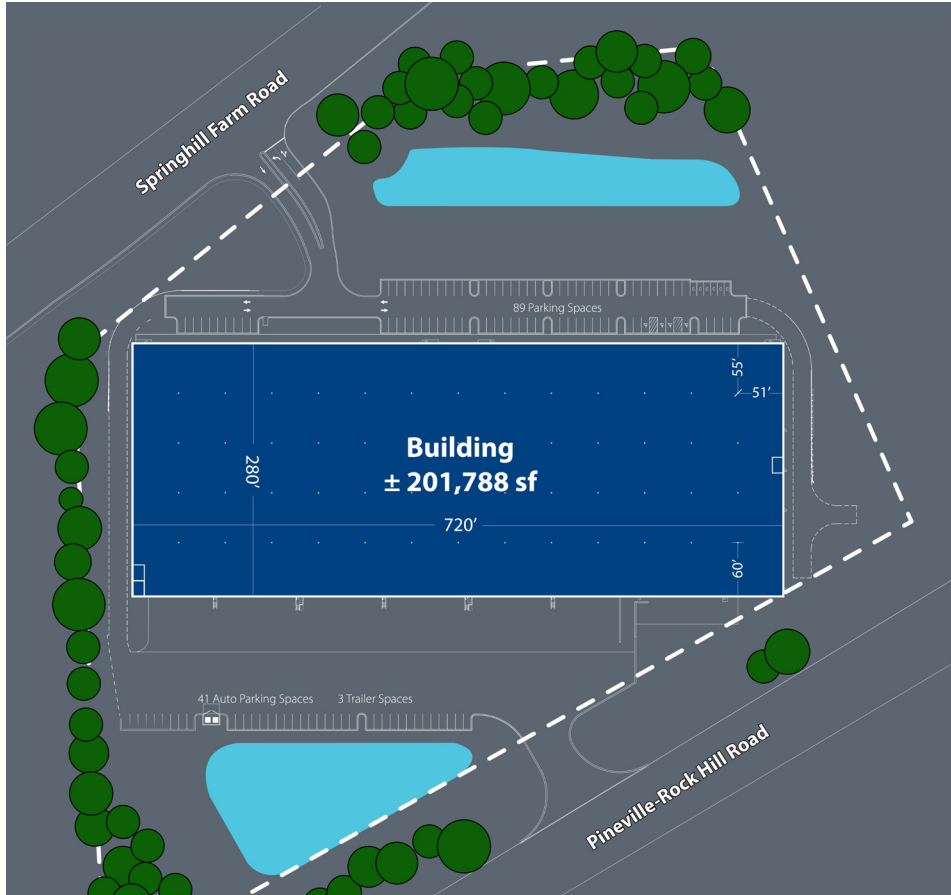


PROPERTY SPECIFICATIONS



Square Footage

Total SF: ±85,000 - 201,788 SF

Office SF: BTS

Property Features

Year Built: 2017

Acres: ±18.5 AC

Building Dimensions: 280' x 720'

Clear Height: 32'

Floors: 6" concrete floors - 400 psi

Exterior Walls: Concrete Tilt

Roof Type: TPM white reflective roof

Column Spacing: 55' x 51'-6"

Dock High Doors: Twenty (20)
with Pit-Leveler, Shelter, Swing Light and ZGuards

Knock Out Panels: Twelve (12)

Drive-In Doors: One (1)

Auto Parking: ±130 spaces

Trailer Parking: ±3 spaces

Truck Court: Fully Fenced

Lighting: LED Motion Sensor

Utilities

Fire Protection: ESFR Sprinkler System

Electrical Gas: York Electric Cooperative

Natural Gas: York County Natural Gas Authority

Water & Sewer: York County

Date Available

Availability: 2/1/2025