

± 278,582 SF
AVAILABLE FOR SUBLEASE



57 Grumbacher Road

Interstate 83 Industrial Park • York, PA

Location

57 Grumbacher is located in the Interstate 83 Industrial Park, a mature and expanding business park located in York County. This location provides easy access to Interstate 83 (Exit 24) and parcel hubs.

Labor

York County offers an abundant, diverse and award winning employee base which in turn supports food manufacturers, heavy manufacturing, distribution and e-commerce located in the area.

AVAILABLE SUMMER 2024 THROUGH APRIL 30TH, 2027

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57 Grumbacher Road

Property Highlights

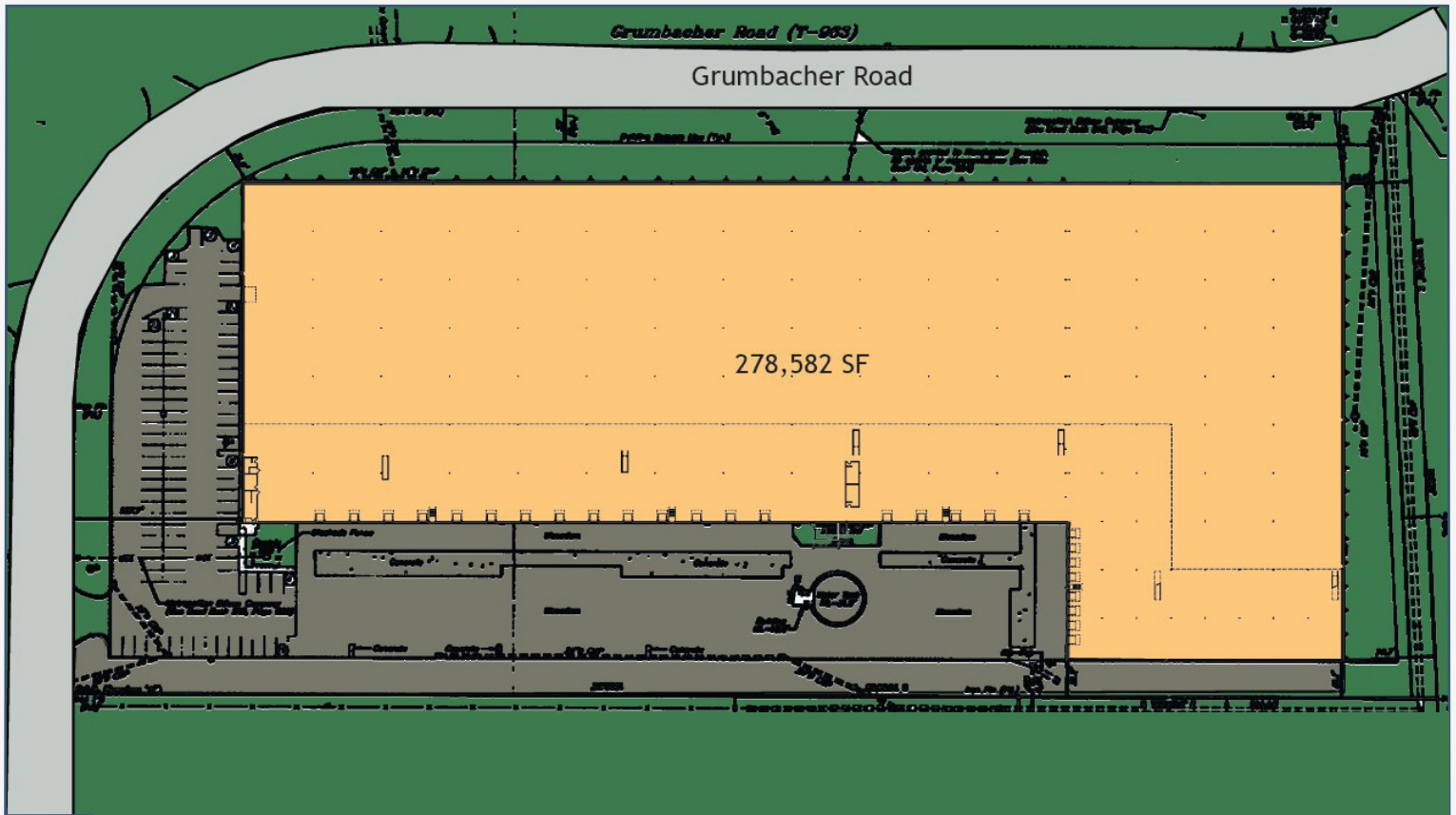
Total building size:	± 278,582 SF
Office space:	± 6,000 SF (second story)
Loading:	27 dock doors (8' x 9' insulated steel) 30 - 35,000 lb. capacity hydraulic levelers with seals and bumpers
Drive-in:	1 (12' x 14') drive-in door
Lighting:	T-5
Sprinkler:	ESFR (K14)
Column spacing:	54' x 40'(standard)
Power:	800 amp 277/480 3 phase, expandable
Parking:	97 ± employee spaces
Ceilings:	22' clear height
Improvements:	Food grade



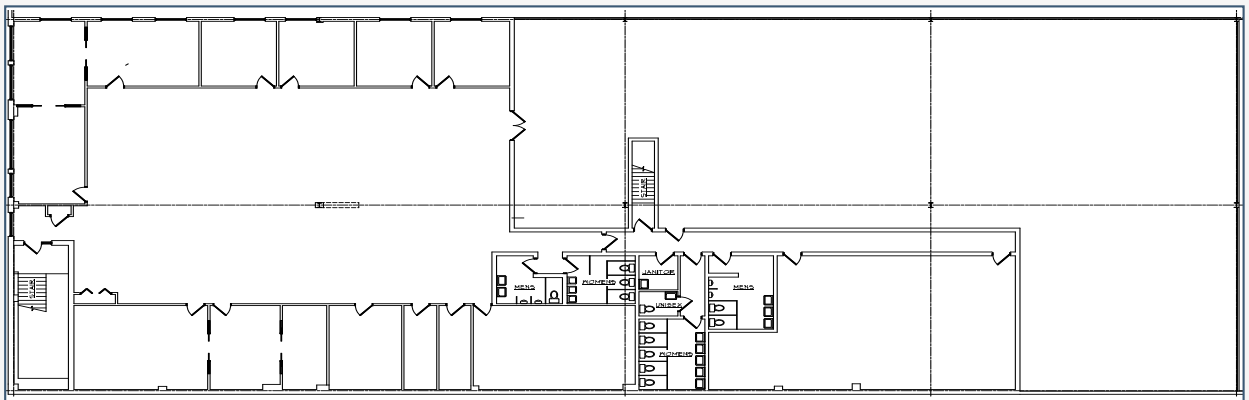
57 Grumbacher Road

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Site Plan

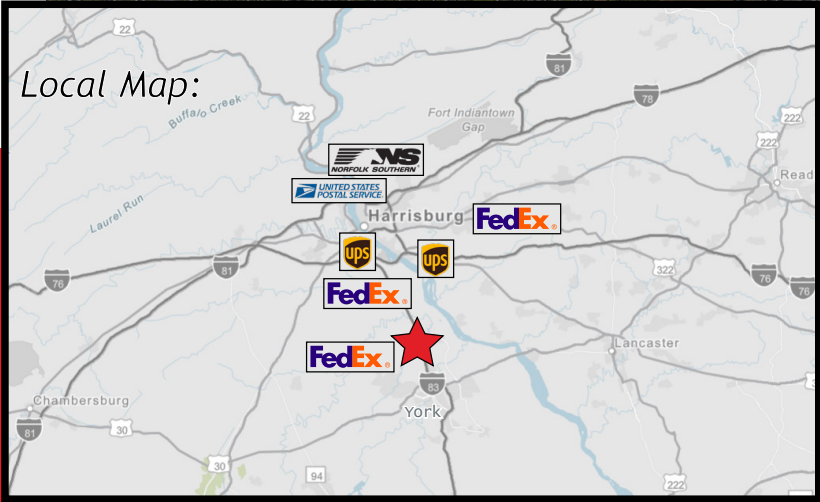
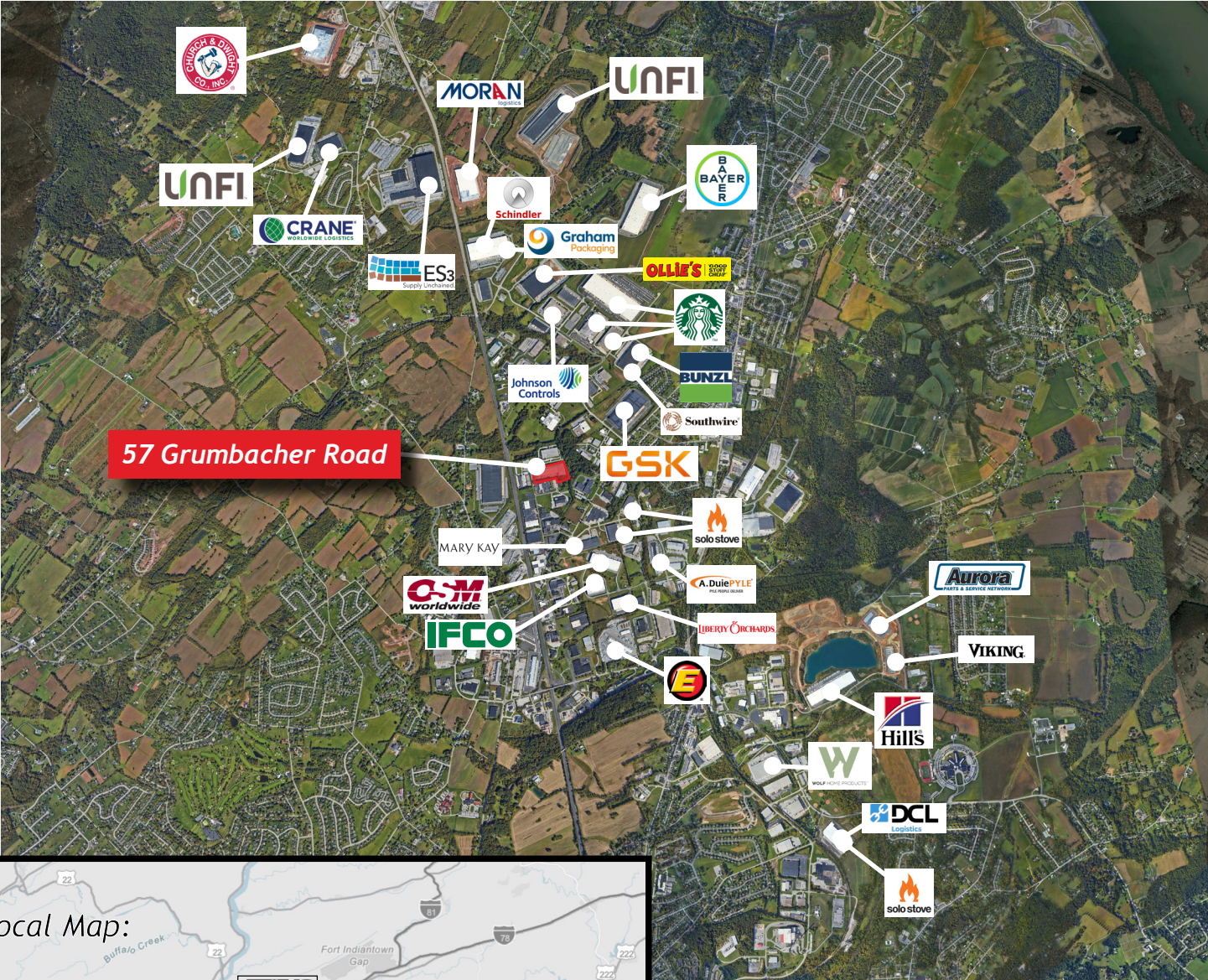


6,000 SF Office Plan



57 Grumbacher Road

Location



57 Grumbacher to:	Distance (in miles)	Distance (in minutes)
FedEx Freight York	2.2	7
Fed Ex Lewisberry	13.9	19
UPS Harrisburg	23.4	28
Norfolk Southern Harrisburg	25	30
FedEx Middletown	26.2	32
USPS Middletown	27.9	35
UPS Middletown	28.0	35

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