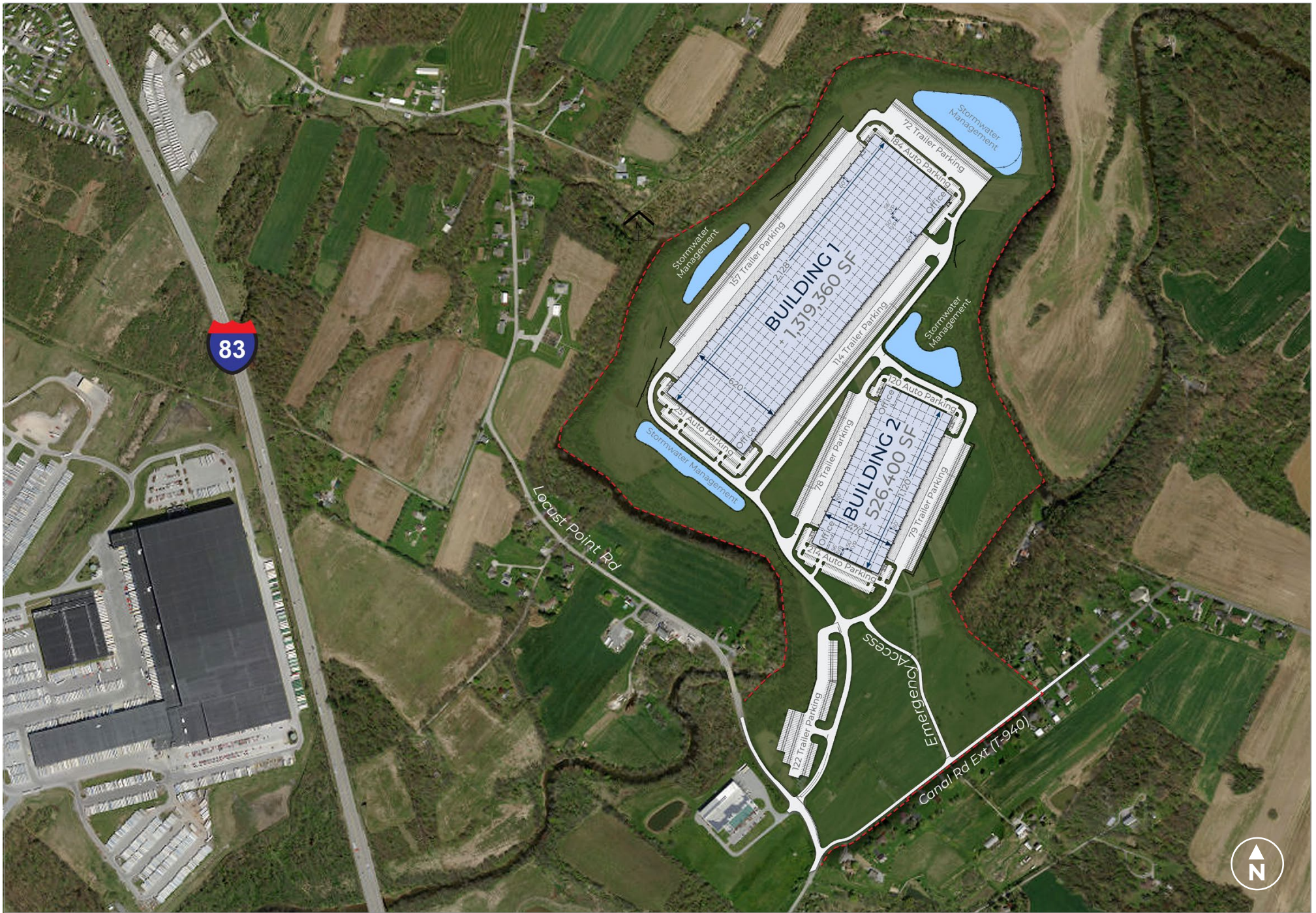
 23.5 mi.  29 min.

Baltimore CBD

 62 mi.  67 min.

Baltimore/Washington
Int'l Airport

 74 mi.  79 min.



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SITE PLAN

CONTACT

DEVELOPMENT



MICHAEL ALDERMAN

484 781 6401 (o) 5050 W. Tilghman St | Ste 435
717 421 5980 (c) Allentown, PA 18104
michael.alderman@hillwood.com hillwood.com

LEASING



MICHAEL A. HESS

717 540 2705 (o) 5 Capital Drive | Ste 201
717 649 5209 (c) Harrisburg, PA 19110
michael.hess@cbre.com cbre.com

