

COLD STORAGE FACILITY FOR SALE

525 North State Street | York, PA

Colliers
INTERNATIONAL

TRI-TEMP STORAGE & DISTRIBUTION CENTER | 102,322 SF

PROPERTY STATISTICS

- » Total Building: 102,322 SF
 - » Dry Grocery: 65,851 SF
 - » Freezer Area: 17,073 SF
 - » Cooler Area: 13,387 SF
 - » Office: 11,872 SF
- » Clear Height: 18'-30'
- » Dock Doors: 20 dock high
- » Location: Direct access to I-83

REFRIGERATION

- » Refrigerated dock operates at 35°F
- » Cooler area operates at temperatures ranging from 28°F to 50°F
- » Freezer area operates at temperatures ranging from 0°F to 28°F
- » 9 dock high doors in cold dock

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Food Advisory Specialists

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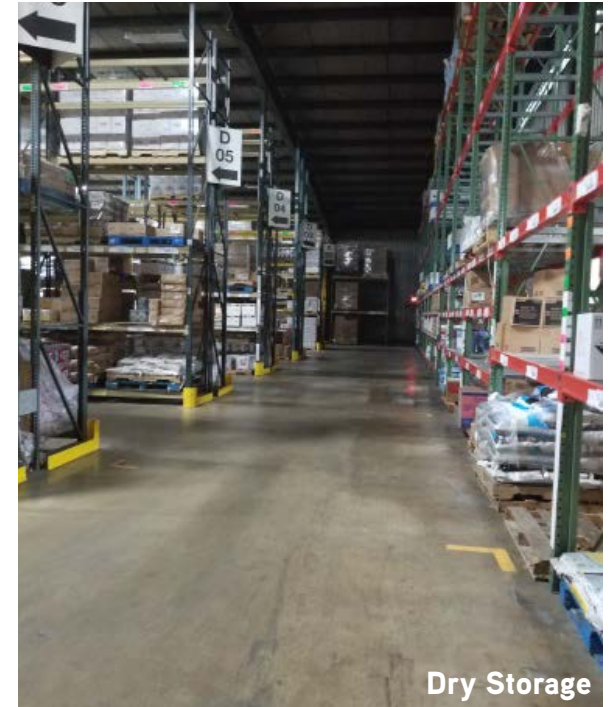
SUBJECT PHOTOS AND FEATURES

General Building Info:

- » 102,322 SF
- » ±9.6 AC
- » Built in 1972 with renovations in 2000
- » Concrete block construction
- » Sufficient car and trailer parking spaces



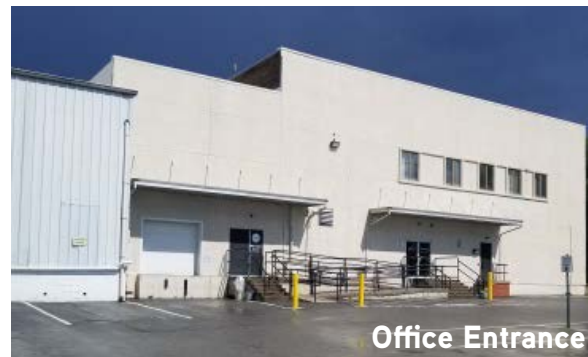
Cold Storage



Dry Storage



Subject Property



Office Entrance



Cold Area

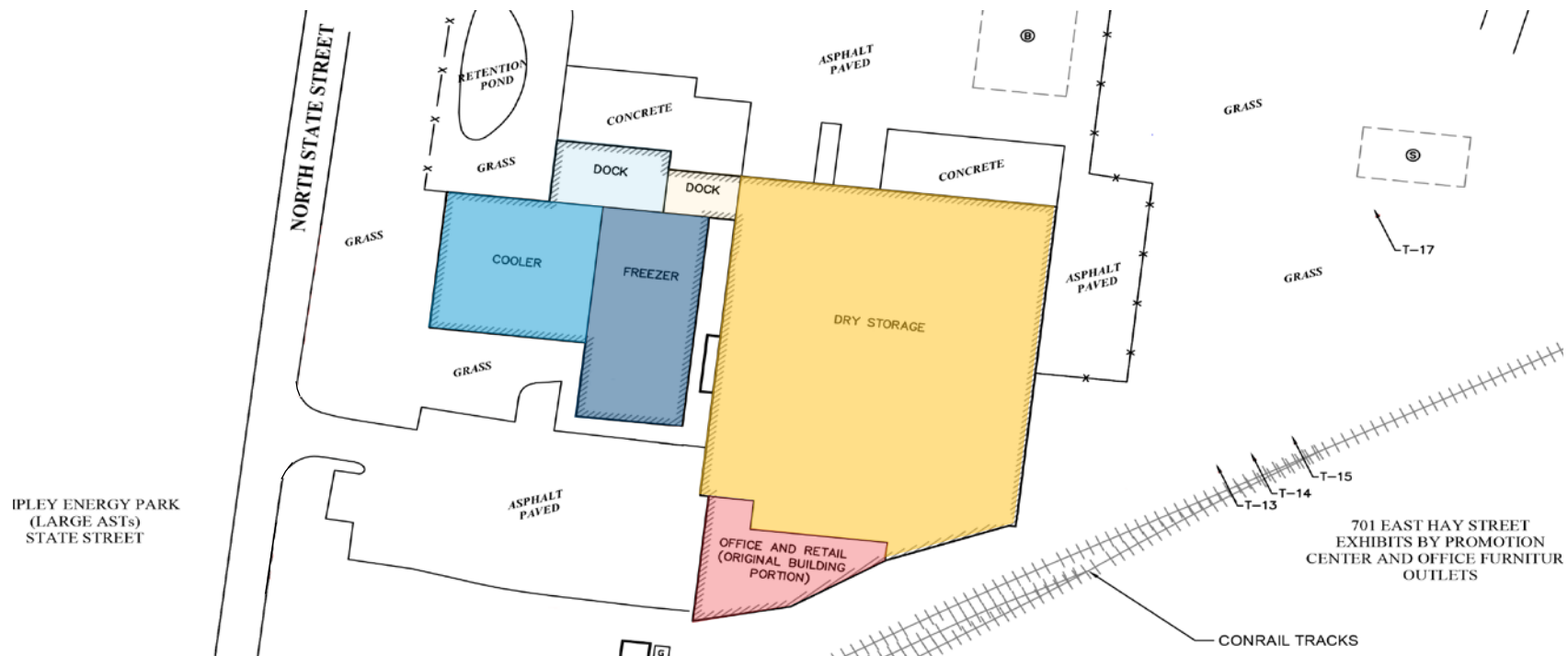
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FLOOR PLAN & STATISTICS



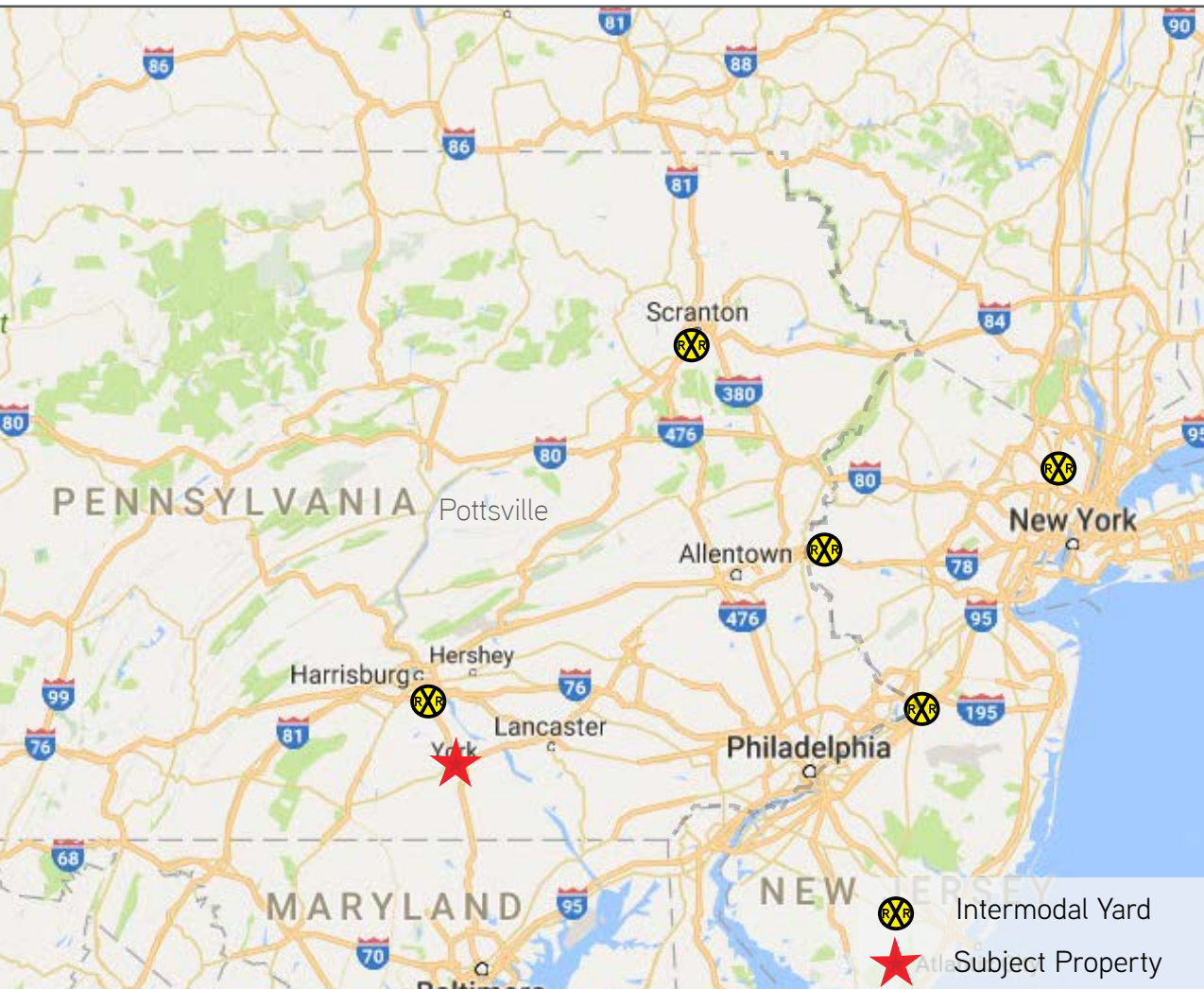
	FREEZER STORAGE	COLD STORAGE	DRY/MISC	OFFICE SPACE
Total Size:	17,073 SF	13,387 SF	65,851 SF	11,872 SF
Clear Height:	17'-26'	9'-24'	24'	8'
Dimensions:	(D) 169' x (W) 73'	(D) 110' x (W) 72.5'	(D) 260' x (W) 178'	(D) 18' x (W) 18'
Area Temperature:	° F	° F	° F	° F
Dock High Doors:	-	9	10	-

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Location:

525 North State Street is strategically located in the Lehigh Valley distribution hub minutes off of exit 21A of I-83 in York County. With easy access via I-83, 525 North State Street is the ideal location for employers that demand a large workforce with diverse skill sets. York County is located in the South Central Region of Pennsylvania and in recent decades has been an area of dynamic growth. York is located within 500 miles of more than 40% of the nation's population and 60% of Canada's population.

Population	443,744
Labor Force	233,400
Median Household Income	\$58,269

FROM SUBJECT TO:	DRIVE TIME
Harrisburg, PA	0 hr 30 mins
Baltimore, MD	1 hr 00 mins
Allentown, PA	1 hr 41 mins
Washington, DC	1 hr 48 mins
Philadelphia, PA	1 hr 51 mins
New York, NY	3 hr 04 mins
Boston, MA	6 hr 24 mins

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