



±342,720 SF  
Delivering Q2 2024  
Available for Lease

# LogistiCenter<sup>SM</sup> at I-83

1090 E Boundary Ave, York, PA 17403

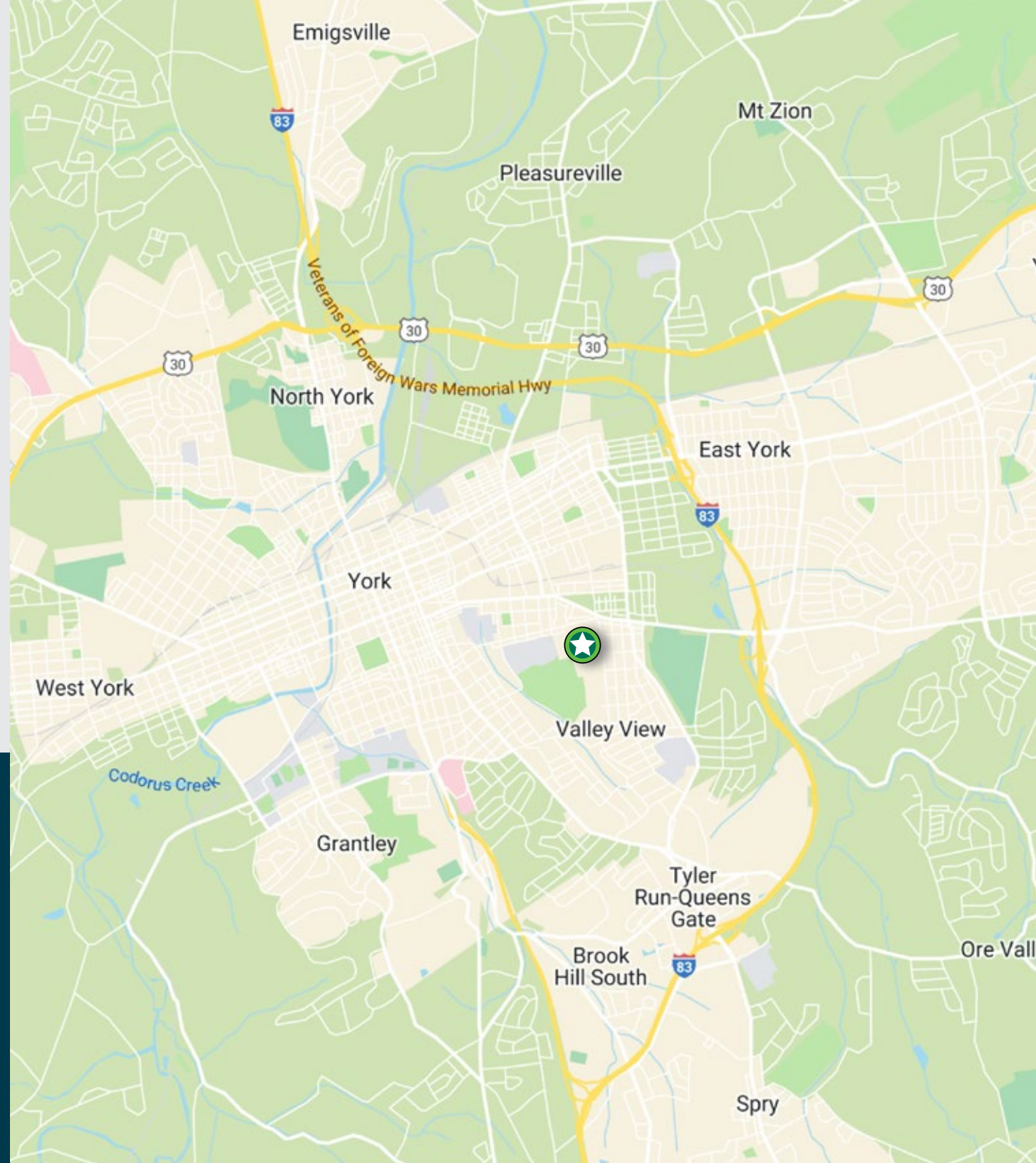
Located in York County, LogistiCenter<sup>SM</sup> at I-83 has access to a desirable market for manufacturing, distributing, and e-commerce companies, as well as a strong labor force.



[Dermody.com](http://Dermody.com)

# Location

With over 140 million square feet of industrial space, the Central Pennsylvania market is a desired location for manufacturing, distribution, and e-commerce companies. Among the advantages of York County are a solid workforce, strong manufacturing base, and access to major interstates including I-83, I-81, and I-78. These advantages have created countless opportunities for manufacturing companies and a strategic solution for many companies' supply chain strategies.



Interstates & Highways	Miles
Interstate 83	1.0
Interstate 76	32.2
Interstate 81	43.8
Route 30	3.9
Route 15	34.2
Route 222	24.9

# Property Overview

Available Space  $\pm 342,720$  SF  
For Lease



<b>Building Dimensions:</b> 952' x 360'	<b>Dock Doors:</b> (48) 9' x 10' with 35,000lb. levelers
<b>Drive-In Doors:</b> (2) 14' x 16'	<b>Clear Height:</b> 36'
<b>Office Area:</b> Build-to-Suit	<b>Loading Bay:</b> 56' x 60'
<b>Column Spacing:</b> 56' x 60' (typical)	<b>Fire Protection System:</b> ESFR
<b>Parking:</b> 280 Car Parking Stalls; 89 Trailer Stalls	<b>Lighting:</b> LED 30 FC at 36" AFF on 25' whips
<b>Year Built:</b> Available Q2 2024	<b>Structure Exterior:</b> Insulated Concrete Panels
<b>Site Area:</b> $\pm 35.8$ Acres	<b>HVAC Systems:</b> Warehouse - Gas-fired rooftop mounted units Heaters (Rack Units)
<b>Zoning:</b> IP - Industrial Park	<b>Electric:</b> 3000A switchgear (expandable)
<b>Floors:</b> 7" Concrete Slab	<b>Roof:</b> 60 mil EPDM over a Metal Deck



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### About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

### About the LogistiCenter<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

### About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value by putting ideas into action for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with 48,000 employees in approximately 400 offices and 70 countries. In 2017, the firm had revenue of \$6.9 billion across core services of property, facilities, and project management, leasing, capital markets, valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.



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