

250 CLOVERLEAF ROAD

 YORK, PA

254,800 - 364,000 SF
AVAILABLE FOR SUBLEASE



AVAILABLE IMMEDIATELY
2-4 YEAR SUBLEASE TERM

CONTACT

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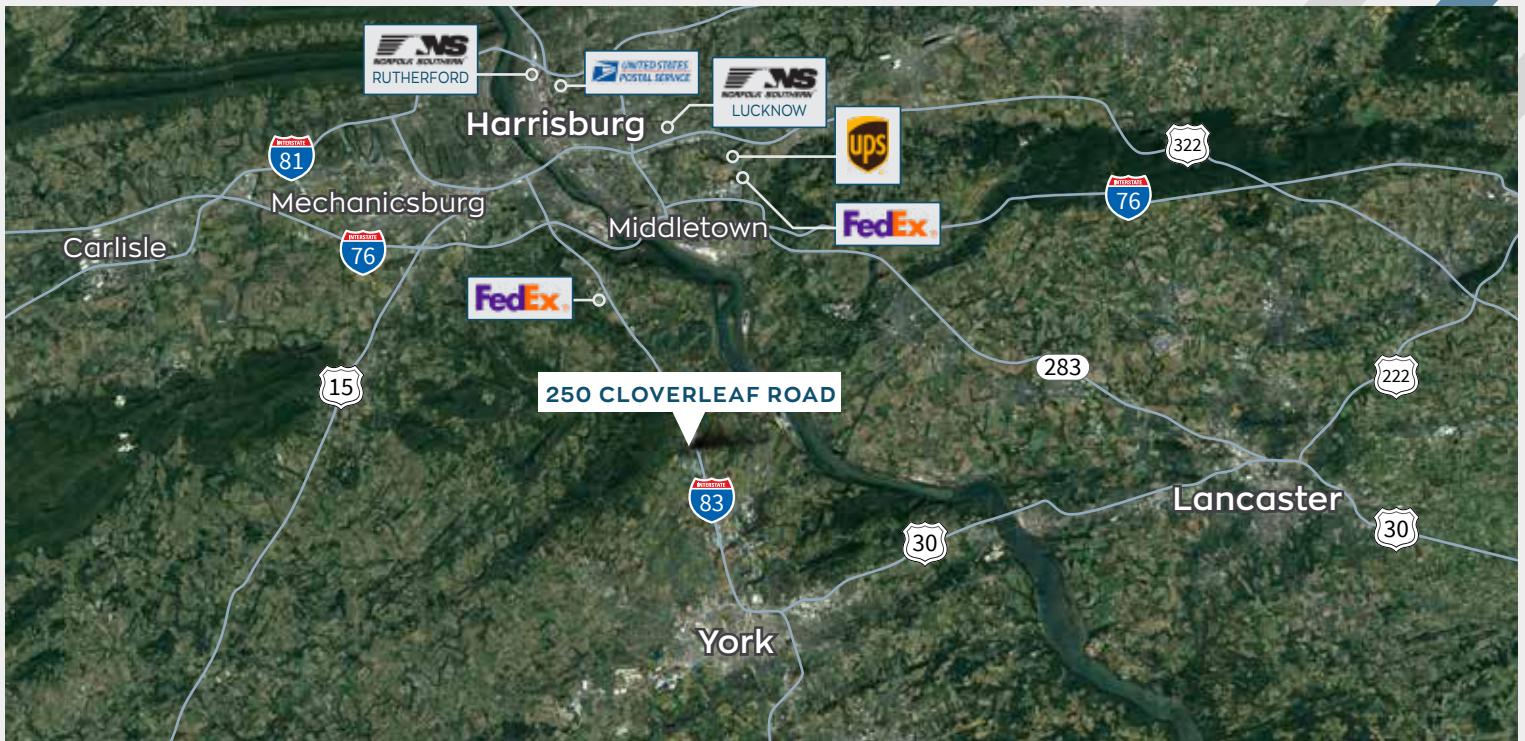


PROJECT OVERVIEW

250 CLOVERLEAF ROAD

 YORK, PA

LOCATION



HIGHLIGHTS

1/4 MILE

FROM I-83 (EXIT 28)

±375,000

WORKFORCE POPULATION
WITHIN 30-MINUTE DRIVETIME

40'

CLEAR HEIGHT

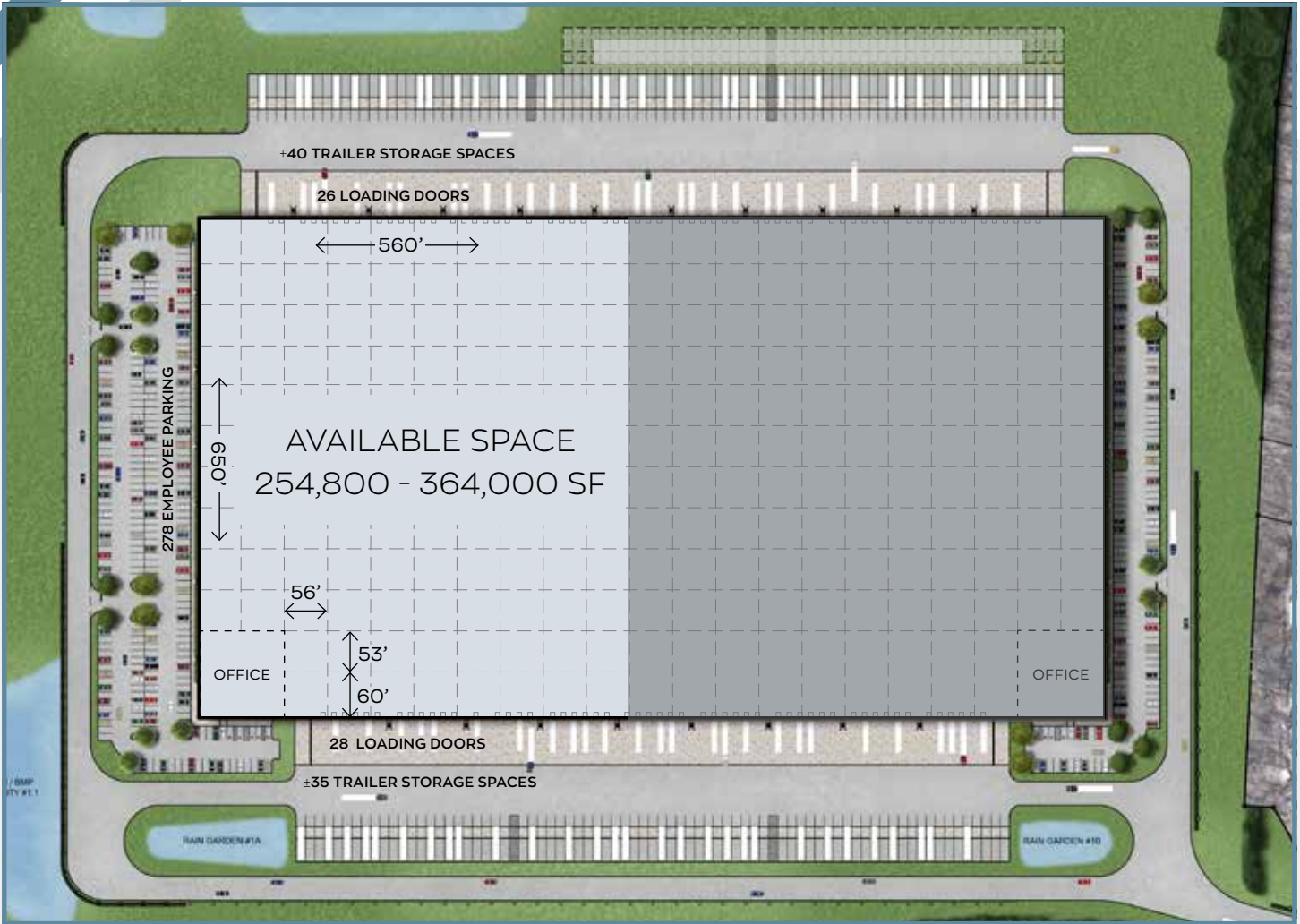
278

CAR PARKING SPACES

±75

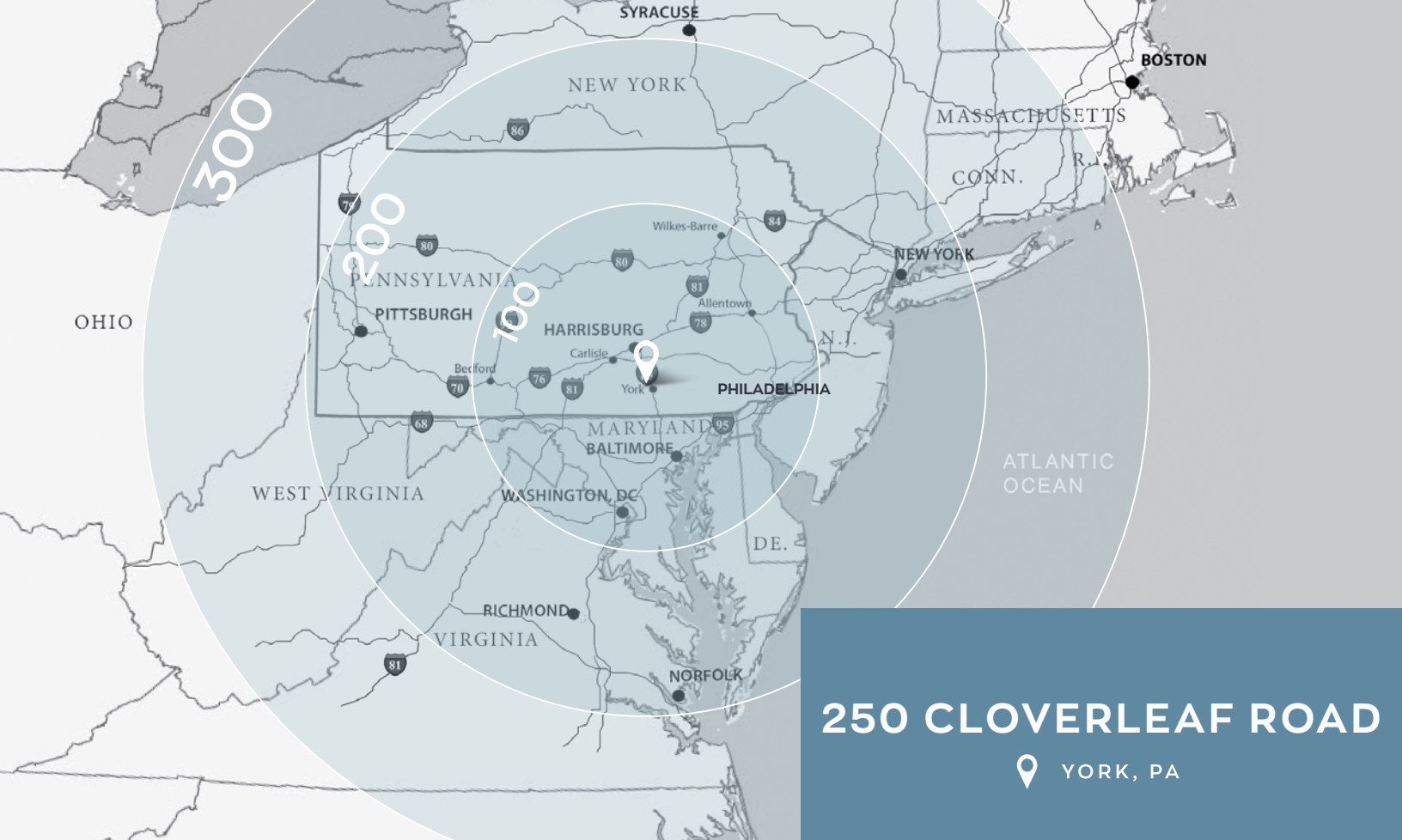
DEDICATED TRAILER STALLS

BUILDING SPECIFICATIONS



Address	250 Cloverleaf Road York, PA
Available Area	254,800 - 364,000 SF
Main Office	2,982 SF
Dimensions	650'D x 560'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	54 (9' x 10') dock doors fully equipped with 40,000 lb. mechanical levelers
Drive-in Doors	2 (12' x 14') manual doors
Trailer Parking	±75 dedicated trailer stalls

Truck Court	185'
Car Parking	278 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
HVAC	Gas-fired, roof-mounted make-up heating units



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YORK, PA

MAIN OFFICE PLAN



FOR LEASING INFORMATION, PLEASE CONTACT:

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.

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