

# YORK BUSINESS CENTER

601 Memory Lane | York, PA

I-78/I-81 Industrial Corridor |  
Central PA

**51,974 SF- 785,910 SF**

Available Nov-2023



## IDEAL LOCATION

- + Located in the heart of the York PA Labor Market
- + Only 1.4 miles to Interstate 83
- + Nearby amenities and hotels
- + 60 miles to Port of Baltimore

Ownership:

Listing Agent:

[yorkbusinesscenter.net](http://yorkbusinesscenter.net)

**Endurance**  
Real Estate Group, LLC

**CBRE**



# LOCATION HIGHLIGHTS



**ES3**  
Supply Unchained.

**GRAHAM**  
ARCHITECTURAL PRODUCTS

**WORTHINGTON**

**Strip-It-Clean, Inc.**  
Burn Off & Blast Stripping of  
Paint Fixtures, Racks, Hooks and Metal Parts

**C&S**  
Wholesale  
Grocers

**Post** CONSUMER BRANDS

**Johnson Controls**

**Graham Packaging**

**Brewery**  
PRODUCTS

**CRANE**  
FREIGHT & CARGO

**TRUGREEN**  
Live life outside.

**PEIRCE PHELPS**

**StanleyBlack&Decker**

**Hagemeyer**  
North America

**Graham Packaging**

**MM** QUALITY SOLUTIONS

**MOTOR HARLEY-DAVIDSON CYCLES**

**MOTOR HARLEY-DAVIDSON CYCLES**

**CATERPILLAR**

**PoolPak**  
DEHUMIDIFICATION THAT WORKS

**D&D**  
DISTRIBUTION SERVICES

**Stauffer's**

**Southern Cross**  
LOGISTICS, INC.

MEMORY LANE

**YORK  
BUSINESS  
CENTER**

**30**

**83**

**83**

**83**

**30**



# YORK BUSINESS CENTER

## PROJECT OVERVIEW

TOTAL PROJECT SF	1,524,977 SF
ZONING	F-D (Flexible Development)
SITE AREA	125.65 Acres
POWER	Exceeds 50 MVA and is redundant via double ended substations

## AVAILABILITY OVERVIEW

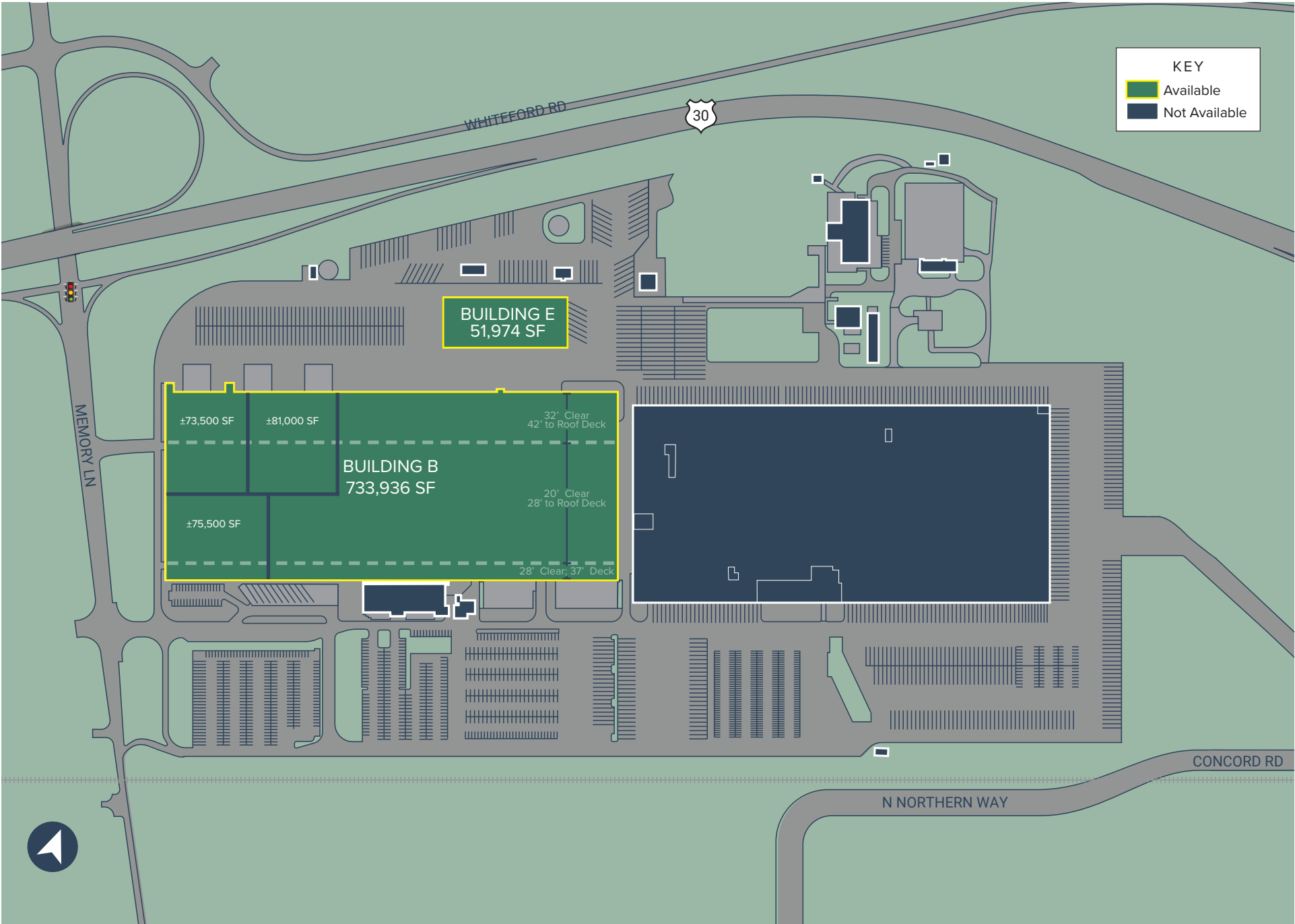
TOTAL BUILDING SF	785,910 SF
AVAILABLE SF	Building B: 733,936 SF Building E: 51,974 SF
CLEAR HEIGHT	Building B: Varies - 20' to 32' Building E: 18'
COLUMN SPACING	Building B: Varies - 40' x 40' to 60' x 100' Building E: Varies - 40' x 60' and 50' x 60'
LOADING CONFIGURATION	Cross-dock
DOCK EQUIPMENT	Dock bumpers, dock seals, and hydraulic levelers
DOCK DOORS	Building B: 65 doors Building E: 2 doors
DRIVE-IN DOORS	Building B: 9 doors Building E: 2 doors
BUILDING DIMENSIONS	Building B: Depth: 550'-560' Width: 1,220'-1,320'  Building E: Depth: 143' Width: 364'
TRUCK COURT DEPTH	±135'-400'
CAR PARKING	±565 spaces
TRAILER PARKING	±179 spaces

## CONSTRUCTION OVERVIEW

CONSTRUCTION	Steel framed with concrete block walls; exterior walls a combination of painted concrete block; concrete panels, vertical metal panel siding and brick veneer
ROOF TYPE	TPO
ROOF YEAR INSTALLED	Building B: Installed 2022/2023 Building E: Installed 2019
ROOF WARRANTY	Building B: Warranty to 2043 Building E: Warranty to 2039
FIRE PROTECTION	Wet System
INTERIOR LIGHTING	T-5 & LED
HVAC	Roof mounted and ceiling hung gas-fired furnaces, exhaust vents located throughout; office areas have roof mounted HVAC units



# SITE PLAN





# LABOR AVAILABILITY

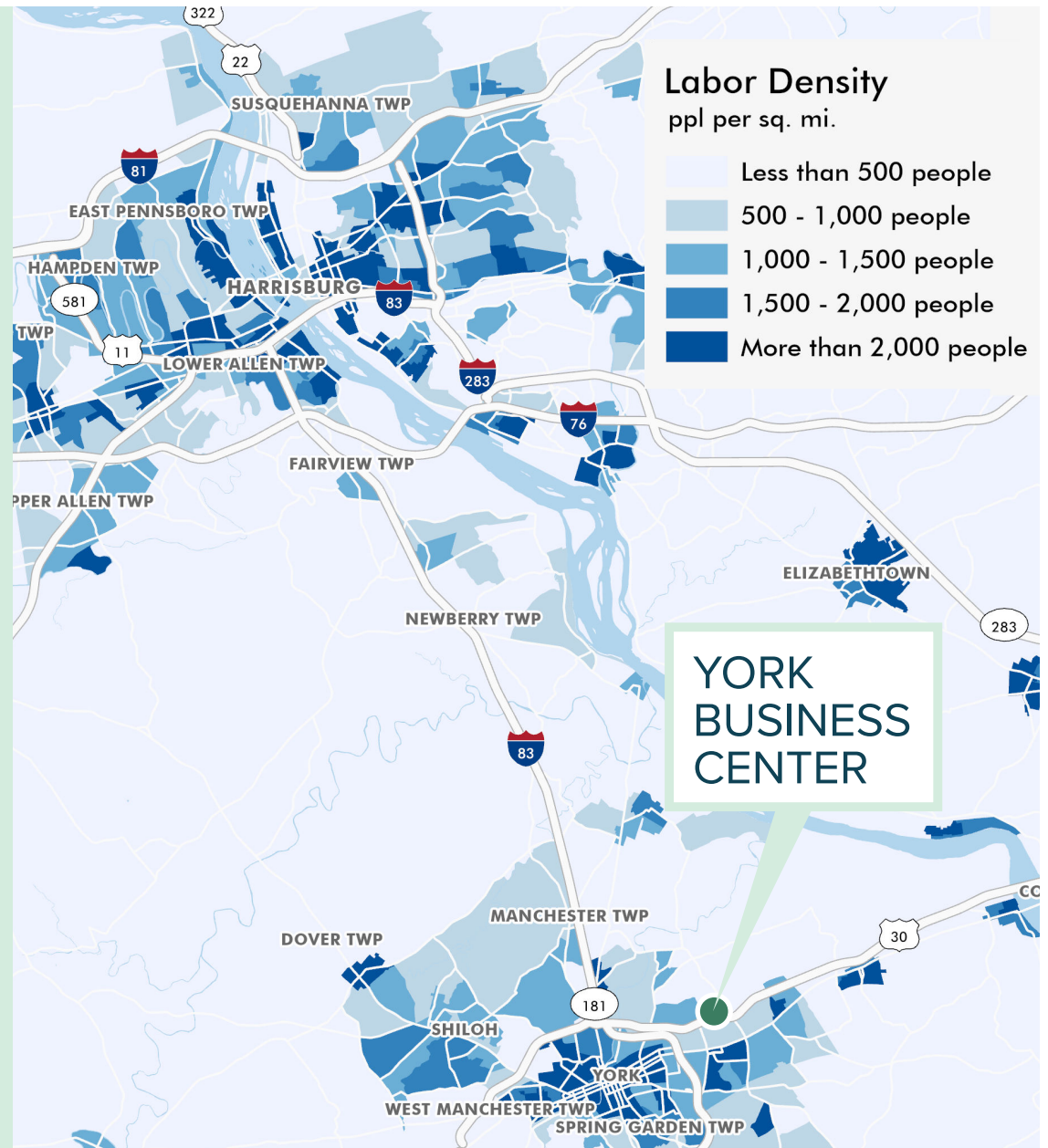
## DIFFERENTIATING LABOR ABUNDANCE AND AFFORDABILITY

In comparison to eight locations along the I-78/I-81 PA Corridor from Hamburg through Greencastle with big box projects recently completed or under construction, York Business Center's York location ranks #1 in terms of:

- Population within 30-minute drive (440,232)
- Labor Force within 30-minute drive (236,078)
- Existing Employees in Transportation/Warehouse/Manufacturing Sectors (48,679)
- Available Laborers (13,938)
- Lowest Hourly Wages for Packers/Packagers and Stock & Material Movers (\$11.80/HR | \$13.97/HR)

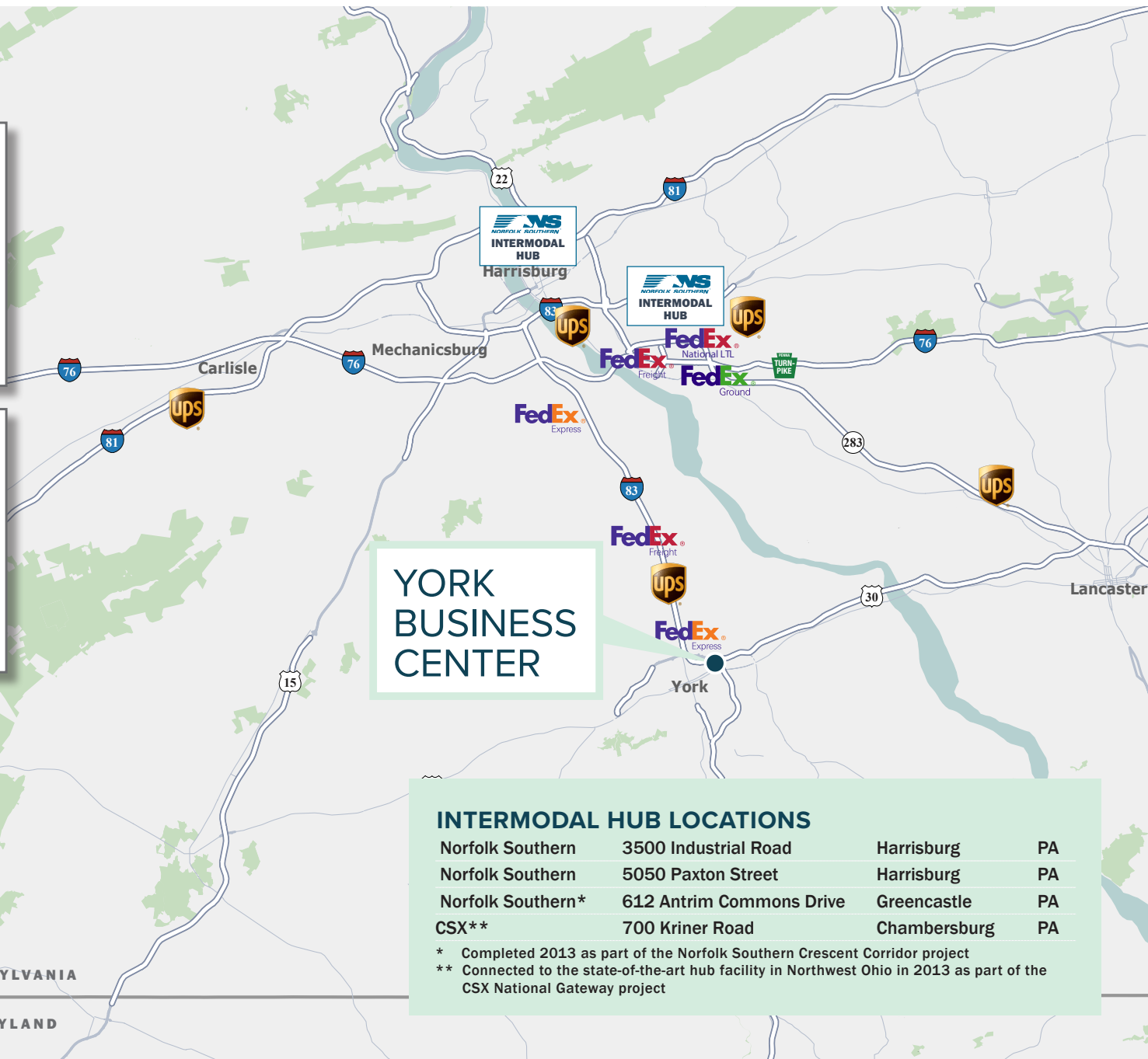
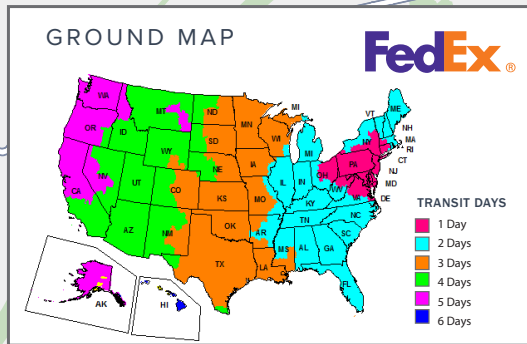
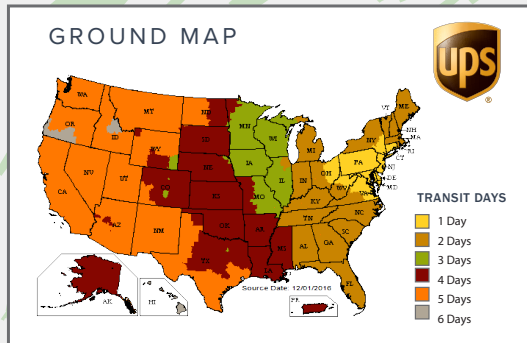
## YORK LABOR STATISTICS

LOCATION	York
COUNTY	York
SUBMARKET	Central PA
30-MINUTE DRIVE-TIME	
POPULATION	440,232
LABOR FORCE	236,078
EMPLOYED WORK FORCE	222,140
TRANS/WHSE/MFG EMPLOYEES	48,679
AVAILABLE WORK FORCE	13,938
15-MINUTE DRIVE-TIME	
POPULATION	128,744
LABOR FORCE	67,313
EMPLOYED WAREHOUSE WORK FORCE	62,604
TRANS/WHSE/MFG EMPLOYEES	14,606
AVAILABLE WORK FORCE	4,708
AVERAGE HOURLY WAGES (BY COUNTY)	
PACKERS & PACKAGERS (HAND)	\$11.80
STOCK & MATERIAL MOVERS	\$13.97
TRAILER TRUCK DRIVERS	\$22.41





# CENTRAL PENNSYLVANIA: PARCEL HUBS



**YORK  
BUSINESS  
CENTER**

## INTERMODAL HUB LOCATIONS

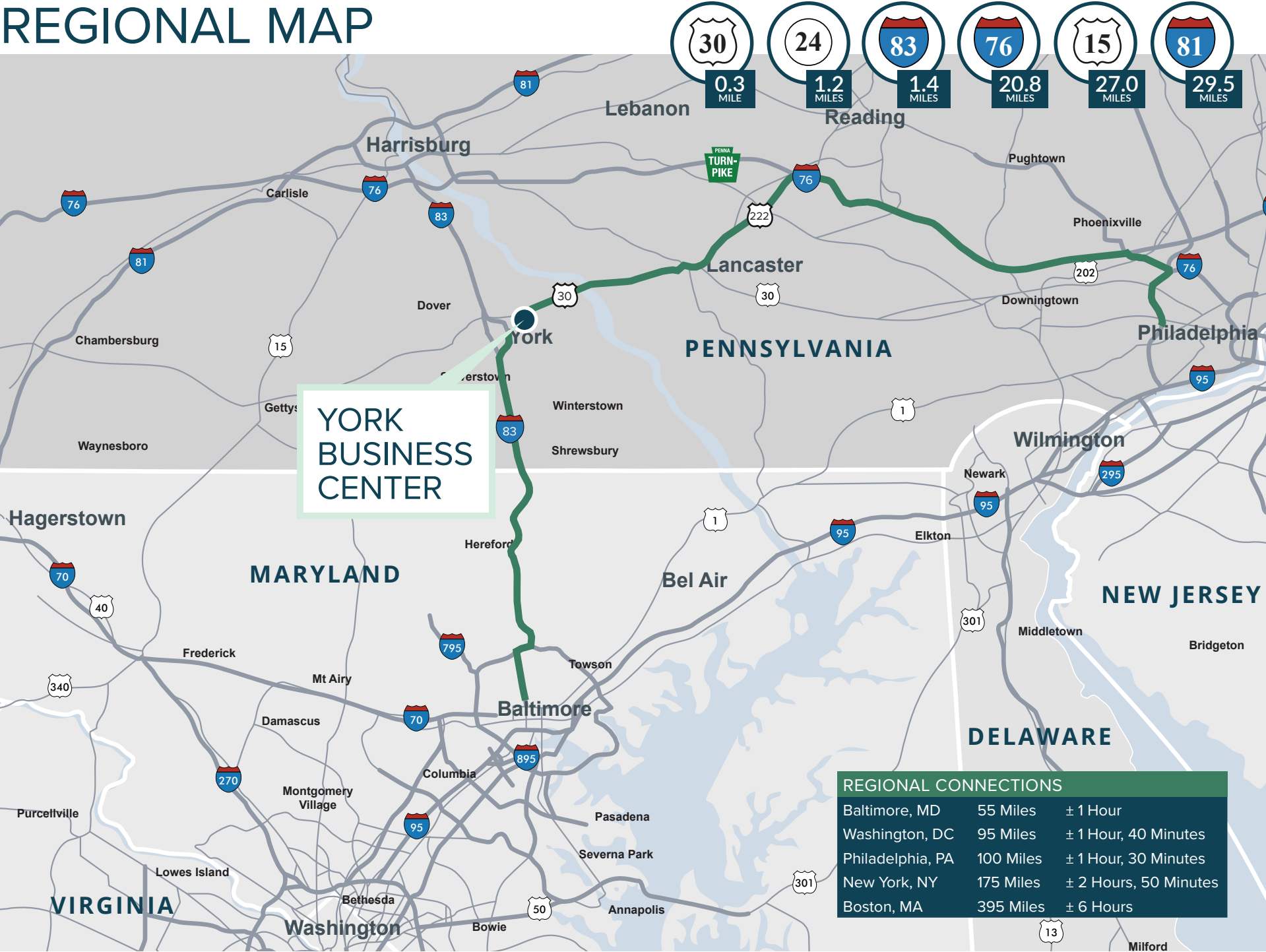
Norfolk Southern	3500 Industrial Road	Harrisburg	PA
Norfolk Southern	5050 Paxton Street	Harrisburg	PA
Norfolk Southern*	612 Antrim Commons Drive	Greencastle	PA
CSX**	700 Kriner Road	Chambersburg	PA

\* Completed 2013 as part of the Norfolk Southern Crescent Corridor project

\*\* Connected to the state-of-the-art hub facility in Northwest Ohio in 2013 as part of the CSX National Gateway project



# REGIONAL MAP





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## INSTITUTIONAL OWNERSHIP:



[www.endurance-re.com](http://www.endurance-re.com)

Endurance Real Estate Group is a diversified regional real estate company, that focuses upon the creation, development, and management of quality industrial real estate projects in the Mid-Atlantic States for both our tenants and investors. Since its formation, Endurance has acquired and developed over \$1.3 billion of assets totaling almost 21 million square feet and sold 11.8 million square feet with a combined value of \$978 million. Endurance currently owns and operates a portfolio totaling over 5.1 million square feet consisting of 53 buildings. Endurance is currently developing over 2.6 million square feet of distribution buildings in several projects in varying building sizes from 60,000 square feet up to 1,006,500 as well as entitling several other projects totaling 1.1 million square feet.



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