



CORE5 LOGISTICS CENTER AT
CODORUS CREEK
BUILDING 1

405 Busser Road, York, Pennsylvania 17406



LEASING AGENT

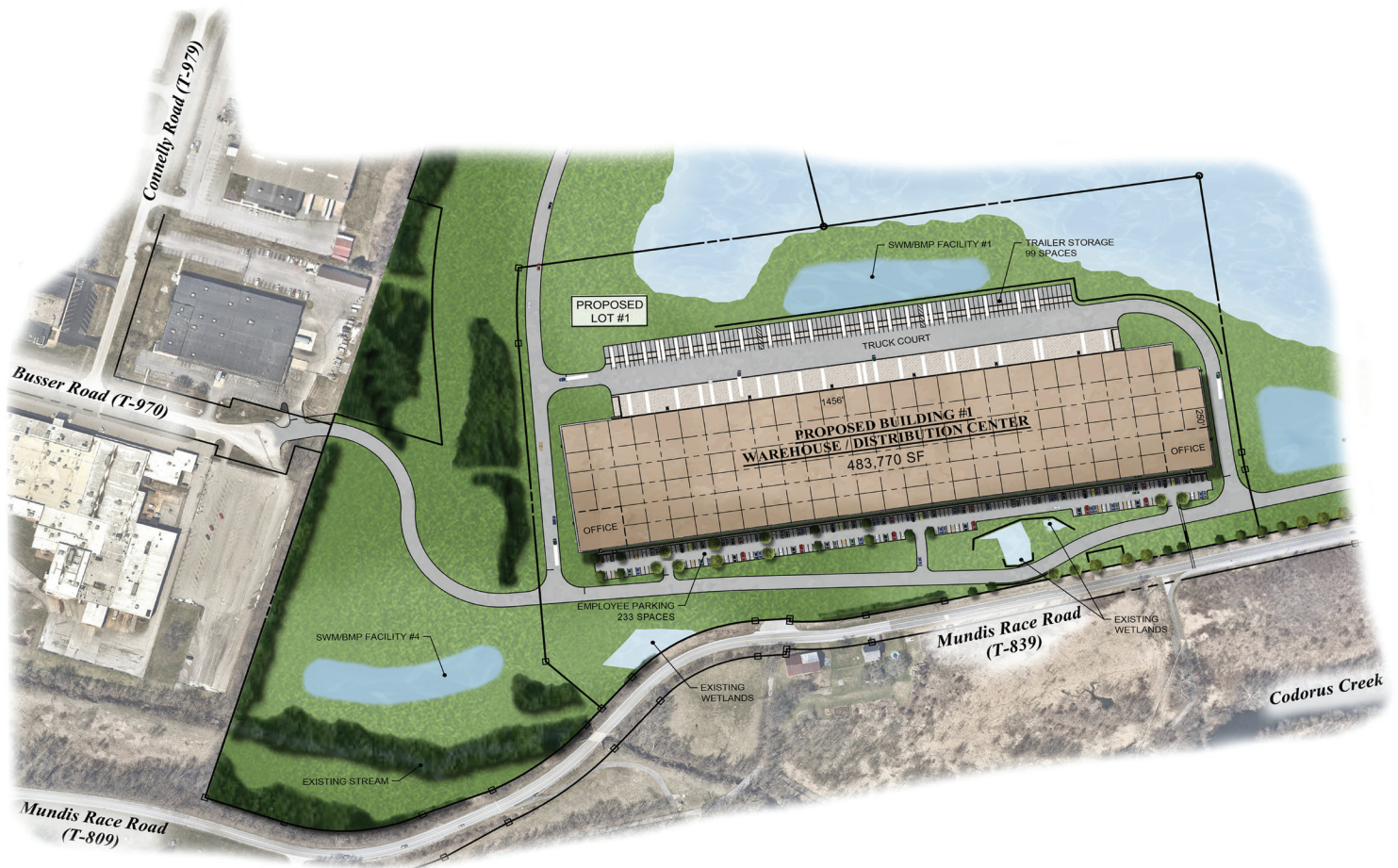


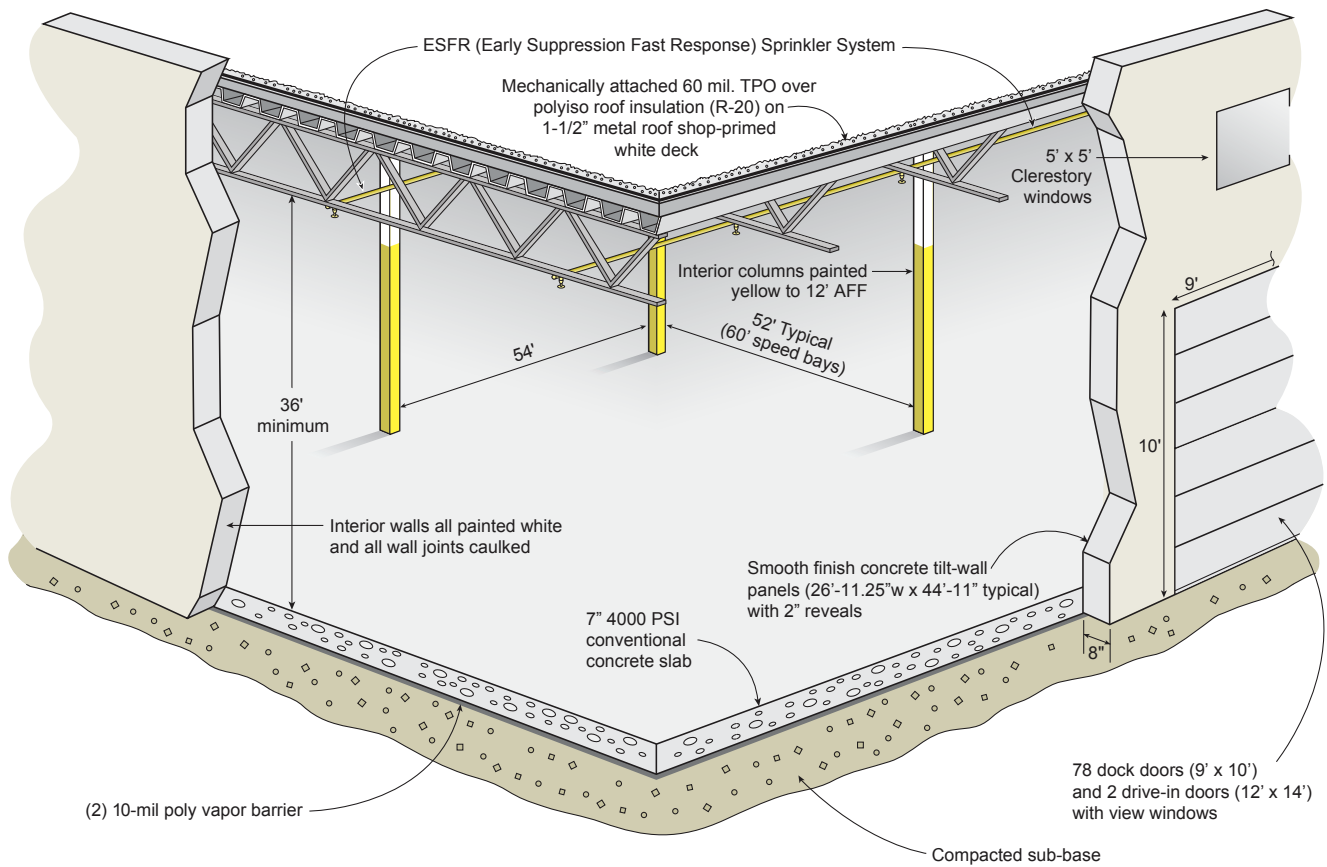
DEVELOPER

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Located in York, PA, Core5 Logistics Center at Codorus Creek consists of five buildings, totaling 1.63 million square feet situated on over 200 acres. Codorus Creek spans between both Manchester and East Manchester Township, appealing to the blue collar labor force across the entire county. Less than 3 miles to I-83 and Route 30, The Creek is an ideal industrial location for tenants looking to serve the Northeast and Mid-Atlantic region.





BUILDING SPECIFICATIONS

Square Footage	483,770 SF
Site Area	37.524 acres
Configuration	Rear load
Column Spacing	54' wide x 52' deep, with 60' loading bays
Clear Height	36' clear minimum
Dock High Doors	78 dock high doors
Drive-In Doors	2 – 12' x 14' ramped, drive-in doors
Truck Court Depth	185' deep with 60' concrete apron
Auto Parking	233 auto spaces
Trailer Storage	99 trailer storage locations
Electrical	277/480 volt, 3 phase
Sprinkler	ESFR sprinkler system



I-83, Exit 22	2.8 miles
Route 30	3.1 Miles
York, PA	4.8 Miles
Harrisburg, PA	23 Miles
Lancaster, PA	29 Miles
Baltimore, MD	59 Miles
Philadelphia, PA	101 Miles
Washington DC	99 Miles
New York, NY	189 Miles



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