

INVESTMENT SUMMARY

# PARK 83

LOGISTICS CENTER  YORK, PA

**Central PA Industrial Investment Opportunity**

.....  
**15% Below Market Rent with 5.17 Years of Term**

.....  
**Best-in-Class Distribution Facility with  
Investment Grade Tenancy**



# EXECUTIVE SUMMARY

**Jones Lang LaSalle Americas, Inc.** (“JLL”) as exclusive advisor to the Owner, is pleased to present for sale **Park 83 Logistics Center** (the “Property”) located in York, Pennsylvania.

- 764,400 square foot Class A cross-dock distribution facility built in 2023 with best-in-class specifications, including 40’ clear height.
- Fully leased to Church & Dwight (NYSE: CHD / Moody’s: A2) with **5.2 years of remaining term and 3.5% annual escalations**, providing strong in-place cash flow with investment grade credit.
- Mark-to-market opportunity with in-place rent that is more than **15% below market rent today**.
- Located just a **0.25 mile from a full interchange of I-83** within Core Central Pennsylvania, a premier inland hub for the Philadelphia / Baltimore / New York MSA.

**The Property is held by entities taxable as REITs. Offers to purchase should consider a transaction form involving ownership of the REIT shares.**



## PROPERTY OVERVIEW

<b>Address:</b>	250 Cloverleaf Road York, PA
<b>Building Size:</b>	764,400 SF
<b>Year Built:</b>	2023
<b>Clear Height:</b>	40’
<b>Loading Doors:</b>	116 Dock Doors
<b>Trailer Stalls:</b>	161 Trailer Stalls
<b>Car Parking:</b>	431 Parking Spaces
<b>Fire Protection:</b>	ESFR
<b>Lighting:</b>	LED
<b>Power:</b>	3,000 AMPs

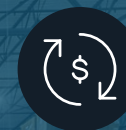
## INVESTMENT HIGHLIGHTS



CLASS A NEW  
GENERATION



INVESTMENT  
GRADE TENANCY



IN-PLACE CASH  
FLOW WITH 3.50%  
ESCALATIONS



5.17 YEARS OF  
REMAINING TERM



15% BELOW  
MARKET RENT



CORE CENTRAL  
PA INDUSTRIAL  
MARKET

# INVESTMENT HIGHLIGHTS

## CORE INDUSTRIAL ASSET WITH INVESTMENT GRADE CASH FLOW

- Fully leased by Church & Dwight (NYSE: CHD), a leading manufacturer of household and personal care products.
- Annual rent escalations of 3.50% provide 18.7% contractual NOI growth during the lease term.
- Only dedicated warehouse and distribution hub for Church & Dwight in the Northeast. The location services a variety of company brands.
- Church & Dwights' largest manufacturing facility totaling 1.1M SF is located 16 miles south of the Property at 5197 Commerce Drive.



**MOODY'S A2 | S&P BBB+**  
CREDIT RATING

**\$8.03 PSF**  
(15.5% BELOW MARKET)  
IN-PLACE RENT

**3.50%**  
ANNUAL ESCALATIONS

**5.17 YEARS**  
REMAINING TERM



# NEW GENERATION CLASS A CROSS-DOCK DISTRIBUTION FACILITY

Park 83 Logistics Center was delivered in 2023 and was built to the highest level of quality and functionality including 40' clear height, a cross-dock loading format, full truck circulation, ESFR sprinkler system, LED lighting and a 185' truck court with a 60' concrete apron. The Property has impressive loading capability with 116 fully equipped loading doors, 4 drive-in doors, abundant car parking and dedicated trailer parking. Park 83 Logistics Center's timeless building design offers functionality and flexibility to accommodate any use.



**40'**  
CLEAR  
HEIGHT



**650'**  
BUILDING  
DEPTH



**1 PER 6,590 SF**  
LOADING  
RATIO



**1 PER 4,748 SF**  
TRAILER  
RATIO



**1 PER 1,774 SF**  
CAR PARKING  
RATIO



**LED**  
LIGHTING



**3,000 AMPS**  
POWER

# IRREPLACEABLE LOCATION WITH IMMEDIATE ACCESS TO I-83

EXIT  
24

## HIGHWAYS

I-83 (Exit 28)	0.4 Miles   2 Min
I-76	11.6 Miles   13 Min
I-81	18.8 Miles   23 Min

## PARCEL HUBS

FedEx Hub	20.3 Miles   24 Min
UPS East Zone Regional Hub	22.2 Miles   27 Min

## INTERMODAL YARDS & AIRPORTS

Norfolk Southern: Harrisburg	19.5 Miles   29 Min
Norfolk Southern: Rutherford	20.4 Miles   29 Min
Harrisburg International Airport	21.0 Miles   23 Min



N. SUSQUEHANNA TRAIL

EXIT  
28

PARK 83  
LOGISTICS CENTER YORK, PA

**I-83 SOUTH BOUND (EXIT 28) | 0.3 Miles**

**I-83 NORTH BOUND (EXIT 28) | 0.4 Miles**

CLOVERLEAF RD

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## FINANCIAL ANALYSIS

