

PARK 83

LOGISTICS CENTER  YORK, PA



764,400 SF
AVAILABLE
FOR LEASE



NEW CONSTRUCTION | DELIVERING 1Q 2023

www.PARK83LC.com

LEASING



OWNERSHIP GROUP



CONTACT

Jeff Lockard

+1 610 249 2279

jeff.lockard@am.jll.com

Ryan Barros

+1 610 249 2264

ryan.barros@am.jll.com

Maria Ratzlaff

+1 717 791 2210

maria.ratzlaff@am.jll.com

Kevin Lammers

+1 610 249 2255

kevin.lammers@am.jll.com

PROJECT OVERVIEW

PARK 83

LOGISTICS CENTER  YORK, PA

LOCATION



HIGHLIGHTS

1/4 MILE

FROM I-83 (EXIT 28)

±375,000

WORKFORCE POPULATION
WITHIN 30-MINUTE DRIVETIME

40'

CLEAR HEIGHT

431

CAR PARKING SPACES

161

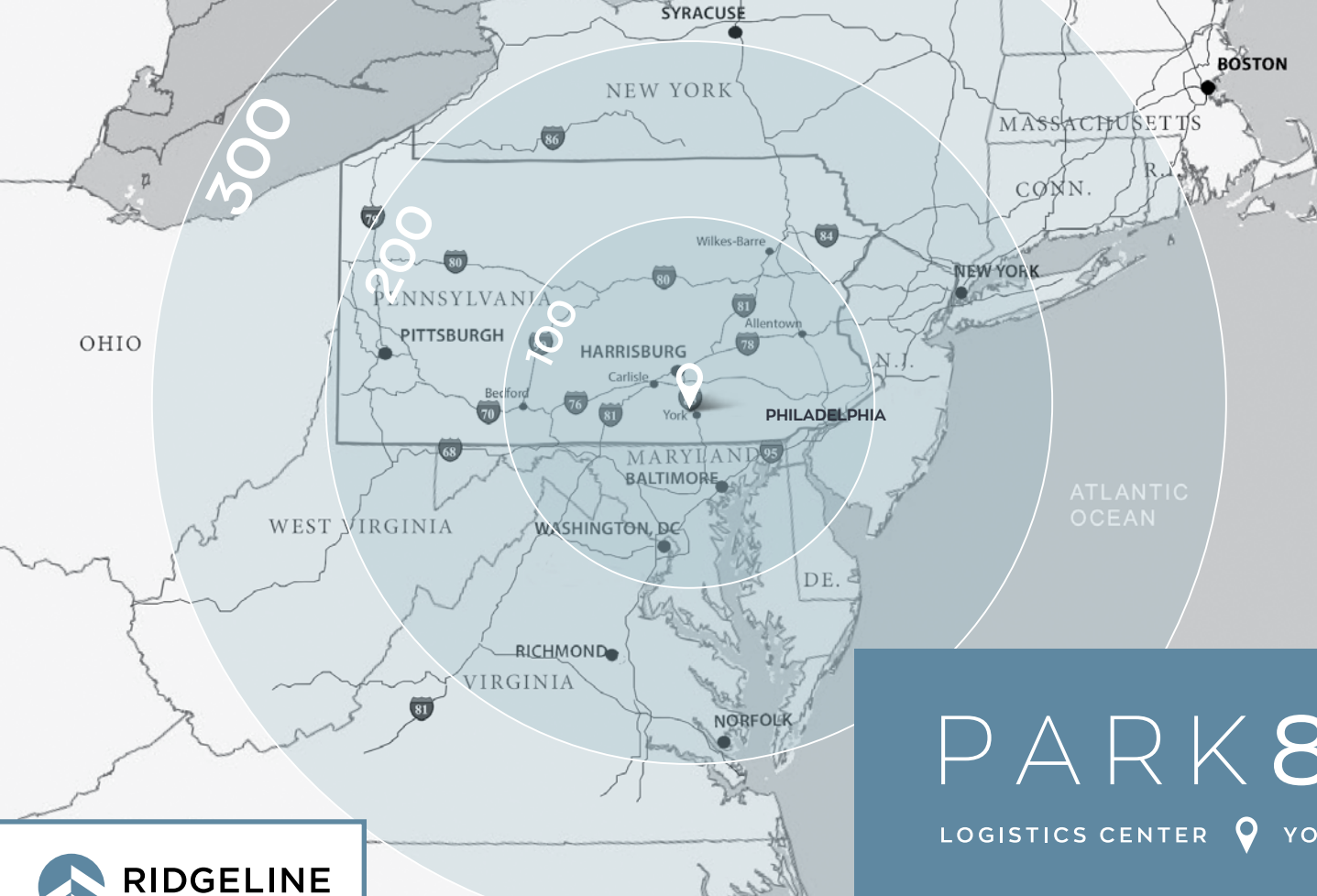
DEDICATED TRAILER STALLS
EXPANDABLE TO 214

BUILDING SPECIFICATIONS



Address	Park 83 Logistics Center, York, PA
Land Area	86.6 acres
Building Area	764,400 SF
Dimensions	650'D x 1,176'W
Clear Height	40'0" minimum at first column line from dock wall
Column Spacing	56'W x 53'D typical, 60'D staging bays
Dock Doors	116 (9' x 10') dock doors fully equipped with 40,000 lb. mechanical levelers, bumpers, seals, and Z-guards
Drive-in Doors	4 (12' x 14') manual doors
Trailer Parking	161 dedicated trailer stalls (expandable to 214)

Truck Court	185'
Car Parking	431 spaces
Construction	Tilt-up concrete panels (R-13)
Roof	60 mil EPDM membrane (R-20.5)
Floor	7" strategically reinforced concrete (4,000 PSI)
Lighting	LED fixtures on motion sensors
Fire Protection	ESFR system
Power	3,000 AMP, 277/480 volt, 3-phase, 4-wire service
HVAC	Gas-fired, roof-mounted make-up heating units



PARK 83

LOGISTICS CENTER  YORK, PA



Ridgeline Property Group (“RPG”) is a privately held, commercial real estate development and investment company operating throughout the United States. RPG’s regional partners have more than 125 years of combined experience in the

commercial real estate industry and have developed in excess of 115 million SF of space in 30 states. Presently, the company has more than nine million square feet of active development projects underway.

The firm is headquartered in Atlanta, GA with regional offices in Chicago, Northern Virginia / Washington, DC, South Florida, and California.

Modlo is a logistics real estate company with a growing national portfolio of institutional-quality distribution and last mile facilities. As the fully integrated logistics platform of GCP, a leading institutional real estate investment manager, Modlo offers solutions designed to meet its customers’ modern supply chain needs. Modlo’s fast-growing portfolio is concentrated in markets that serve large population and consumption centers and centrally located logistics hubs. Modlo’s scale and experience allow it to work with each of its customers to help build solutions that drive their success while also investing in the technologies and trends that will drive the supply chain future.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

FOR LEASING INFORMATION, PLEASE CONTACT:

- | | | | |
|---|---|---|---|
| Jeff Lockard
+1 610 249 2279
jeff.lockard@am.jll.com | Ryan Barros
+1 610 249 2264
ryan.barros@am.jll.com | Maria Ratzlaff
+1 717 791 2210
maria.ratzlaff@am.jll.com | Kevin Lammers
+1 610 249 2255
kevin.lammers@am.jll.com |
|---|---|---|---|



DISTANCES TO CITIES

	Distance (MI)	Drive Time (HRS)
Baltimore, MD	63	1 hr. 1 min.
Washington, DC	100	1 hr. 48 min.
Philadelphia, PA	108	1 hr. 49 min.
New York, NY	190	3 hr. 15 min.
Boston, MA	410	6 hr. 25 min.

DISTANCES TO PORTS

Port of Baltimore	63	1 hr. 5 min.
PhilaPort	120	1 hr. 57 min.
Ports of NY/NJ	179	2 hr. 52 min

DISTANCES TO INTERMODAL/PARCEL

FedEx Ground	8	14 min.
FedEx Ground	21	26 min.
UPS Hub	22	27 min.
USPS	19	29 min.
Norfolk Southern Lucknow	20	25 min.
Norfolk Southern Rutherford	19	30 min.