

60 GRUMBACHER ROAD
YORK, PA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

KINSLEY
PROPERTIES



142,116 SF AVAILABLE FOR LEASE

INDUSTRIAL - WAREHOUSE / DISTRIBUTION / MANUFACTURING

Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055 USA | (717) 695.3840 | lee-associates.com/easternpa

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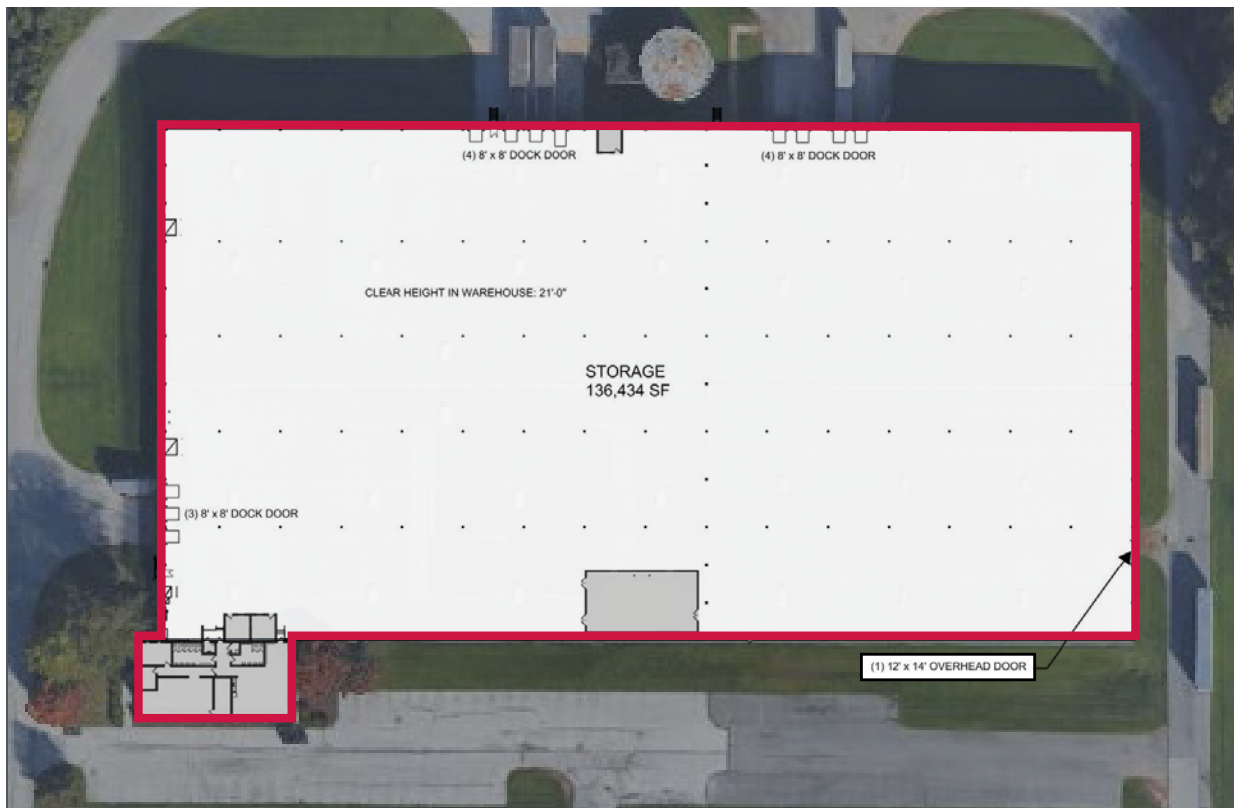
INDUSTRIAL - WAREHOUSE / DISTRIBUTION / MANUFACTURING

PROPERTY OVERVIEW

TOWNSHIP	Manchester
ZONING	Industrial
TENANCY	Single
BUILDING SIZE	142,116 SF
CLEAR HEIGHT	21'

COLUMN SPACING	32' x 25'
CAR PARKING	85
DOCK DOORS	11
DRIVE-IN DOOR	12' x 14'
POWER	2000 amps 480/3-Phase

OFFICE SIZE	3,242 SF - Main
GAS	Natural Gas
SPRINKLERS	Wet
SEWER/WATER	Public



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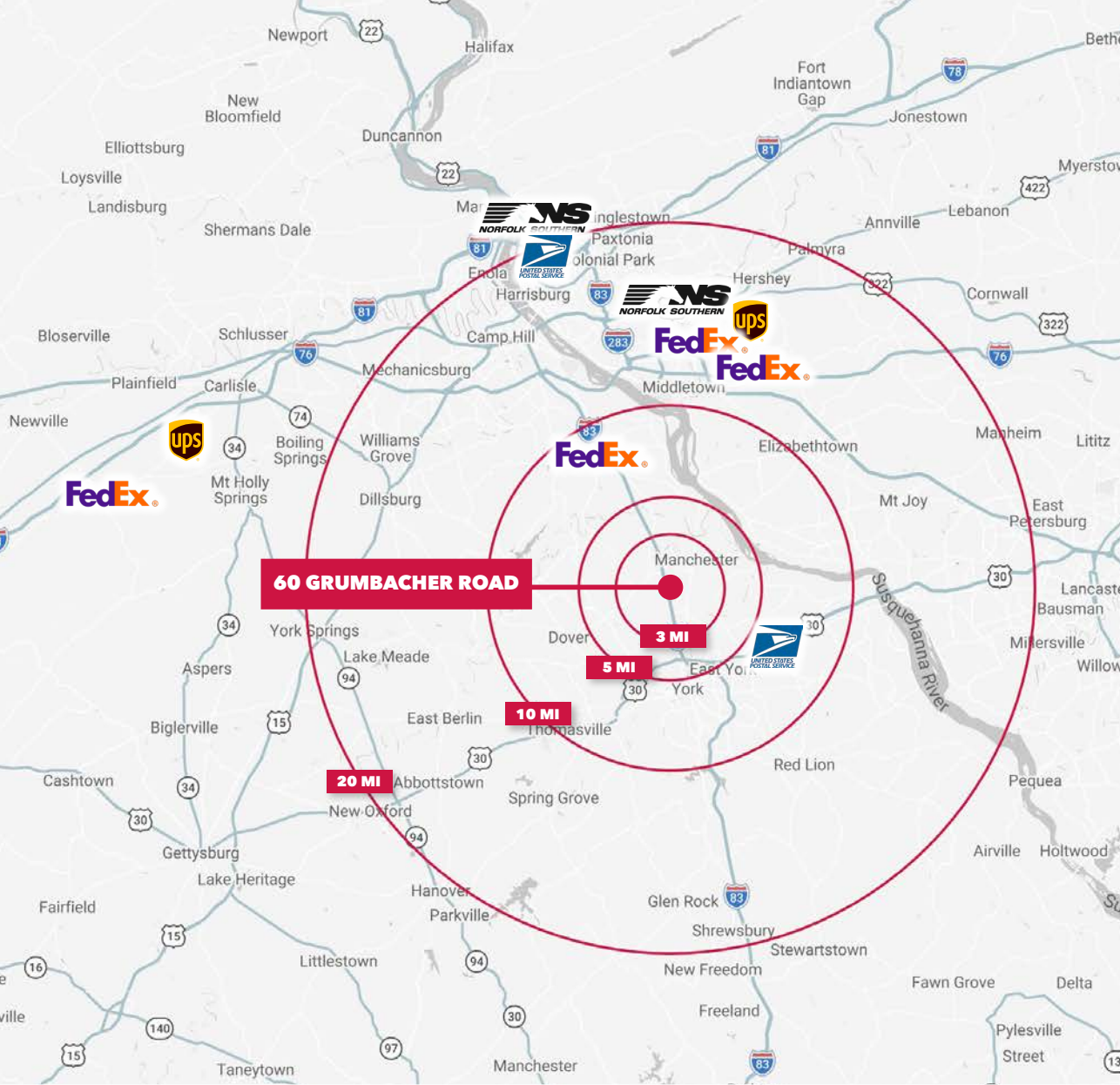
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CORPORATE NEIGHBORS



MAP #	TENANT	MAP #	TENANT
1		16	
2		17	
3		18	
4		19	
5		20	
6		21	
7		22	
8		23	
9		24	
10		25	
11		26	
12		27	
13		28	
14		29	
15		30	



KEY DISTANCES

CITY	MILES	MINUTES
Harrisburg, PA	23	30
Baltimore, MD	60	60
Philadelphia, PA	105	118
New York, NY	189	196

INTERMODEL	MILES	MINUTES
NS Harrisburg Intermodal Yard	25.2	36
NS Rutherford Intermodal Yard	26.5	32

PARCEL FACILITIES	MILES	MINUTES
USPS - York Facility	8.1	18
FedEx - Lewisberry Hub (Ground)	14.0	19
USPS - Harrisburg Facility	24.6	34
FedEx - Middletown Hub (Freight)	26.5	31
FedEx - Middletown Hub (Ground)	26.7	32
UPS - Middletown Hub (East Zone Regional Hub)	28.0	34
UPS - Carlisle Sorting Facility	43.2	47
FedEx - Newville Distribution Center	50.2	53

LABOR DEMOGRAPHICS

	Population	Total Employees	Average HH Income
3 mi	25,862	12,764	\$121,843
5 mi	65,663	27,549	\$112,563
10 mi	263,736	99,621	\$105,764
20 mi	910,994	393,326	\$110,507

ED SKONECKI
eskonecki@lee-associates.com
717.562.0901

BILL SHRADER
bshrader@lee-associates.com
717.219.7742

ERIN DOWNEY, CCIM
edowney@lee-associates.com
717.237.1188

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