

# FULLY-RACKED FREEZER WAREHOUSE FOR LEASE

177,398 Square Feet with Expansion Capability  
Eastern Pennsylvania



**FOOD PROPERTIES**  
GROUP



## 380 WILLOW SPRINGS LANE, YORK, PENNSYLVANIA

- Total Building: 177,398 Square Feet (SF)
- Frozen Storage: 120,781 SF
- 28'-30' Ceiling
- Ice Cream Temp Capability
- Fully-Racked ~ +/- 14,300 Positions Currently
- Two Blast Freezer Cells
- Refrigerated Dock ~ 16 Dock Doors
- Immediate I-83 Access
- Expansion Capability ~ 185,000+ SF Additional
- Proximity to Northeast Hubs ~ Harrisburg, Baltimore, Washington DC, Allentown, Philadelphia, New York City

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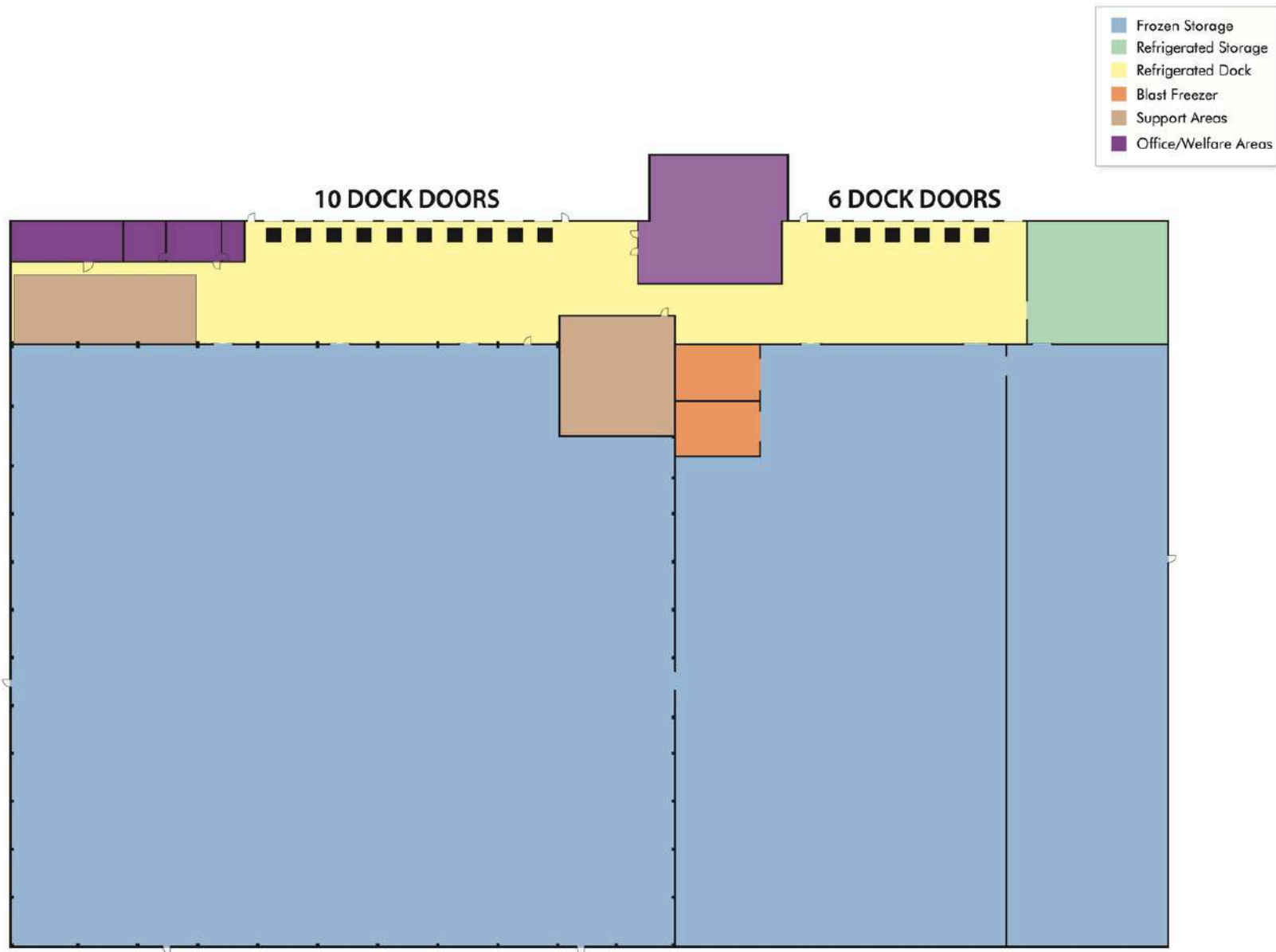
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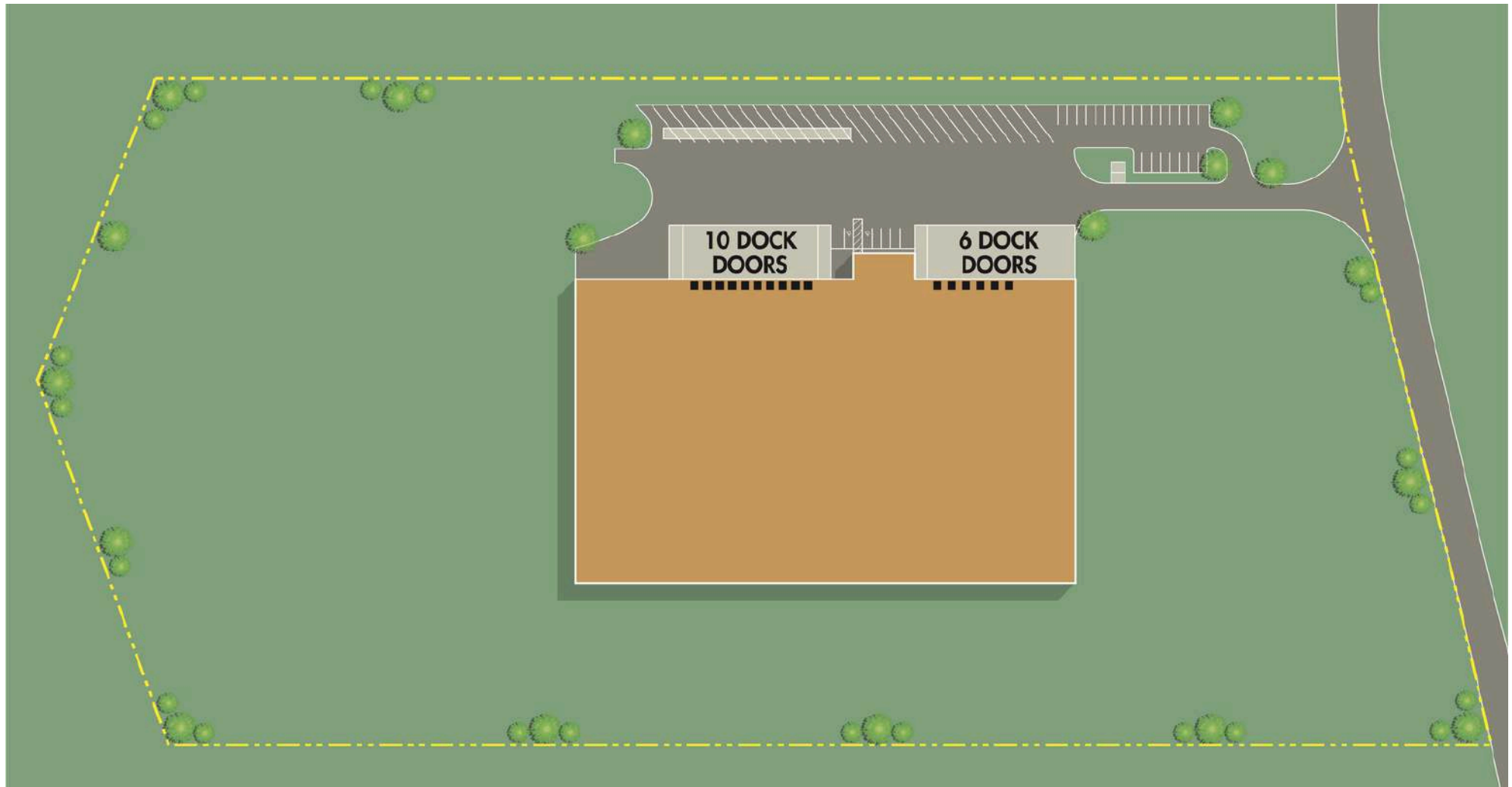


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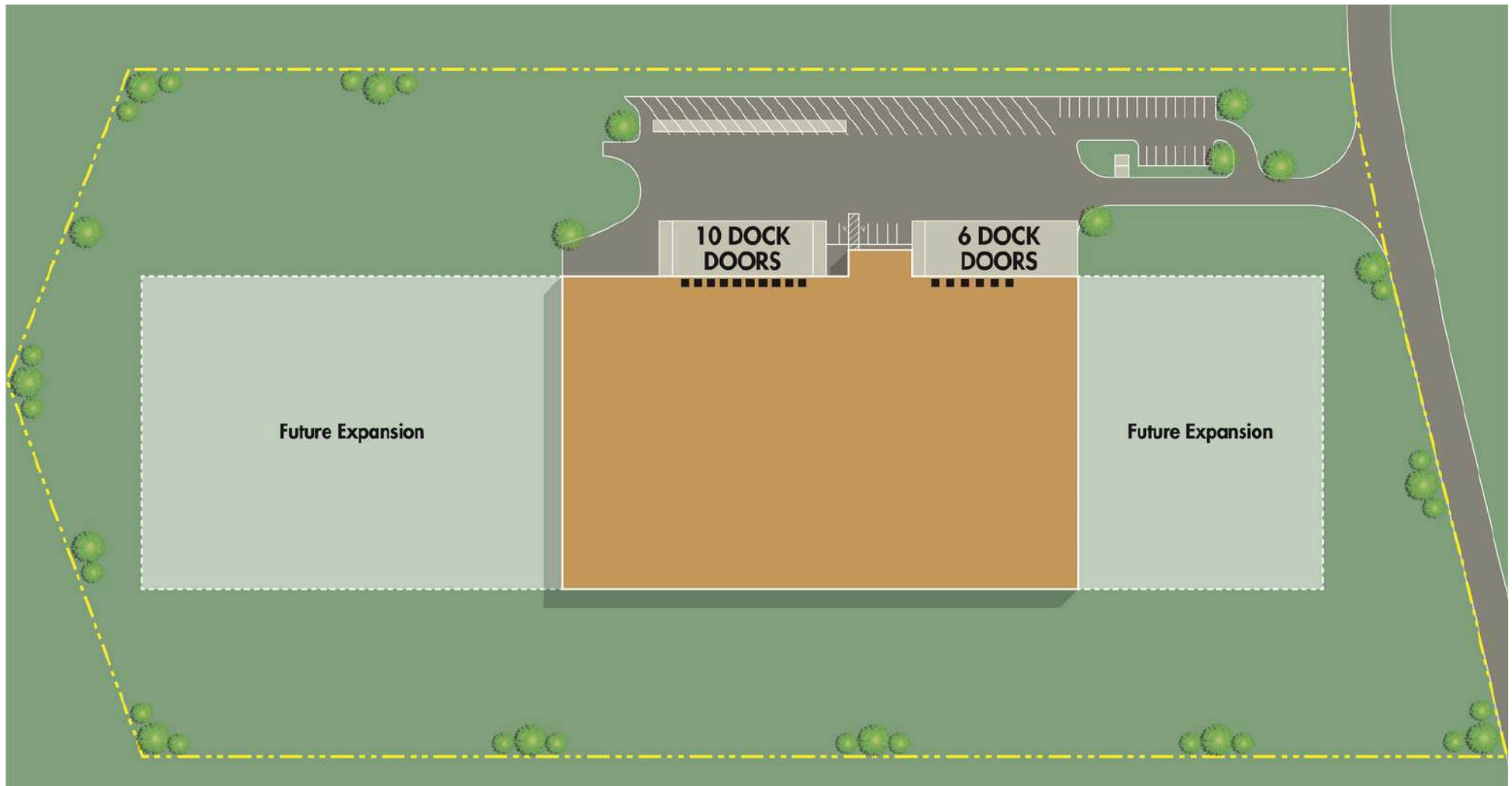


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## SQUARE FOOTAGE ITEMIZATION

- Total Building: 177,398 SF
- Frozen Storage: +/- 120,781 SF
  - Comprised of Three Rooms
- Refrigerated Storage: +/- 2,958 SF
- Refrigerated Dock: +/- 30,029 SF
- Two Story Office



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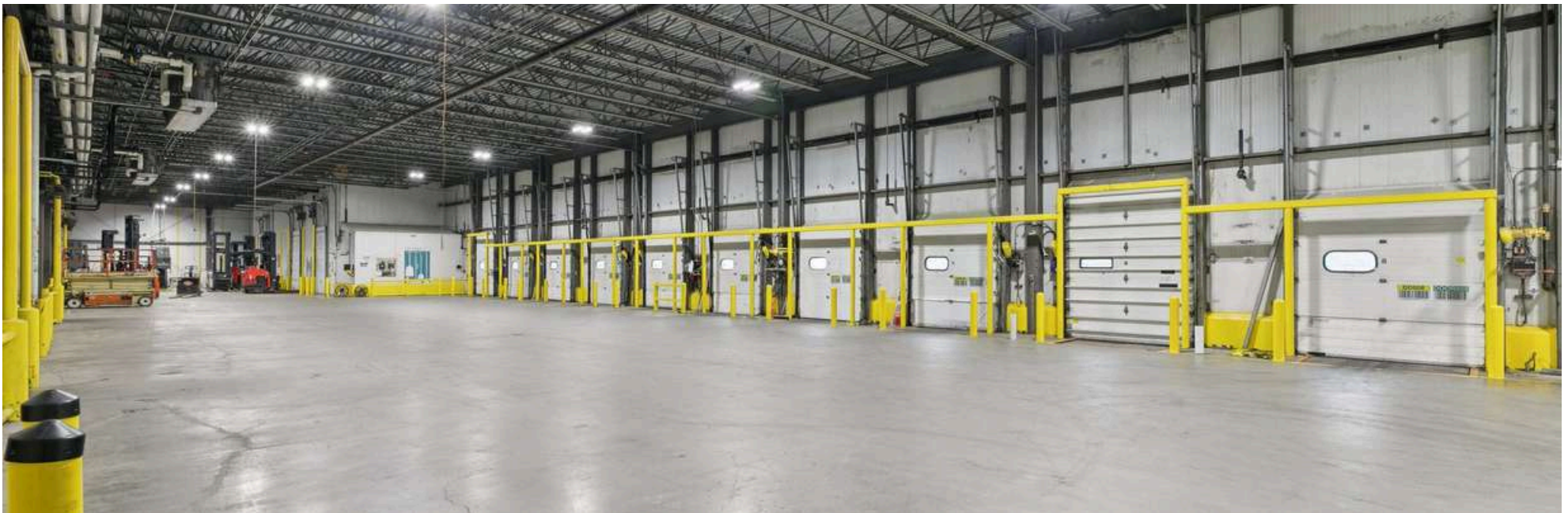
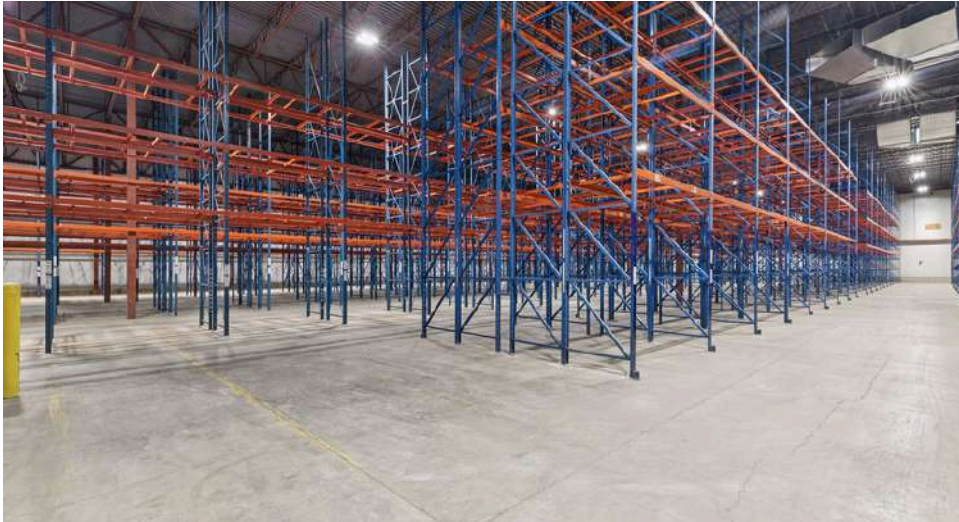
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## BUILDING

- Fully-racked
  - +/- 13,900 frozen positions
  - +/- 400 refrigerated positions
  - Generally single and double deep-configured
- 70,056 SF capable of -20°
- Two blast freezer cells
- Ammonia refrigeration
- 28'-30' ceiling
- 16 dock doors
- Expansion capability for building and/or parking ~ 185,000+ SF of building expansion area available on two sides of existing structure



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## GEOGRAPHY

- Immediate I-83 access
- 20 miles to Harrisburg, 60 miles to Baltimore, 102 miles to Washington DC, 104 miles to Allentown, 118 miles to Philadelphia, 191 miles to New York City



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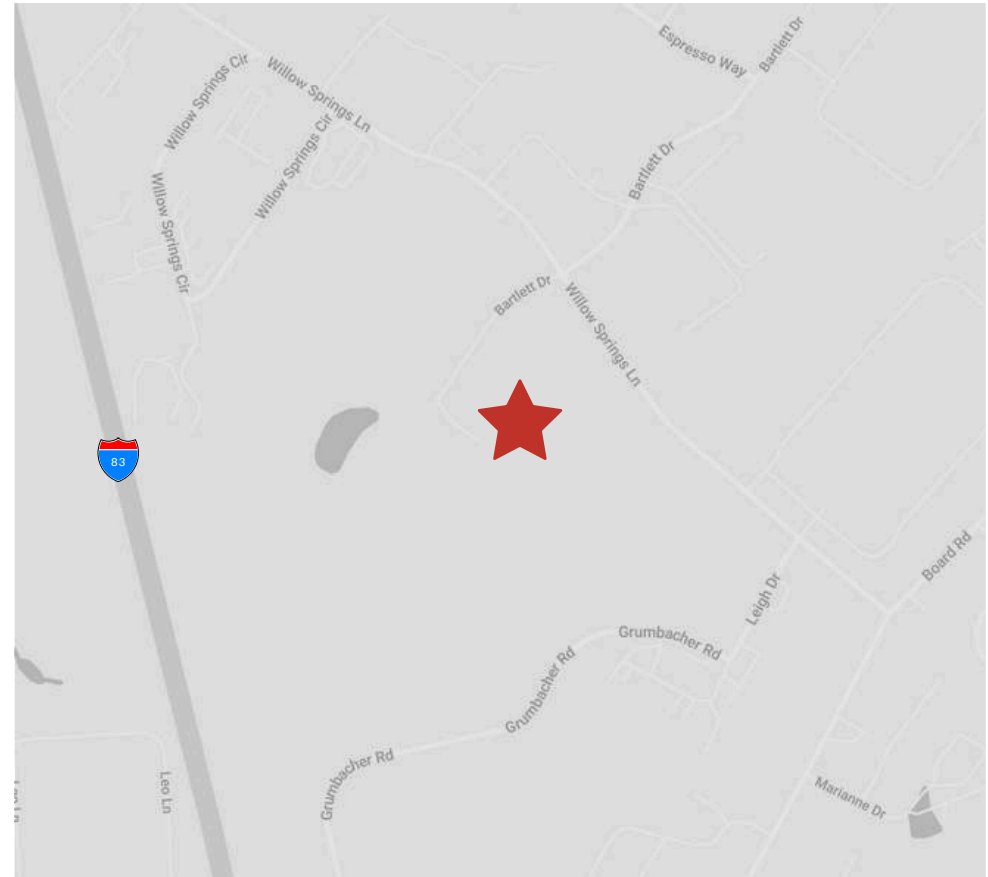
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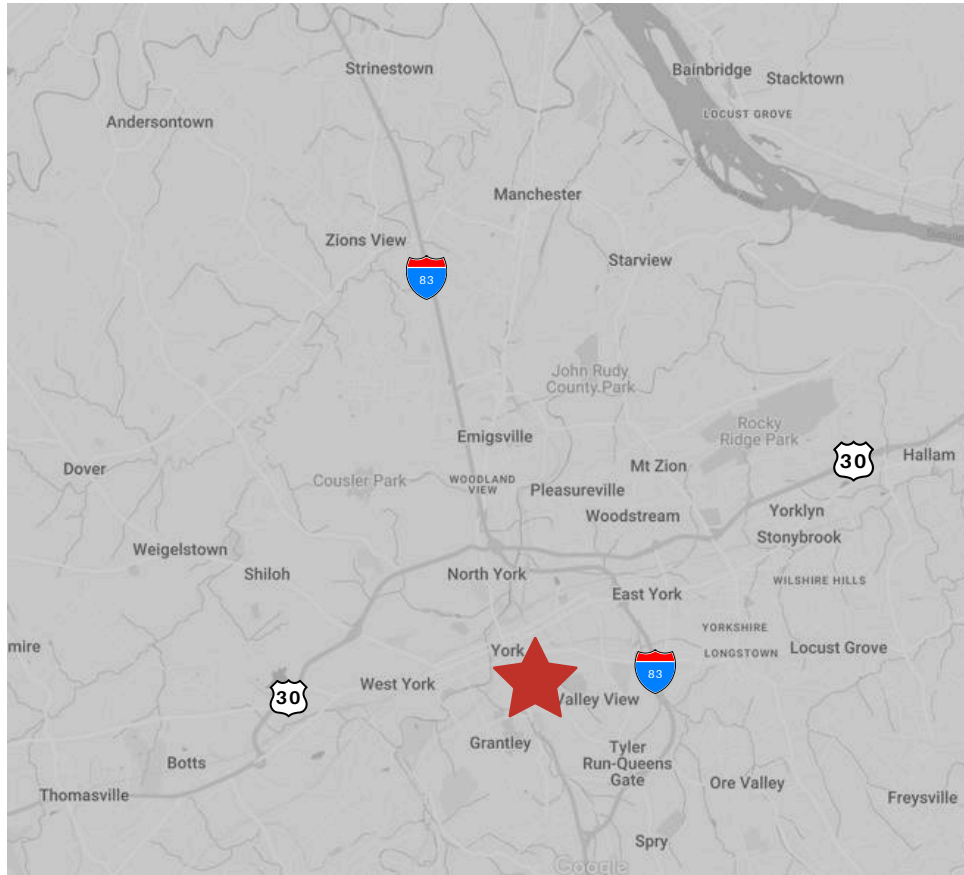
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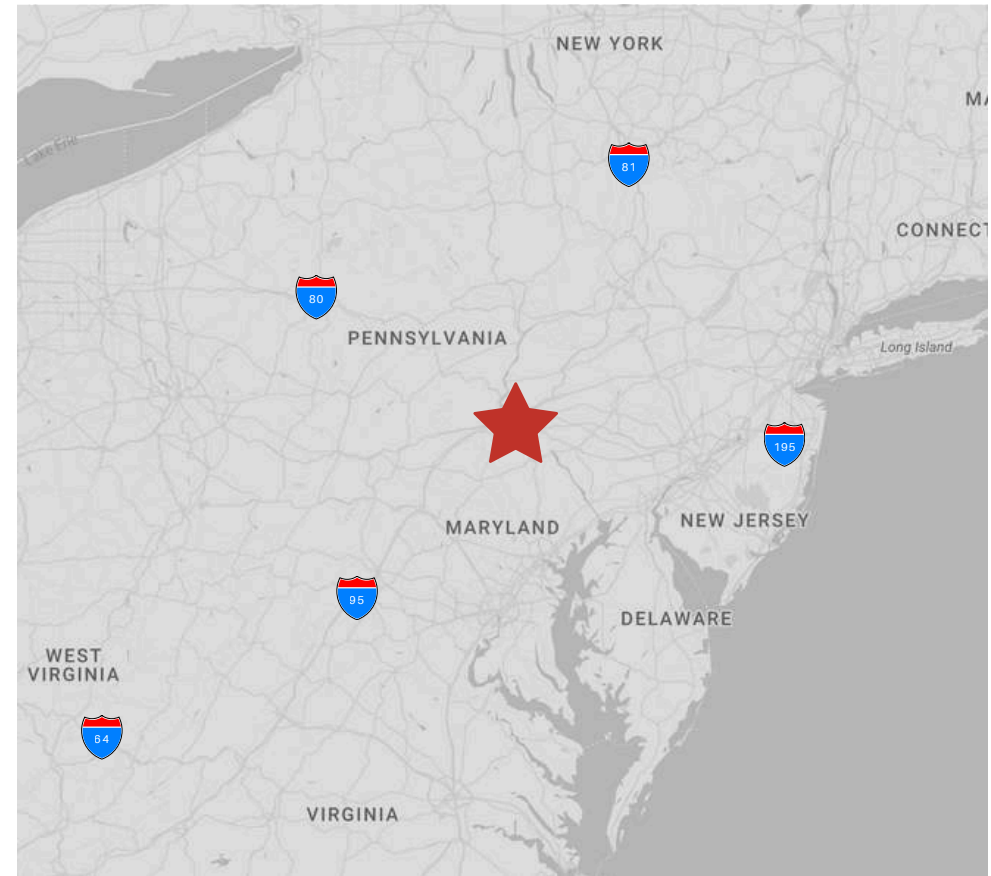
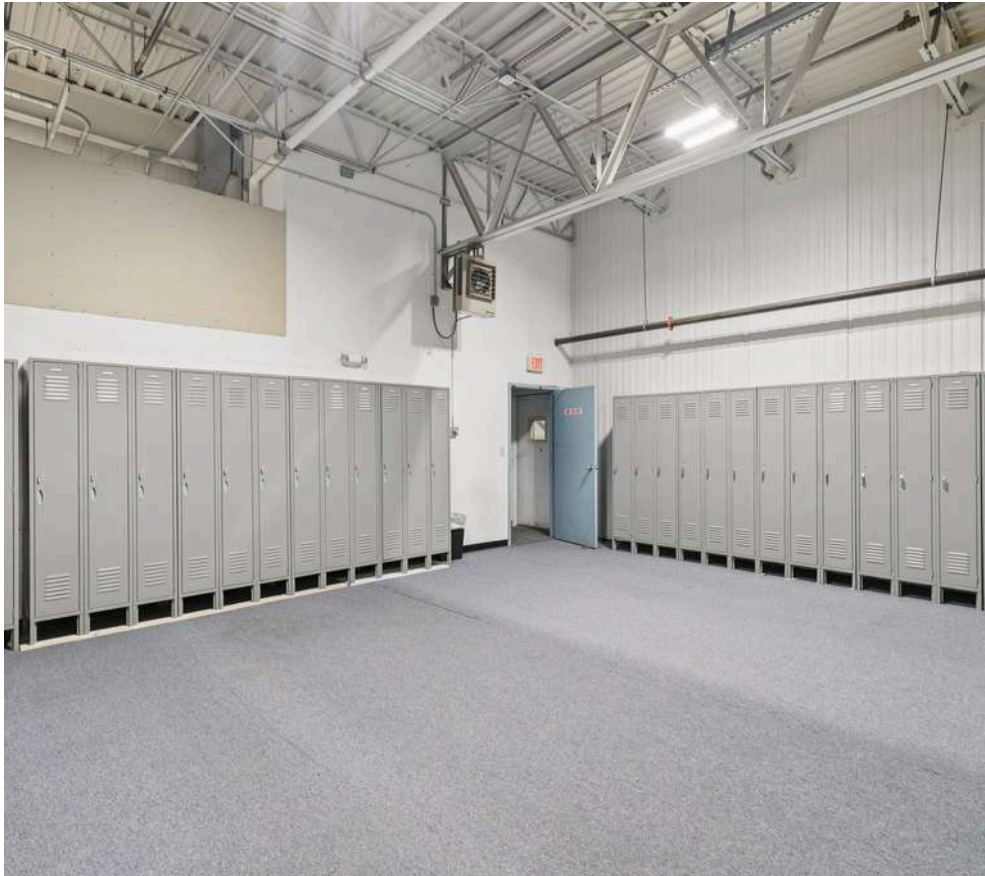
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