

FOR LEASE

Owned and Operated by



600 BARTLETT DRIVE

York, PA

±85,195 SF - Dry Warehouse



HIGHLIGHTS

Size	± 85,195 SF
Office Space	± 5,683 SF
Clear Height	30'
Dock Doors	18
Drive-in Doors	1
Auto Stalls	93
Trailer Stalls	26
Expansion	± 56 future additional
Power	2,000 Amps / 480V 3-Phase



LEASING INFO & CONTACT

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OVERVIEW

- Permitting Under Way: 56 Additional Trailer Spaces or Outdoor Storage
- Rooftop Mounted Gas-Fired HVAC Units
- ESFR Sprinklers
- Located in a Proven Distribution Corridor of I-83 in York, Pennsylvania
- Regionally Positioned to Serve the Mid-Atlantic
- Population of Nearly 500,000 with a 30 Minute Drive Labor Force of 299,839

SITE PLAN

PERMITTING UNDER WAY
UP TO 56 ADDITIONAL TRAILER SPACES
OR OUTSIDE STORAGE AREA

**EXTERIOR UPDATES:**

- BUILDING POWERWASH & PAINT
- EXTERIOR LIGHTING UPGRADE TO LED
- PAVING IN TRUCK COURT AND EMPLOYEE PARKING
- UPDATED LANDSCAPING

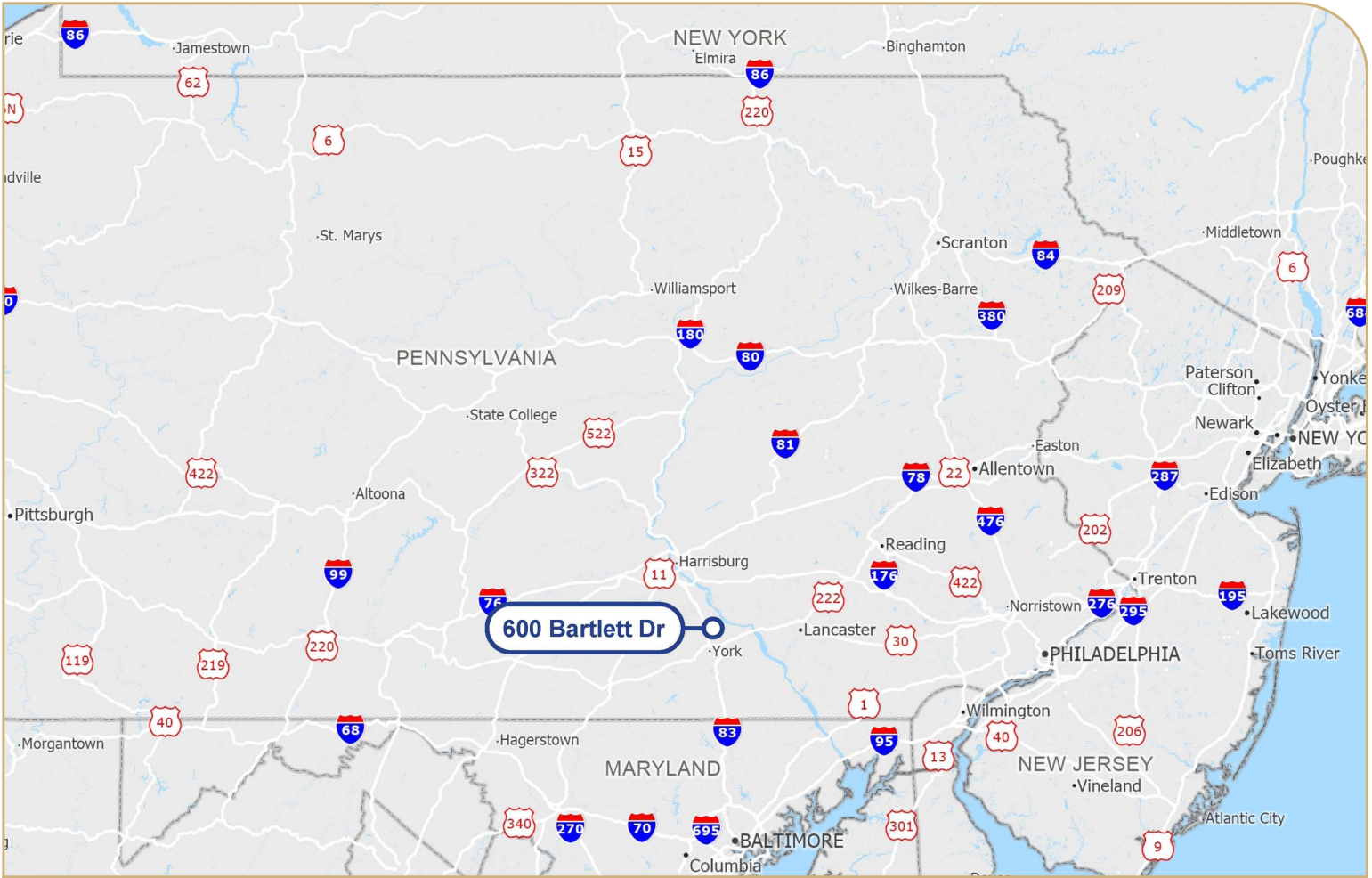
CREATING AN OPEN-CONCEPT OFFICE

- RELOCATION OF BREAKROOM
- RESTROOM RENOVATIONS
- NEW OFFICE RESTROOM
- REFRESH OF OFFICE SPACE



1
A101
NEW WORK FLOOR PLAN
SCALE: 1/8" = 1'-0"





KEY DISTANCES

City	Min.	Mil.
Harrisburg, PA	25	20
Lancaster, PA	42	31
Carlisle, PA	44	36
Reading, PA	62	60
Baltimore, MD	62	60
Frederick, MD	84	68
Allentown, PA	110	105
Philadelphia, PA	122	106
Scranton, PA	140	142

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