

FOR LEASE | 60,000 SF Warehouse

**NOW
AVAILABLE**



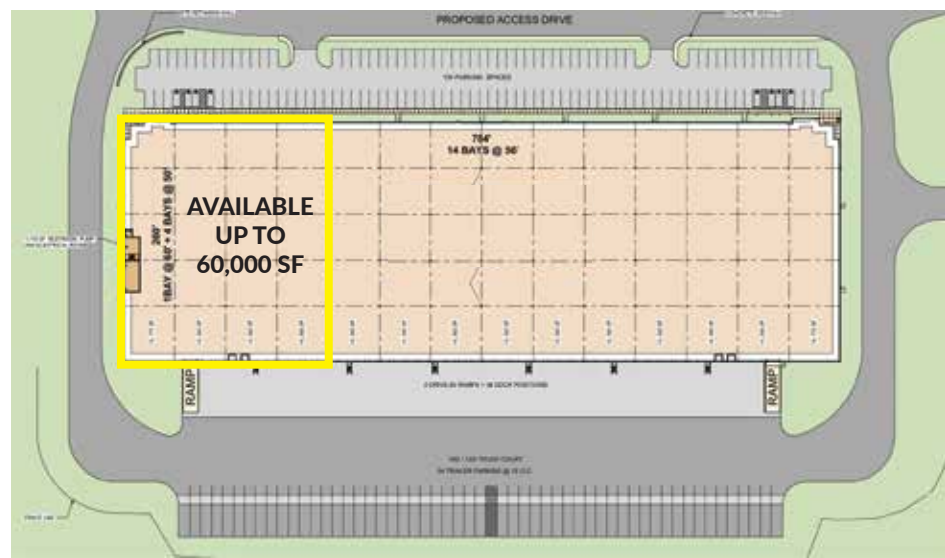
Codorus Creek B | 520 Busser Rd | York, PA 17460

Features

- Built in 2023
- 9 +/- Dock Doors Available
- One (1) Drive-In Door
- Trailer Parking
- 36' Clear Height
- Racking Available
- Forklift Charging Stations
- 2,500 SF Office Space
- Breakroom
- 5 Bathrooms
- Sublease

Zoning

- Industrial



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CODORUS CREEK B

520 Busser Rd, York, PA 17460

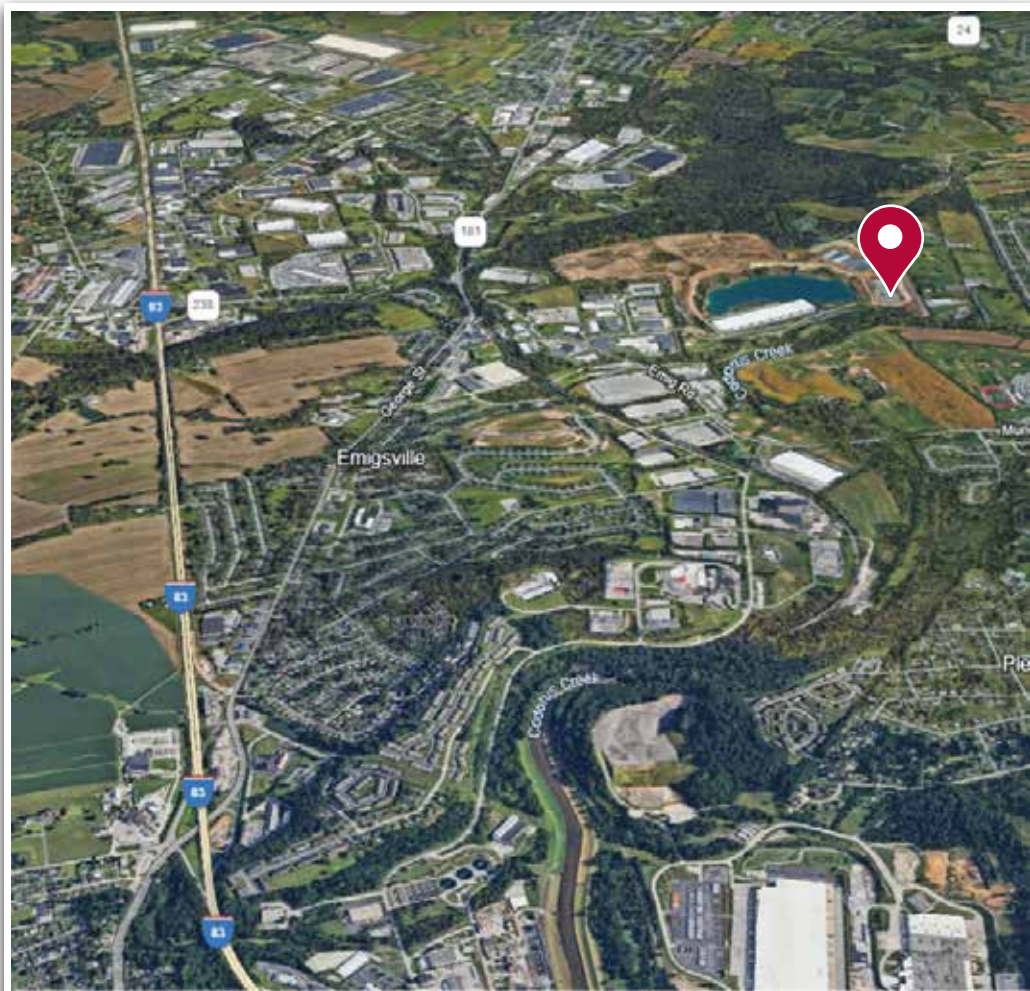
SPECIFICATIONS

AVAILABLE SPACE SPECIFICATIONS

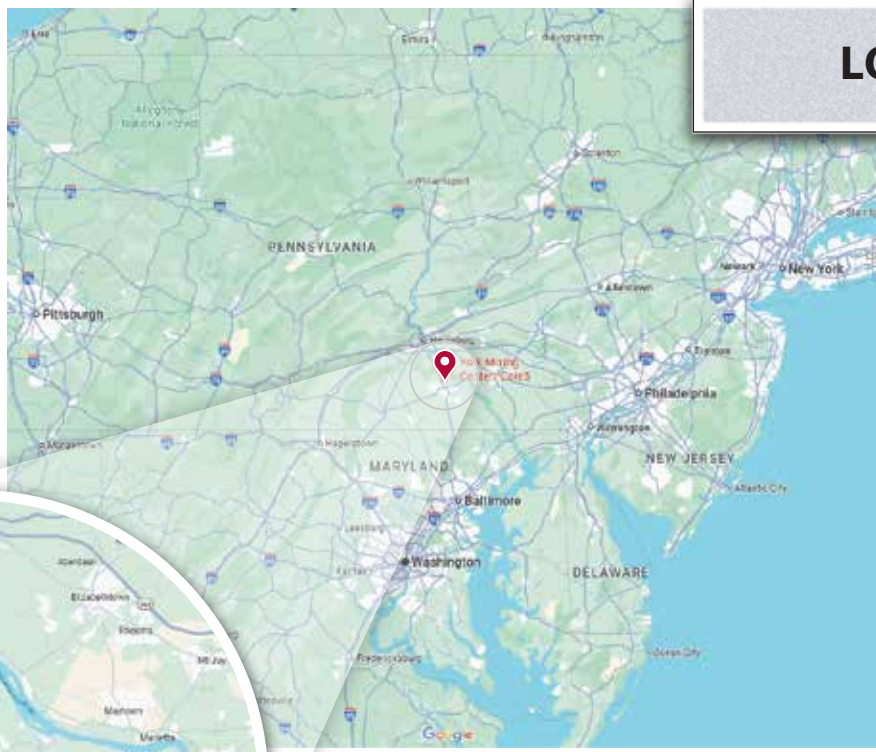
Area	58,240 SF	Truck Court	190' Deep
Dimensions	224' x 260'	Car Parking	+/- 133 Spaces
Building Configuration	Single Load	Trailer Parking Total	14 Spaces
Acreage	+/- 17.2 Acres	Dock Doors	+/- 9 (9' x 10' insulated)
Column Spacing	56' x 50' (60' Speed Bay)	Drive-In Doors	1 (14' x 16' ramped)
Clear Height	36'	Sprinkler	ESFR

TOTAL BUILDING SPECIFICATIONS

Building Area	+/- 203,840 SF	Truck Court	190' Deep
Building Dimensions	784' x 260'	Car Parking	+/- 133 Spaces
Building Configuration	Single Load	Trailer Parking Total	+/- 54 Spaces
Acreage	+/- 17.2 Acres	Dock Doors	+/- 38 (9' x 10' insulated)
Column Spacing	56' x 50' (60' Speed Bay)	Drive-In Doors	+/- 2 (14' x 16' ramped)
Clear Height	36'	Sprinkler	ESFR

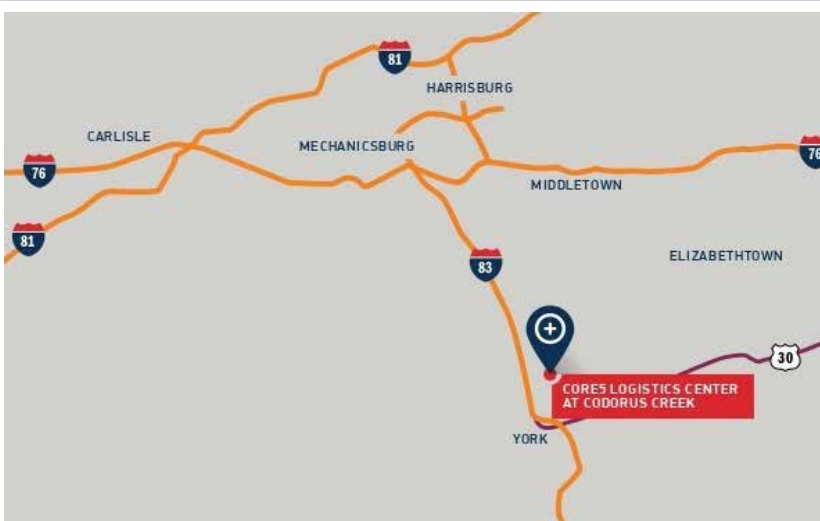


LOCATION

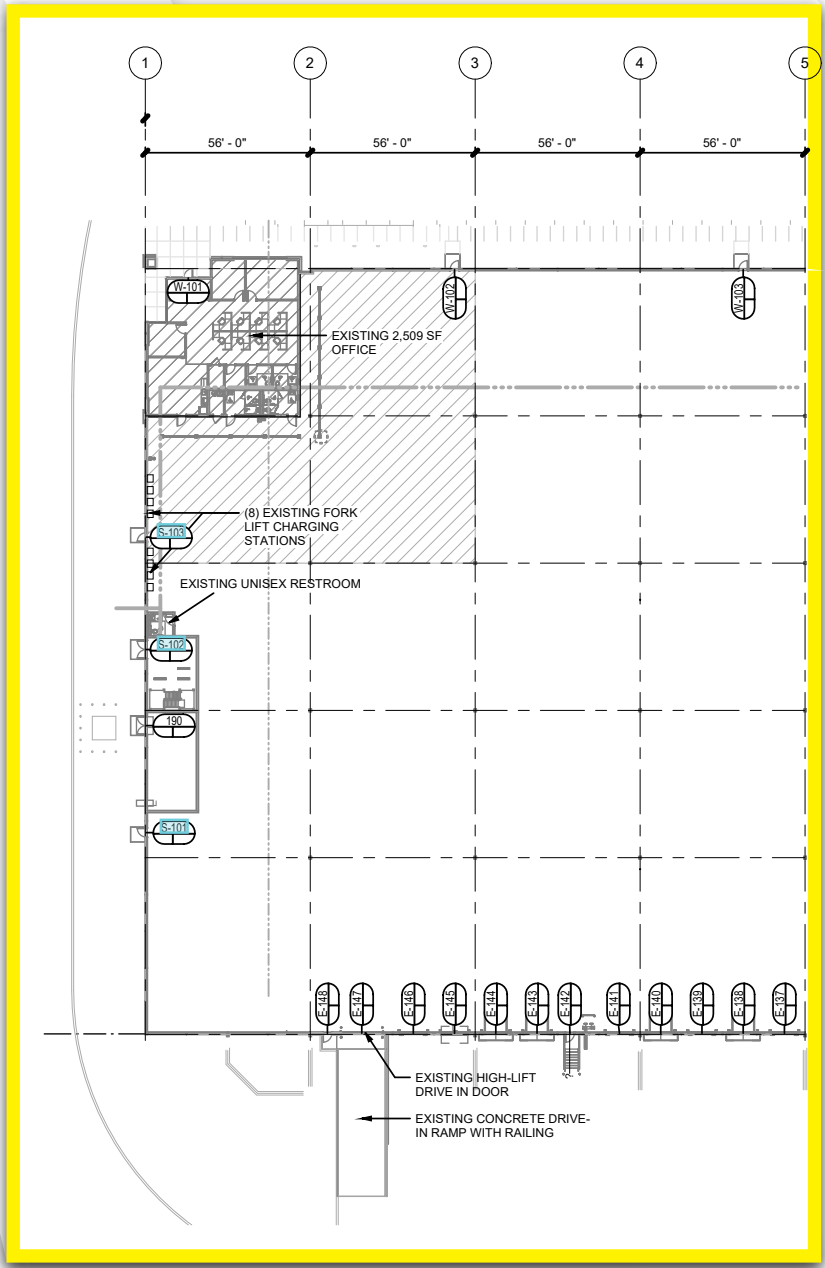
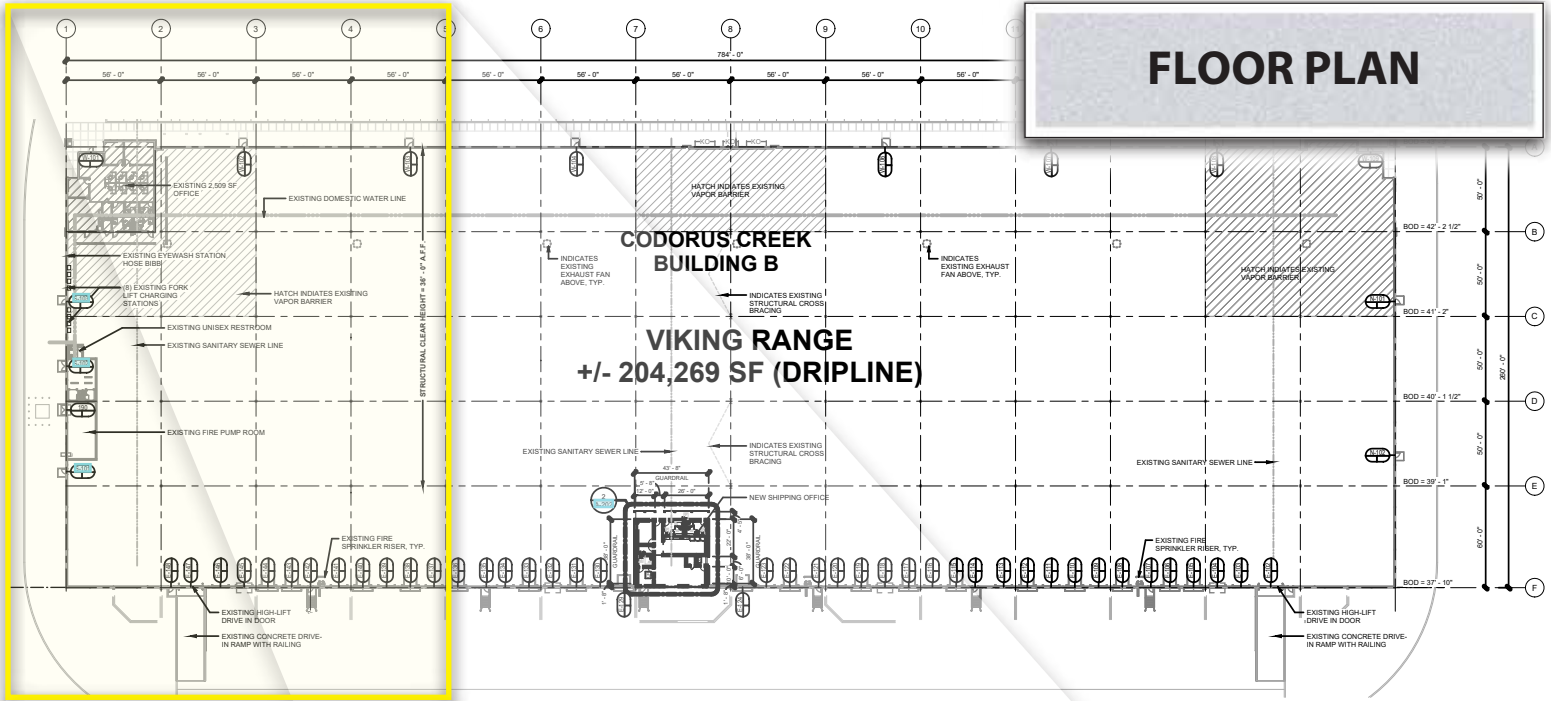


CODORUS CREEK B

**520 Busser Rd
York, PA 17460**



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
Washington, DC	99 miles
Philadelphia, PA	101 miles
New York, NY	189 miles



**AVAILABLE
UP TO
60,000 SF**

INTERIOR IMAGES



Office Space



Racks (Moveable) - 36' Clear



Forklift Charging Stations

Breakroom



EXTERIOR IMAGES



9 +/- Loading Docks



AVAILABLE