

# FOR SALE OR LEASE

YORK, PENNSYLVANIA



## 589 DAVIES DRIVE

**±73,830 SF**  
**AVAILABLE**

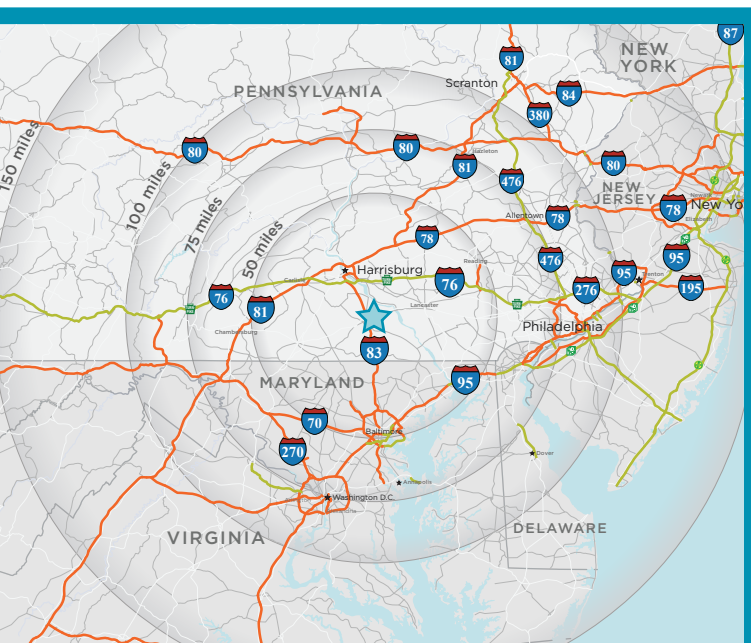
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# LOCATION



## LOCATION ADVANTAGES

Easily accessible to Route 30 and nearby highways



10 Minutes from I-83

26 Minutes from the PA Turnpike I-76

32 Minutes from I-81

**YORK, PA**  
5 MILES

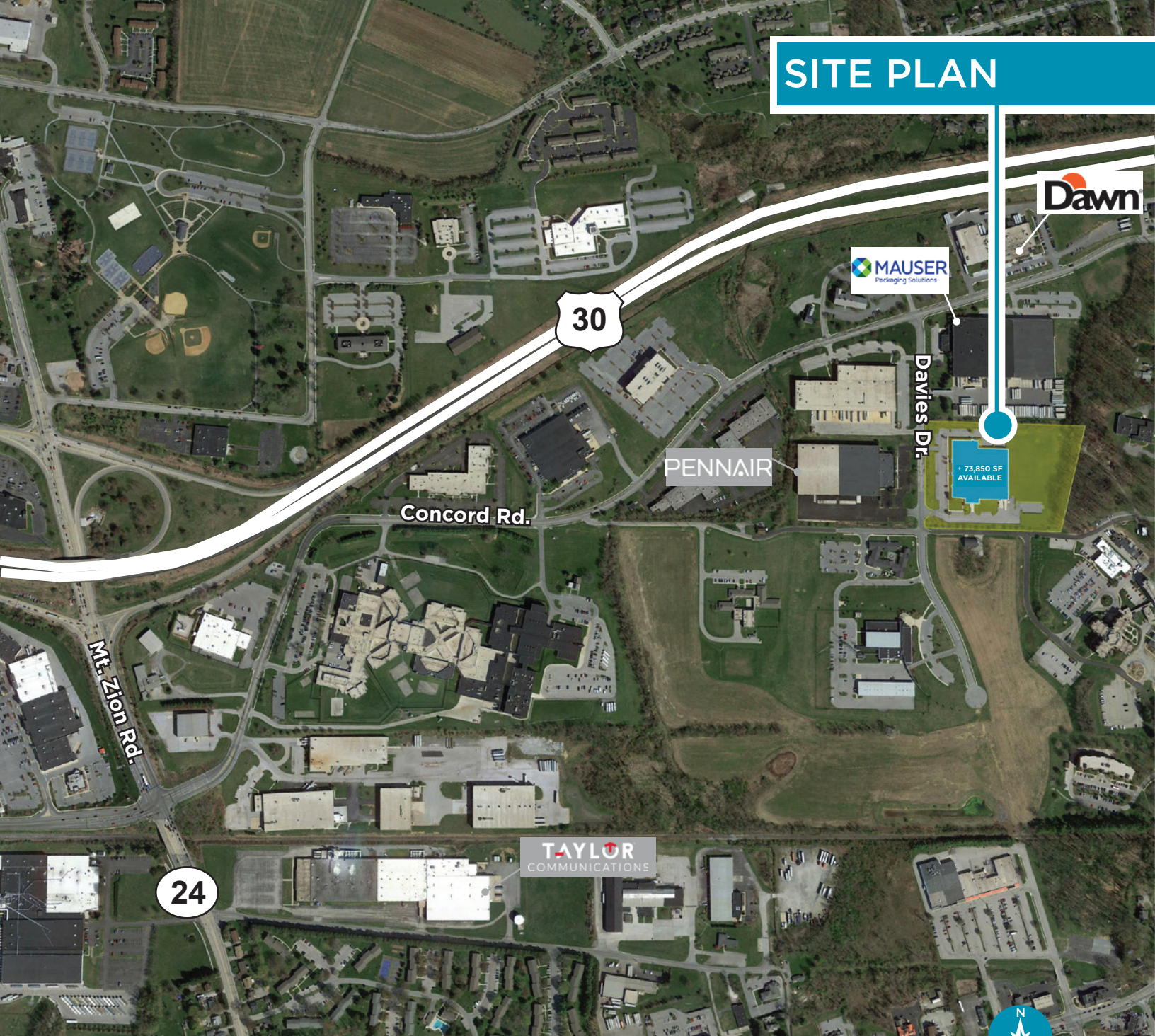
**LANCASTER, PA**  
22 MILES

**HARRISBURG, PA**  
27 MILES

**BALTIMORE, MD**  
56 MILES



# SITE PLAN



**PRIME LOCATION** in an industrial park with easy access to highways as well as both York and Lancaster labor markets



**MODERN BUILDING** with 73,850 SF available for manufacturing located in York, PA



**OFFICE SPACE** 22,000 SF of available office space



**AMPLE POWER** 1,200 Amps, 480 Volt / 3 Phase



# BUILDING SPECS

± 73,830 SF  
AVAILABLE



±73,830

SQUARE FEET

2

DOCK DOORS

25'

CLEAR HEIGHT

±174

AUTO PARKING

TOTAL BUILDING SF ±73,850 SF

LOT SIZE 7.98 ACRES

DOCK DOORS 2

DRIVE-IN DOORS 1 DRIVE-IN

CLEAR HEIGHT 25'

ZONING Commercial

OFFICE SPACE ±22,456F

AUTO PARKING 174 TOTAL SPACES

FIRE PROTECTION WET SPRINKLER SYSTEM (all areas except computer room)

LIGHTING LED in Office area, T5 & T8 in Manufacturing area

CONSTRUCTION BLOCK and STEEL

POWER 1,200 AMPS, 480 VOLT, 3 PHASE

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