

301 BUTTERFLY COMMONS DRIVE

YORK, PA

FOR SUBLEASE

ABUNDANT PARKING AVAILABLE
±168 TRAILER PARKING SPACES

±404,600 SF

**DIVISIBLE TO 200,000 SF
AVAILABLE**

Gerry Blinebury
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

Allie Gaeta
Senior Director
+1 717 231 7461
allie.gaeta@cushwake.com

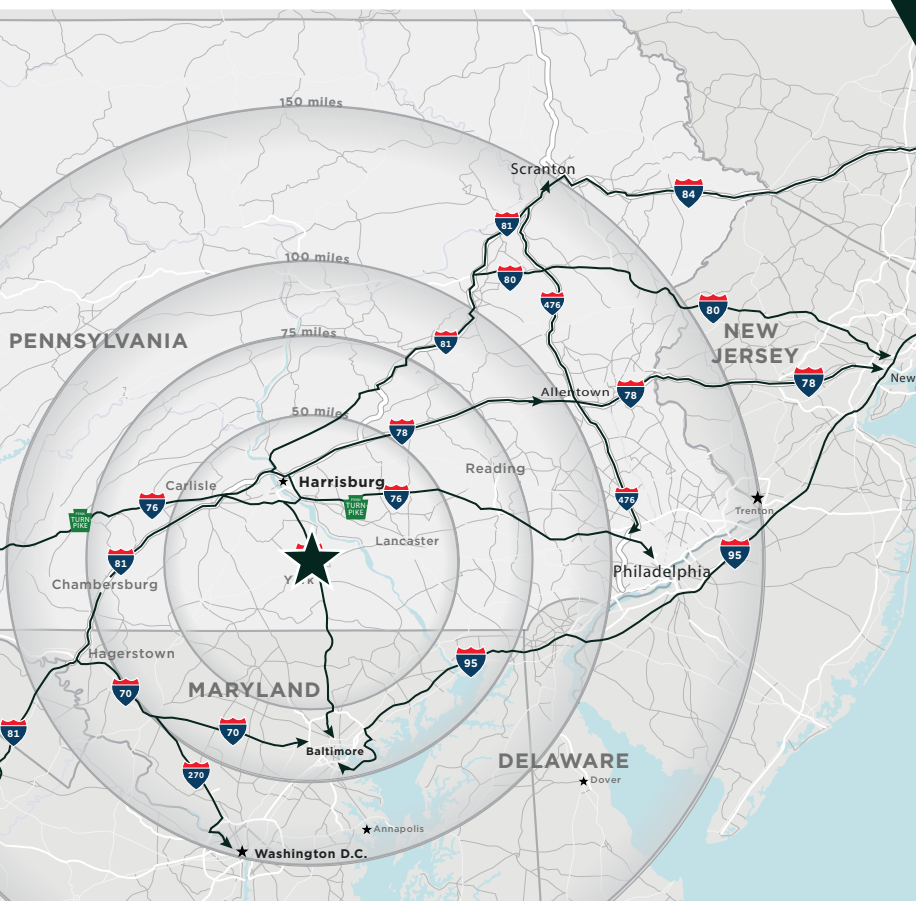
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



LOCATION



DRIVE TIMES



I-83
2 MILES

YORK, PA
5 MILES

BALTIMORE, MD
55 MILES

PHILADELPHIA, PA
98 MILES

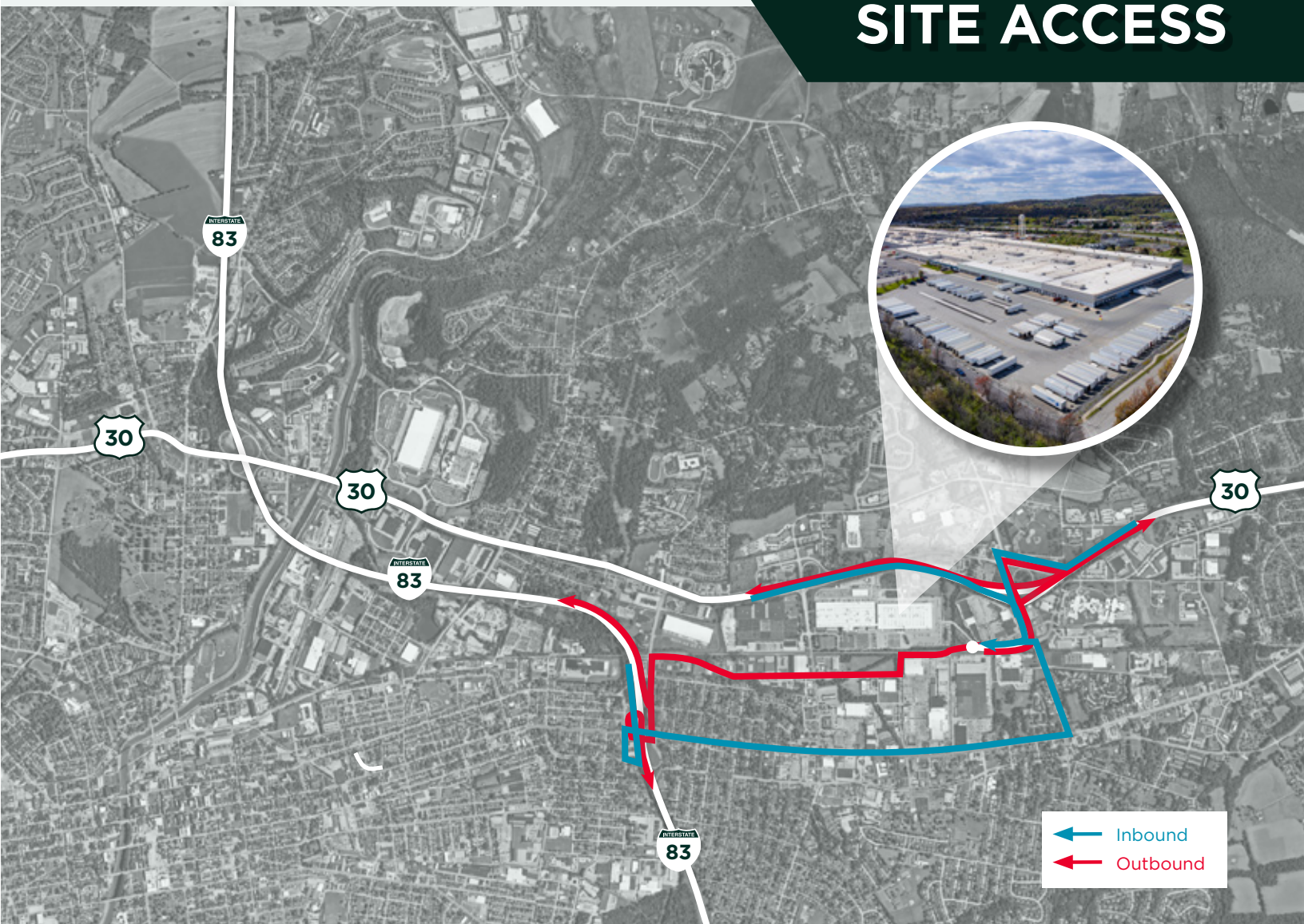
I-81
32 MILES

HARRISBURG, PA
28 MILES

WASHINGTON, D.C.
95 MILES

NEW YORK, NY
182 MILES

SITE ACCESS



SITE ADVANTAGES



PRIME LOCATION in industrial-dense York County within the largest submarket in the PA Corridor, Central PA



PROXIMITY to major roadway systems including Interstate 83 and State Route 30 via truck-friendly routes

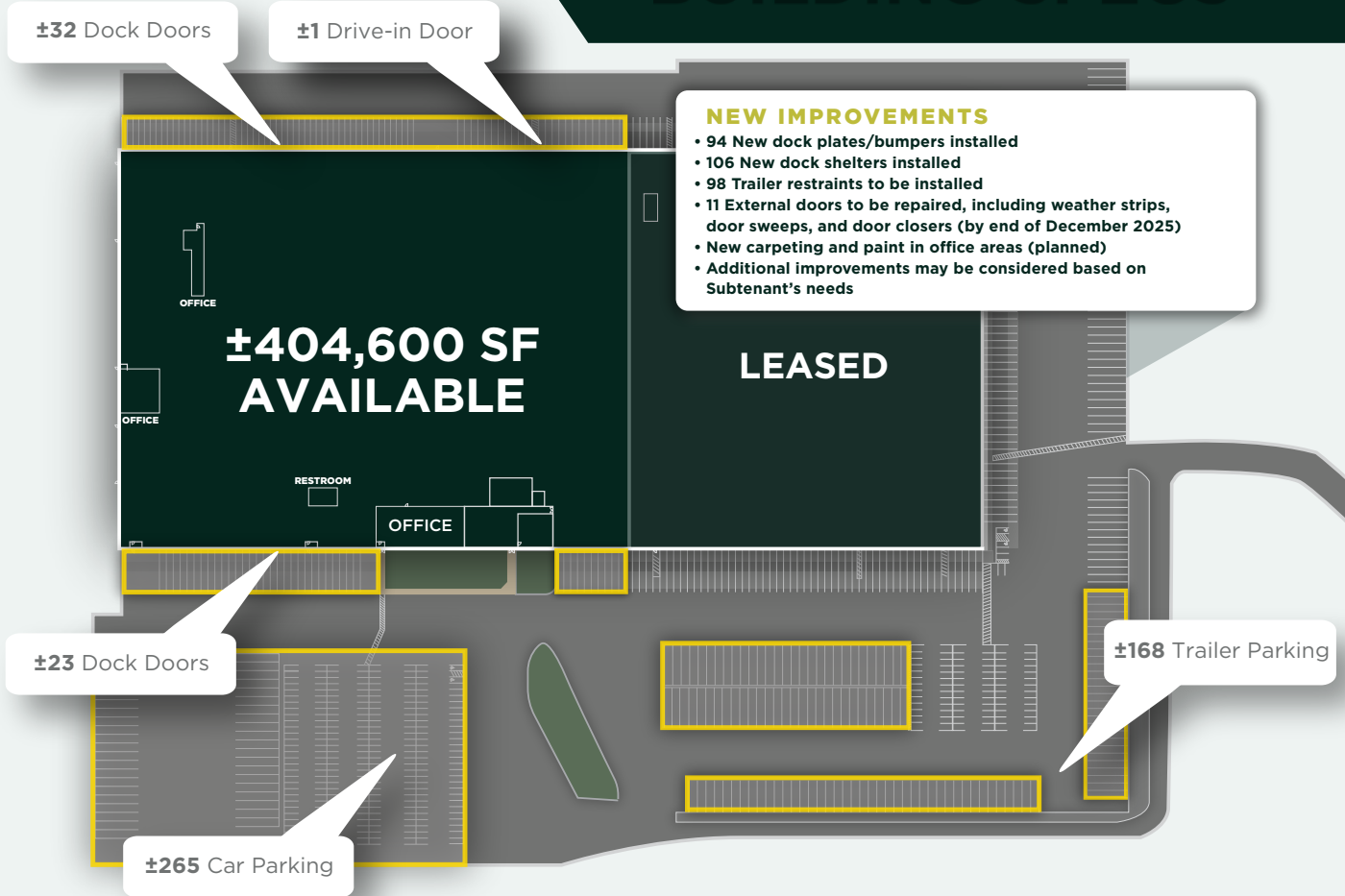


HEAVY POWER manufacturing/distribution space available immediately for sublease through 3/31/31



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±404,600 SQUARE FEET **20'-32'** CLEAR HEIGHT **±265** AUTO SPACES **±168** TRAILER SPACES

AVAILABLE SF	±404,600 SF	COLUMN SPACING	40' x 40' Typical, 60' in front speed bay, 100' in rear speed bay
BUILDING DIMENSIONS	1224' x 562'	CLEAR HEIGHT	20' Typical, 25' in front loading bay, 32' in rear loading bay
FIRST FLOOR OFFICE	±7,000 SF (includes large conference room, several private offices, open office area, small kitchenette area, and men's and women's restrooms)	TRAILER PARKING	±168 Spaces (expandable)
DEDICATED TRUCKER ENTRANCE OFFICE	7,500 SF (includes check-in office, large breakroom, men's and women's locker rooms/restrooms)	AUTO PARKING	±265 Spaces
SECOND FLOOR OFFICE	±1,345 SF (open office area and private office)	DOCK DOORS	±55 - 23 in front loading bay, 32 in rear loading bay
RESTROOMS	1 - Men's and women's restrooms in warehouse (front left)	DRIVE-IN DOORS	1 (20' x 22')
SECURITY	Fully fenced & gated	HVAC	5 Roof mounted Cambridge Units
		LIGHTING	LED on Motion Sensors
		FIRE PROTECTION	Wet System
		POWER	2,300a 277/480v 3p 4w

Gerry Blinebury
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

Allie Gaeta
Senior Director
+1 717 231 7461
allie.gaeta@cushwake.com

