

**601 MEMORY LANE
YORK, PENNSYLVANIA**

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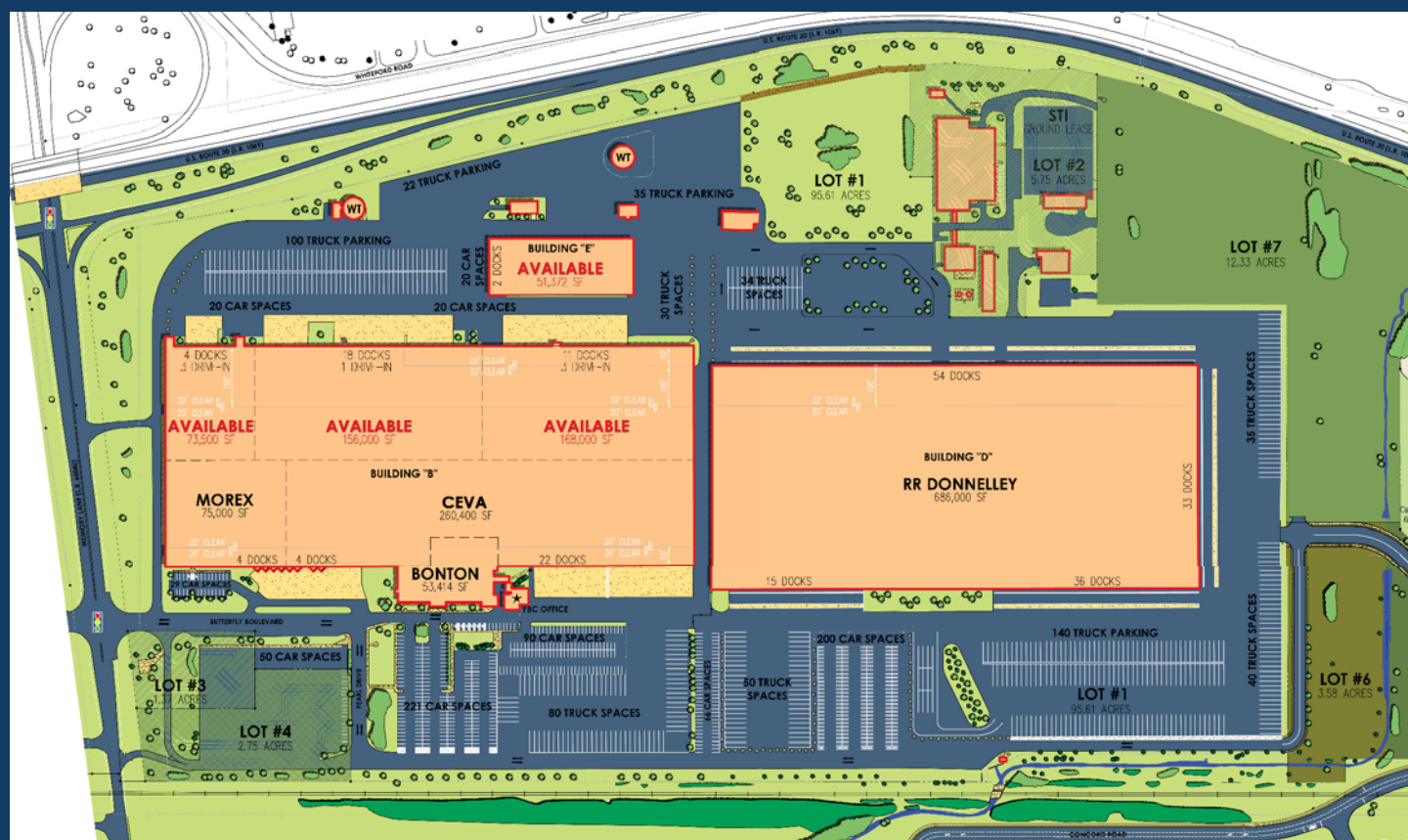


LOCATION OVERVIEW

The York Business Center is conveniently located directly off of Route 30 and within two miles of exit 21 of I-83, in South Central Pennsylvania. This location is in close proximity to one of the nations largest Intermodal yards, which is operated by Norfolk Southern. York Business Center allows access to over 50% of the United States population within a 10 hour truck drive. South Central Pennsylvania is one of the fastest growing Industrial real estate markets due to its convenient access to I-83, I-81, I-78 and the Pennsylvania Turnpike (I-76). This project is specifically located in York County which is home to many significant distribution operations, including the following:

Eagle Global Logistics
 Amazon.com
 Harley Davidson
 Starbucks
 AmeriCold
 International Truck

Graham Packaging
 ES3
 Ceva Logistics
 RR Donnelley
 Caterpillar
 United Natural Foods

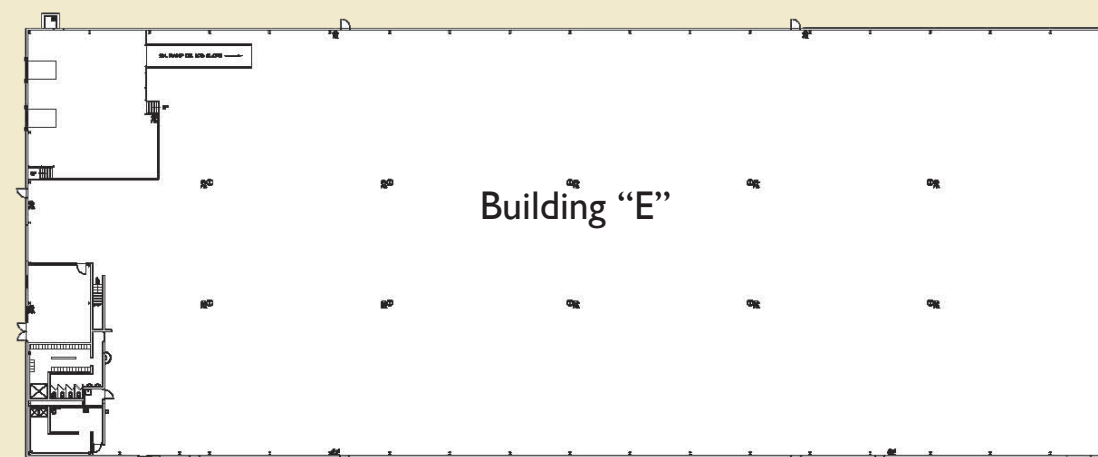


PROPERTY OVERVIEW

- 448,872 SF Available
- Total Building 1,517,340 SF
- Total Land 107.48 Acres
- Frontage along Route 30 – Great Visibility

BUILDING “E” AVAILABILITY SPECIFICATIONS

- 51,372 SF
- 20’ Clear Ceiling Heights
- 50’ x 50’ Column Spacing
- 2 Dock Doors
- 2 Drive-In Doors
- T5 Lighting Total SF
- Up To 150 Car Parking Spaces
- 187 Trailer Parking Spaces
- Ample Room for Trailer Storage
- H3 Hazardous Materials Registered



BUILDING “B” AVAILABILITY SPECIFICATIONS

- 397,500 SF
- 20’-32’ Clear Ceiling Heights
- 60’ x 50’ Column Spacing
- 33 Dock Doors
- 7 Drive-In Doors
- Metal Halide Lighting
- 200 Trailer Spaces
- 3 1/2” Floating Slab to SORA Specifications over 8”-36” Concrete Subfloor

UTILITIES

- Electric: 1200a/277-480v 3p 4w; Supplied by Met-Ed
- Heating: Gas; Supplied by Shipley
- Public Sewer & Water