



# MANCHESTER

commerce center

CANAL RD & BEAR RD, YORK, PA 17406

**±2.6M SF CLASS A  
THREE BUILDING MASTER  
PLANNED LOGISTICS PARK**

**BUILDING 1**  
[LEASED]

**±586,780 SF**

**BUILDING 2**

**±1,215,200 SF**

**BUILDING 3**

**±814,320 SF**

**10-YEAR LERTA TAX ABATEMENT &  
PRIME CENTRAL PA LOCATION  
ON THE I-83 CORRIDOR**



**MARK CHUBB**  
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# IMMEDIATE ACCESS

HARRISBURG  
20 MILES

NS INTERMODAL  
HARRISBURG  
23 MILES

ups REGIONAL ZONE  
REGIONAL HUB  
25 MILES

83 & 76  
INTERCHANGE  
14 MILES

FedEx  
GROUND  
10.7 MILES

HIA HARRISBURG  
INT'L AIRPORT  
23.4 MILES

**MANCHESTER**  
commerce center

BUILDING 1  
**LEASED**

- EXIT 24 VIA I-83 | **3 MILES**
- EXIT 28 VIA I-83 | **3 MILES**
- I-76 & I-83 INTERCHANGE | **15 MILES**
- HARRISBURG | **20 MILES**
- NS INTERMODAL RUTHERFORD | **23 MILES**
- NS INTERMODAL HARRISBURG | **23 MILES**
- HIA HARRISBURG INT'L AIRPORT | **23.4 MILES**
- MIDDLETOWN | **25 MILES**
- PARCEL HUB | **25 MILES**  
(UPS, FEDEX, FED EX GROUND)
- CSX INTERMODAL CHAMBERSBURG | **55 MILES**

FedEx  
Freight  
1.6 MILES

LANCASTER  
30 MILES

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 **NorthPoint**  
DEVELOPMENT

 **KBCADVISORS**

INGRESS / EGRESS

TWO-WAY  
I-83 ACCESS

EXIT 28  
3 MILES

297

83

181

921

921

BOARD RD

181

CHURCH RD

EXIT 24  
3 MILES



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## PROPERTY ADVANTAGES

**±2.6M SF** NEW CENTRAL PA  
CLASS A INDUSTRIAL PARK

ADJACENT TO **I-83**

**EXCEPTIONAL ACCESS**  
TO TRANSPORTATION  
INFRASTRUCTURE SERVING THE  
MID-ATLANTIC AND NORTHEAST

**THE STRONGEST** LABOR FORCE  
IN THE REGION

LOCATED **30 MINUTES** FROM  
UPS NORTHEAST REGIONAL HUB

**10 YEAR LERTA TAX  
ABATEMENT** PROGRAM OFFERS  
POTENTIAL FOR HUGE SAVINGS



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# PROPERTY SPECIFICATIONS

## BUILDING 2 | APPROVED/BUILD-TO-SUIT

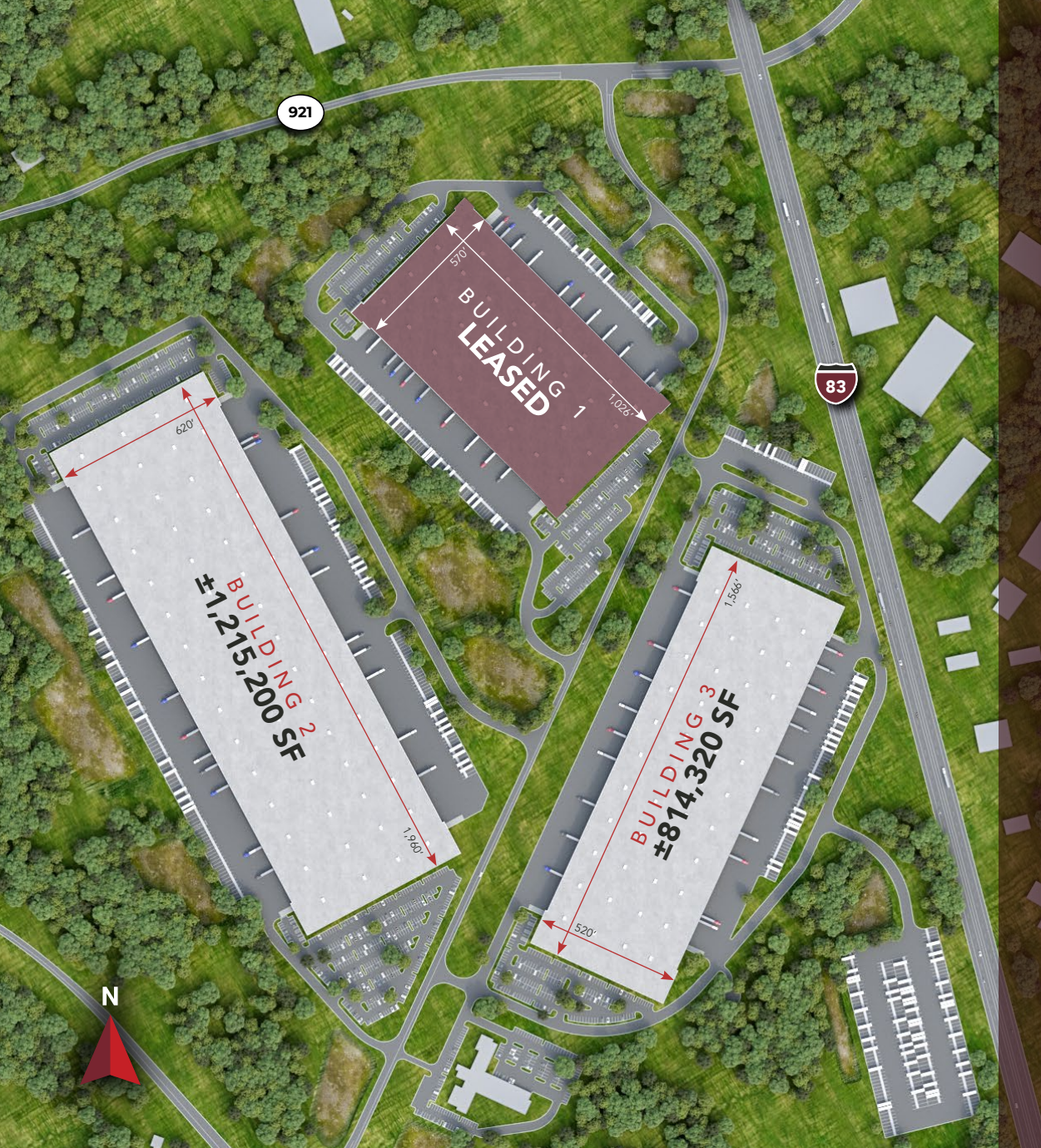
Square Feet: **±1,215,200 SF**  
Building Dimensions: **1,960' x 620'**  
Clear Height: **40'**  
Dock High Doors: **228 Dock Doors**  
(Expandable)  
Drive-In Doors: **4**  
Truck Court Depth: **130'**  
(185' w/ Trailer Parking)  
Speed Bay: **60'**

Trailer Parking: **±228 Spaces**  
Auto Parking: **±660 Spaces**  
Floor Slab: **7"** Non-reinforced  
Concrete, 4,000 PSI  
Fire Protection: **ESFR**  
Lighting: **LED** with Motion Sensors,  
30 FC Average; Measured at 30" AFF  
Construction: **100%** Tilt Up Concrete  
Electrical: To Suit **Service 480v 3-Phase**

## BUILDING 3 | APPROVED/BUILD-TO-SUIT

Square Feet: **±814,320 SF**  
Building Dimensions: **1,566' x 520'**  
Clear Height: **40'**  
Dock High Doors: **65 Dock Doors**  
(Expandable)  
Drive-In Doors: **4**  
Truck Court Depth: **130'**  
(185' w/ Trailer Parking)  
Speed Bay: **60'**

Trailer Parking: **±66 Spaces** (Remote lot with additional 204 spaces available)  
Auto Parking: **±596 Spaces**  
Floor Slab: **7"** Non-reinforced  
Concrete, 4,000 PSI  
Fire Protection: **ESFR**  
Lighting: **LED** with Motion Sensors,  
30 FC Average; Measured at 30" AFF  
Construction: **100%** Tilt Up Concrete  
Electrical: To Suit **Service 480v 3-Phase**



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# CORPORATE NEIGHBORS

- |    |                    |    |                    |    |                           |
|----|--------------------|----|--------------------|----|---------------------------|
| 1  | GRAHAM PACKAGING   | 11 | STARBUCKS          | 21 | UPS                       |
| 2  | SCHINDLER ELEVATOR | 12 | BUNZL              | 22 | MAPLE LOGISTICS SOLUTIONS |
| 3  | OLLIE'S OUTLET     | 13 | SOUTHWIRE COMPANY  | 23 | UNFI                      |
| 4  | DHL                | 14 | GLAXOSMITHKLINE    | 24 | PENSKE                    |
| 5  | STARBUCKS          | 15 | AMERICOLD          | 25 | GAMESTOP                  |
| 6  | DUNLOP TIRES       | 16 | MAPLE PRESS        | 26 | MENASHA PACKAGING         |
| 7  | JOHNSON CONTROLS   | 17 | UNFI               | 27 | VOITH TURBO               |
| 8  | ESTES              | 18 | MCC LABEL          | 28 | AMERICOLD                 |
| 9  | WB MASON           | 19 | HOME WOOD PRODUCTS | 29 | SALONCENTRIC              |
| 10 | STARBUCKS          | 20 | ASSURANT           | 30 | NAVISTAR                  |



BUILDING 1  
**LEASED**

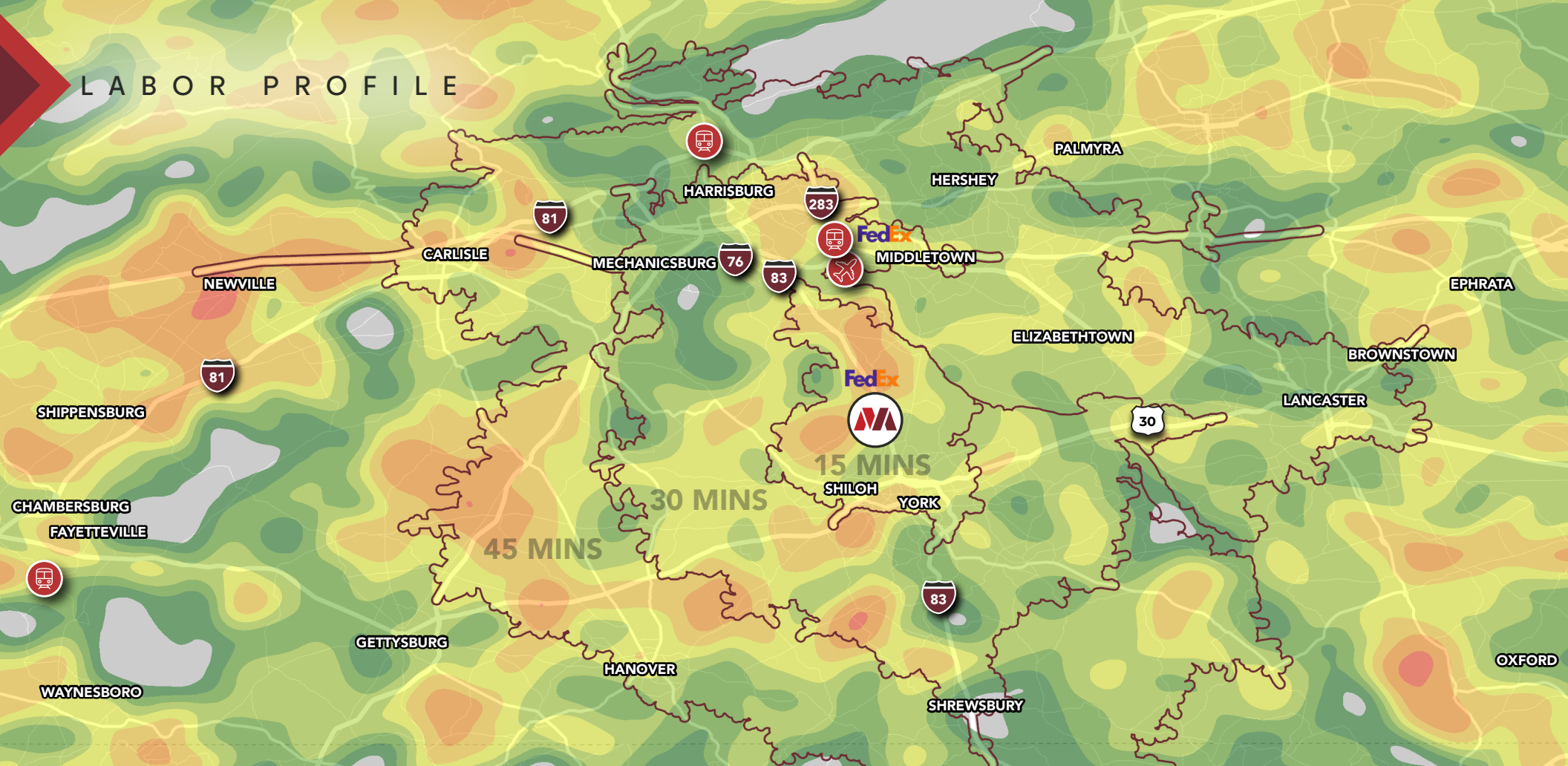
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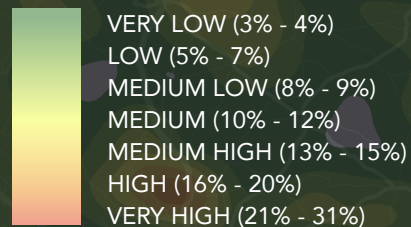
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# LABOR PROFILE



## TRANSPORTATION AND MATERIAL MOVING AS % LABOR



### WAREHOUSE WORKERS



**\$15.72**  
Avg Hourly Earnings

| 15 MIN | 30 MIN | 45 MIN |                       |
|--------|--------|--------|-----------------------|
| 2,294  | 13,691 | 36,784 | 2022 RESIDENT WORKERS |
| 14%    | 6%     | 7%     | PAST 5-YEAR GROWTH    |
| 44     | 1,321  | 3,240  | NET COMMUTERS         |

### FORKLIFT DRIVERS



**\$18.16**  
Avg Hourly Earnings

| 15 MIN | 30 MIN | 45 MIN |                       |
|--------|--------|--------|-----------------------|
| 371    | 2,222  | 5,834  | 2022 RESIDENT WORKERS |
| 25%    | 24%    | 28%    | PAST 5-YEAR GROWTH    |
| 64     | 259    | 441    | NET COMMUTERS         |

### MANUFACTURERS & ASSEMBLERS



**\$17.11**  
Avg Hourly Earnings

| 15 MIN | 30 MIN | 45 MIN |                       |
|--------|--------|--------|-----------------------|
| 446    | 2,415  | 6,011  | 2022 RESIDENT WORKERS |
| 21%    | 22%    | 18%    | PAST 5-YEAR GROWTH    |
| 123    | 368    | 631    | NET COMMUTERS         |

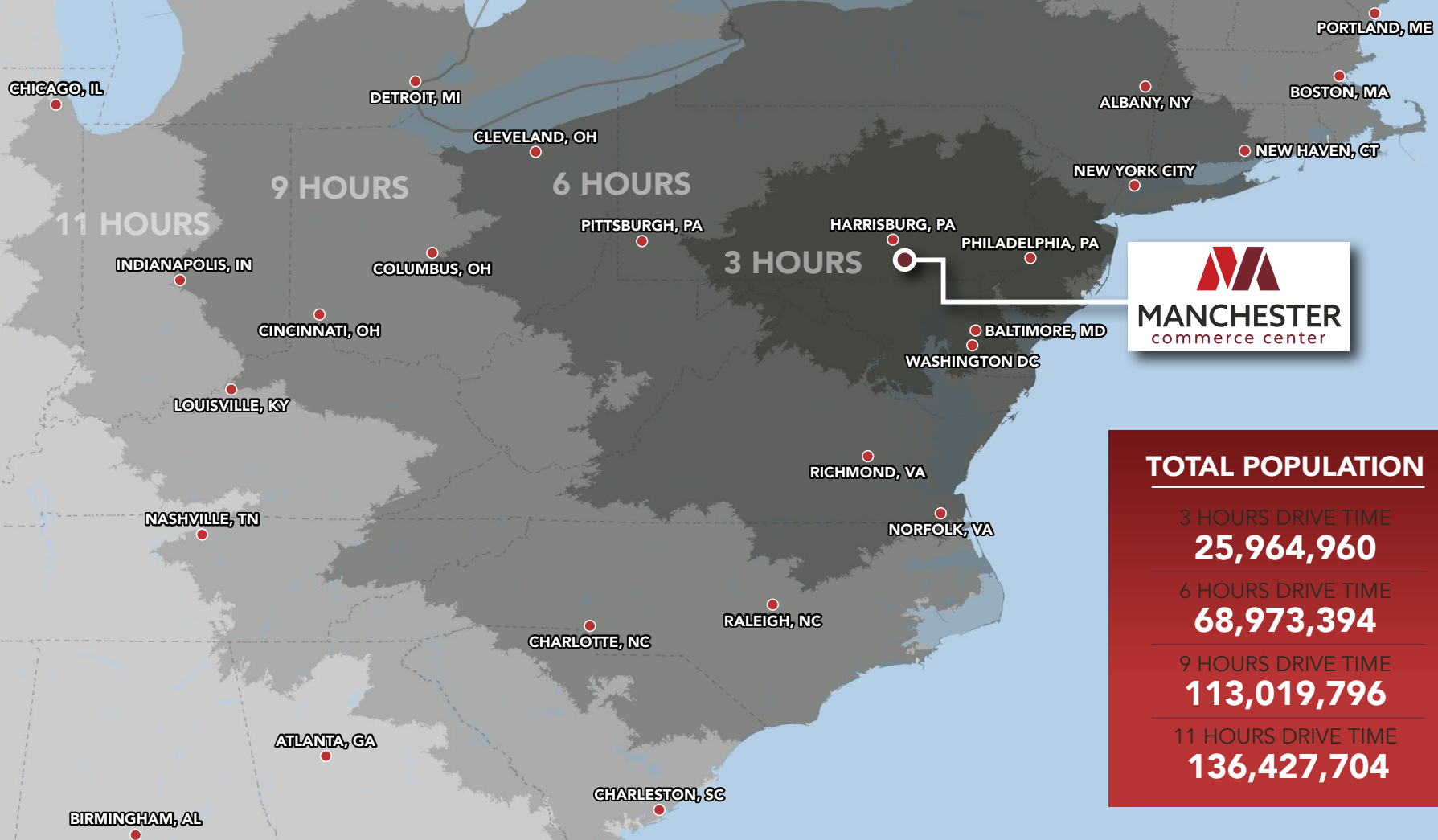
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# SAME-DAY DISTRIBUTION REACH



## TOTAL POPULATION

3 HOURS DRIVE TIME  
**25,964,960**

6 HOURS DRIVE TIME  
**68,973,394**

9 HOURS DRIVE TIME  
**113,019,796**

11 HOURS DRIVE TIME  
**136,427,704**

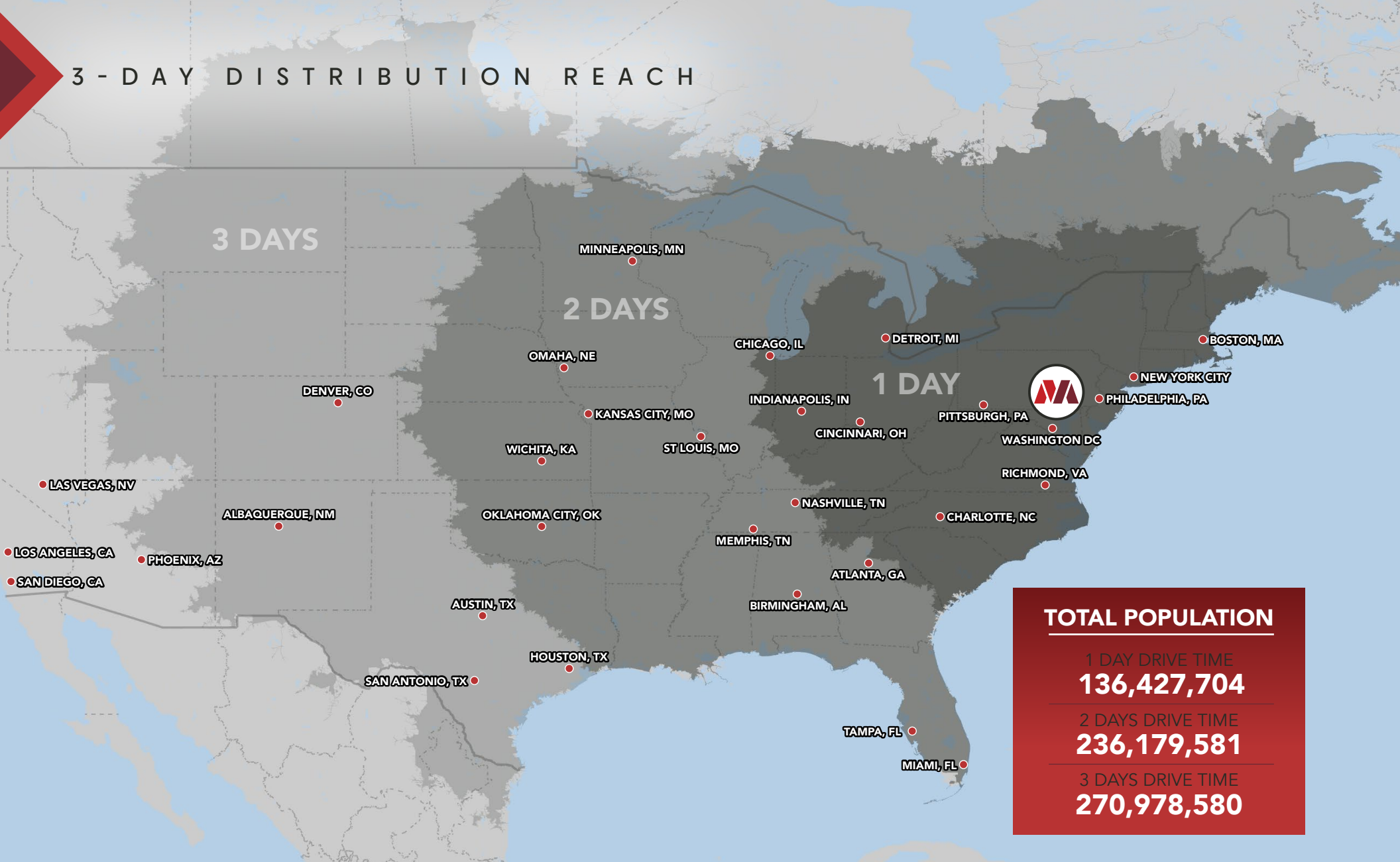
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# 3 - DAY DISTRIBUTION REACH



## TOTAL POPULATION

1 DAY DRIVE TIME  
**136,427,704**

2 DAYS DRIVE TIME  
**236,179,581**

3 DAYS DRIVE TIME  
**270,978,580**

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