

YORK LOGISTICS CENTER

624,800 SF OF CLASS A WAREHOUSE

325 S. SALEM CHURCH RD | YORK, PA

40' CLEAR HEIGHT



25% MORE
STORAGE
CAPACITY



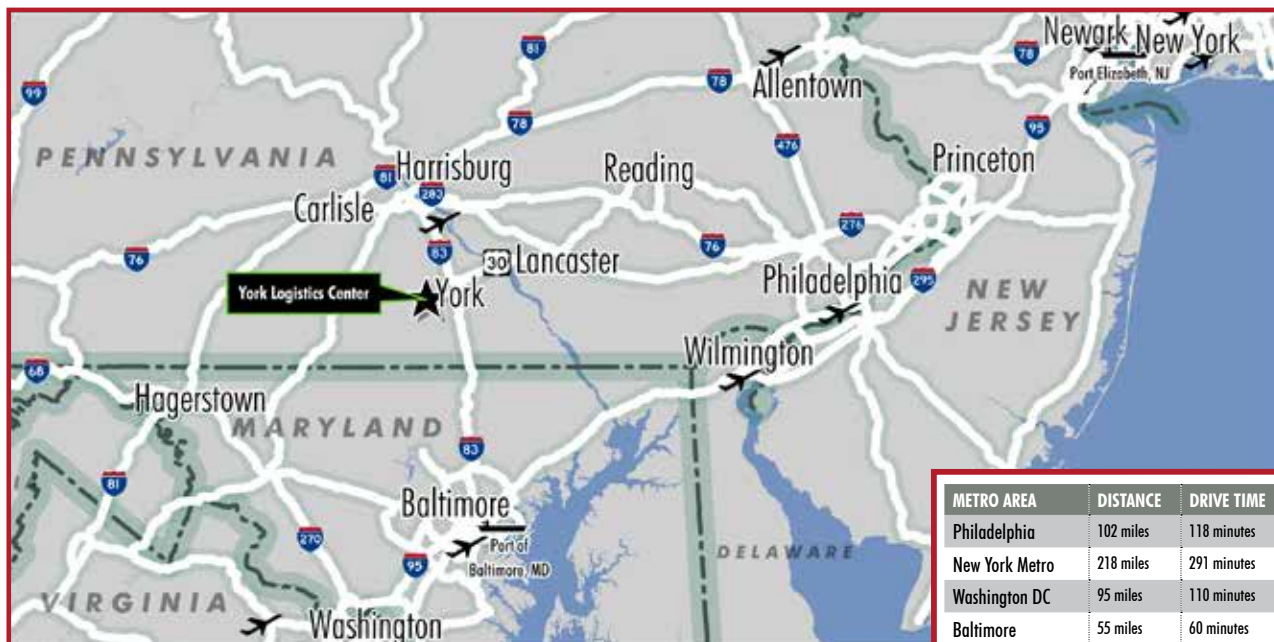
OMNI-
CHANNEL
READY



3 STORY PICK
MEZZANINE
CAPABLE



- 40' Clear Height, Fully Racked
- Cantilever & Selective Pick Racks
- 42 Fully Equipped Loading Docks
- 268 Trailer Spaces
- 100 Auto Spaces
- 4,000 AMP Service
- 8 Lamp T-8 Fixtures with motion sensors
- 12,000 SF Office
- Building Expandable



METRO AREA	DISTANCE	DRIVE TIME	POPULATION
Philadelphia	102 miles	118 minutes	5.7 M
New York Metro	218 miles	291 minutes	23.4 M
Washington DC	95 miles	110 minutes	9.3 M
Baltimore	55 miles	60 minutes	2.7 M

FOR MORE
INFORMATION
PLEASE
CONTACT

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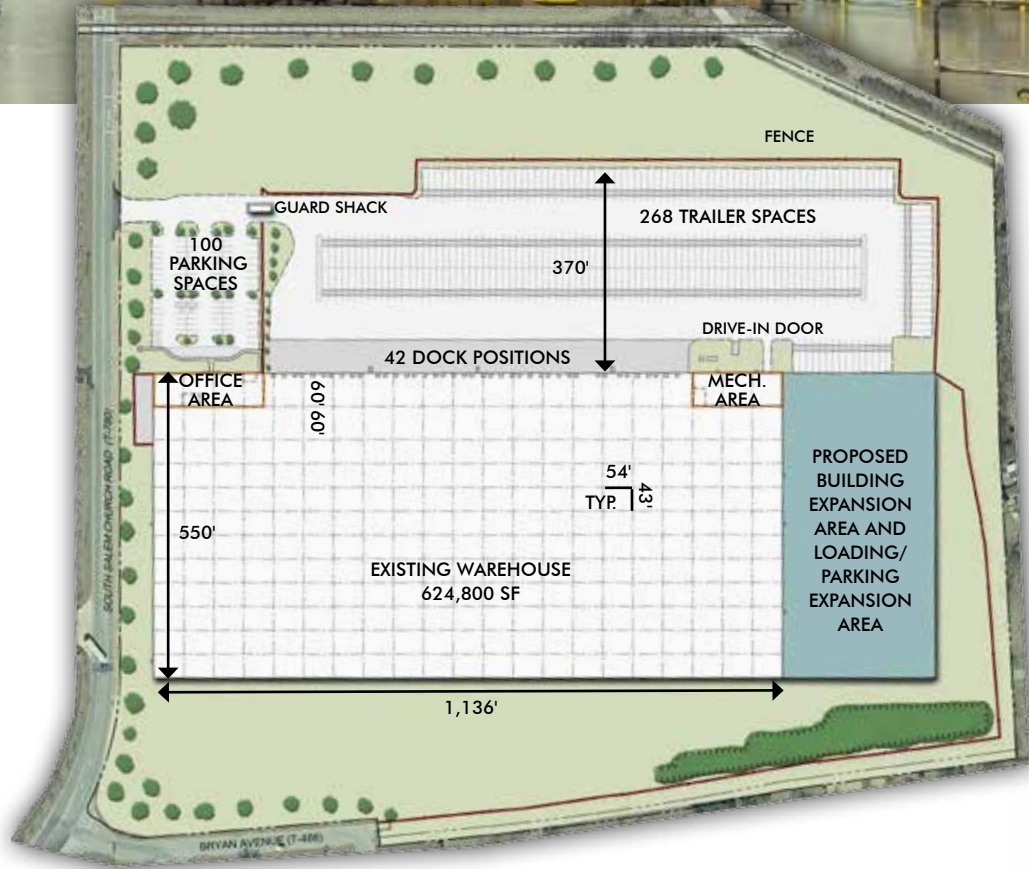
CBRE, Inc. | 1200 Liberty Ridge Drive, Suite 320 | Wayne, PA 19087
T +1 610 251 0820 | F +1 889 9168 | www.cbre.com/philadelphiasub | Licensed Real Estate Broker

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CBRE



YEAR BUILT	2007
PROPERTY SIZE	49 acres
RAIL SIDING	Adjacent to property
TRAILER PARKING	268 spaces
CAR PARKING	100 (expandable)
BUILDING SIZE	624,800 SF (expandable)
OFFICE SIZE	12,000 SF
CEILING HEIGHT	40' clear
COLUMN SPACING	54' X 43' with two (2) 60' Loading Bays
LOADING DOCKS	42 with levelers, seals, dock lights, fans, dock locks, and bumpers
DRIVE-IN DOORS	(1) 12' X 16' with (2) knock-outs
POWER	4,000 amps at 480V, Backup Generator
LIGHTING	8 Lamp T-8's with Motion Sensors
SPRINKLER	In-Rack, ESFR Ready
HVAC	(7) HVLS Fans, Gas Fired Heaters, Office AC
RACKING	Cantilever, Selective Pick, Wired Guided VNA
BATTERY CHARGING	(26) 480V feeds for High Speed Charging
SECURITY	Fully-fenced truck courts & 1,200 SF Guard House
FLOORS	8" Very Flat Floors for Defined Traffic use in aisles



40'

VALUE IN
CLEAR HEIGHT



HIGHER UTILIZATION

Pallet storage density is over 25% higher in a 40' clear vs 32' clear

DECREASED PICKING TIME

Travel distances are compressed in vertical storage configurations

DECREASED LABOR COST

Decreased picking time results in reduced labor cost and increased efficiency

MEZZANINE PICK MODULES

40' clear height allows for 3 story mezzanines and overhead conveyors

EXPANSION CAPACITY

Built-in vertical expansion capacity allows for demand planning without business interruption

LEASE SAVINGS

625,000 SF at 40' clear is equivalent to 780,000 SF at 32' clear

YORK LOGISTICS CENTER

624,800 SF OF CLASS A WAREHOUSE

325 S. SALEM CHURCH RD | YORK, PA



14 miles



9 miles



33 miles

LABOR

DRIVE TIME 30 minutes
POPULATION 400,324
MEDIAN AGE 40.8

HH INCOME \$64,579
UNEMPLOYMENT 10%
AVG WAREHOUSE WAGE \$13.72/hr

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OWNED AND MANAGED BY:



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