



ARES
INDUSTRIAL
MANAGEMENT

515 N. ZARFOSS DRIVE

YORK, PA 17404

FOR LEASE OR SALE | 312,769 SQ FT | Distribution/Warehouse Facility



LISTING AGENT



550 E Swedesford Road
Suite 260
Wayne, PA 19087

JEFF LOCKARD

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MARIA RATZLAFF

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717-791-2210

KEVIN LAMMERS

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856-448-3226

OWNER



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Property FEATURES

- 312,769 SF available
- ±7,400 SF Office (includes mezzanine and 2nd floor office)
- 450' deep x 680' wide
- 26.81 acres
- 22'5" - 31'1" ceiling height range
- Column spacing 50' x 50'

- Wet-pipe sprinkler system
- 27 dock doors (8' x 9'4") with hydraulic self-leveling loading ramps
- Two (2) drive-in doors (12'x14')
- 106 car parking spaces
- 29 trailer spaces

SITE PLAN



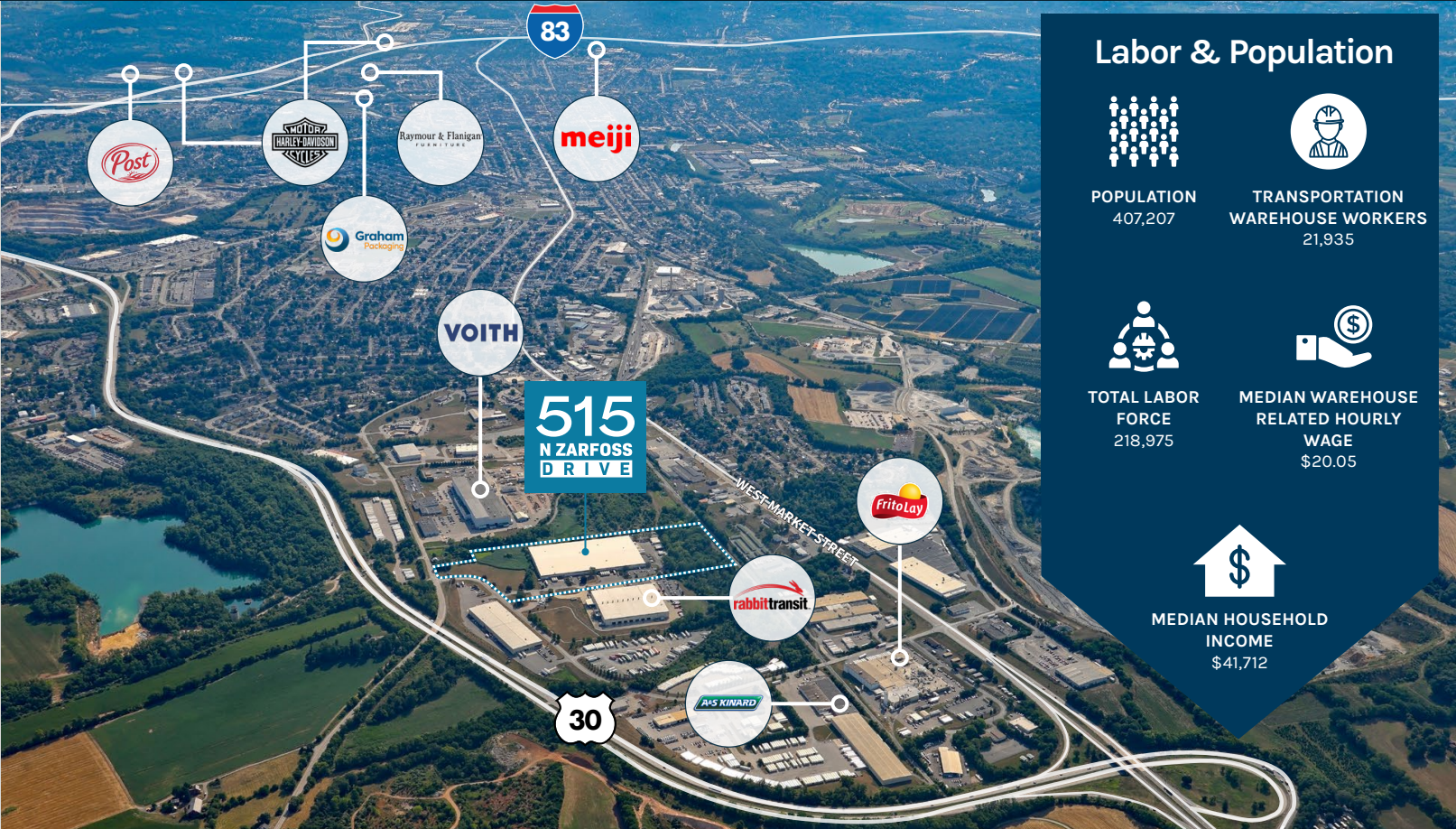
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Location HIGHLIGHTS

- Direct access to US 30
- 6.5 miles to Interstate 83
- 21 miles to FedEx Ground hub

- 34 miles to Norfolk Southern Harrisburg
- 55 miles to Baltimore
- 107 miles to Philadelphia

30 MINUTE DRIVE TIME



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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