

44 BOWMAN RD

YORK, PA | 17408

Bowman Rd

FOR LEASE: PROPOSED
±126,360 SF BUILD TO SUIT



JEFF HERR | JEFFREY HERR

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

44 BOWMAN RD - ±126,360 SF BUILD TO SUIT



POPULATION

5 MILE- 61,961
10 MILE- 235,177
15 MILE- 423,069



EMPLOYEES

5 MILE- 21,746
10 MILE- 96,934
15 MILE- 150,842



AVERAGE HHI

5 MILE- \$102,694
10 MILE- \$104,486
15 MILE- \$105,226

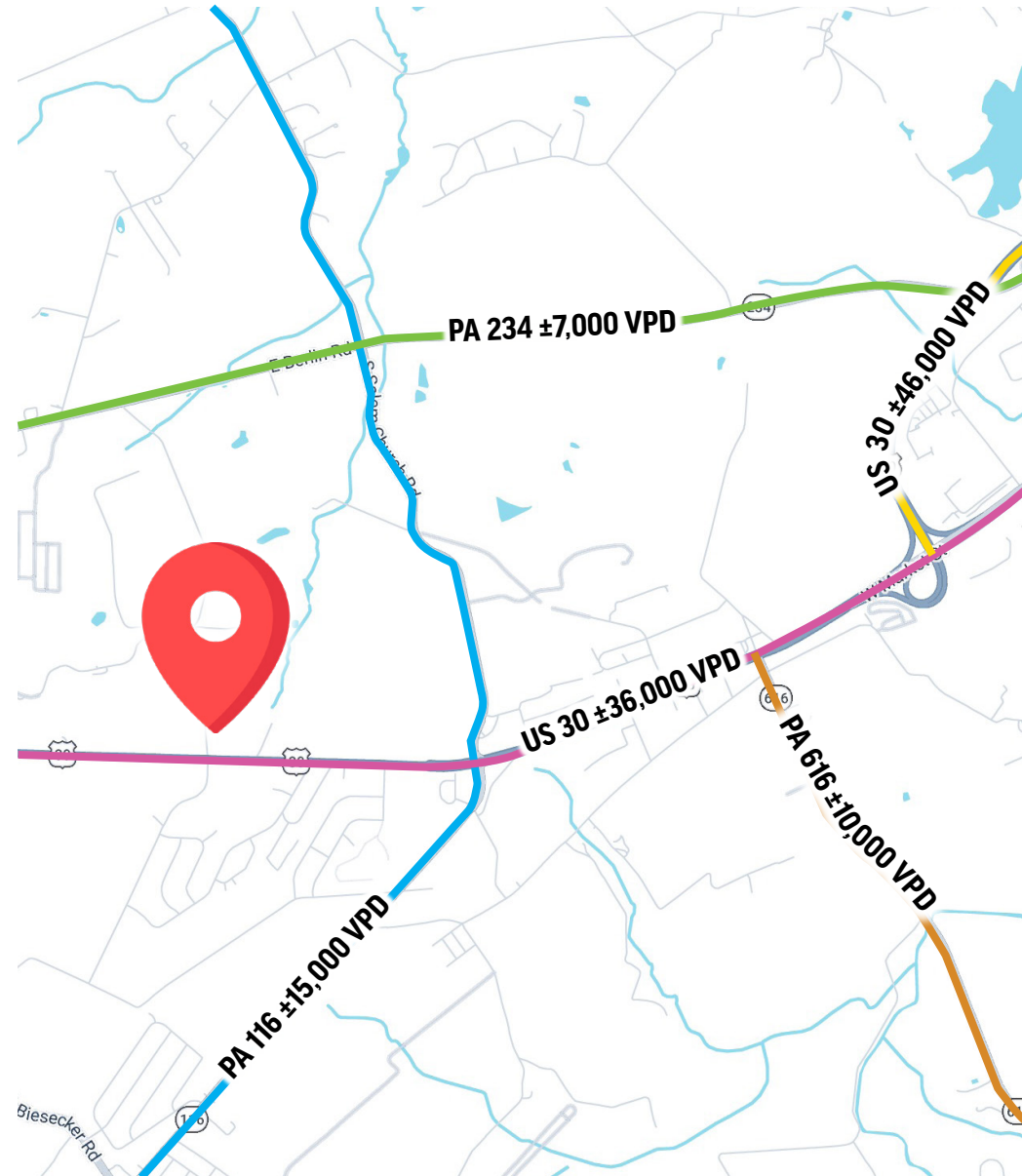


HOUSEHOLDS

5 MILE- 25,364
10 MILE- 92,451
15 MILE- 166,922

PROPOSED SPECS

- ±126,360 sf build to suit warehouse proposed in York, PA
- Immediate access to Route 30 via signalized intersection at Bowman Road
- 30' clear height
- 15 dock doors with hydraulic levelers
- 50 car spaces
- ESFR sprinkler
- 6" reinforced concrete floor



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ACTIVE MEMBER OF:

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CONCEPTUAL SITE PLAN



Site Data - (Jackson Township, York County)		
Total Tract Area	11.12 Acres	
Total No. of Lots	1 Lot	
Zoning District	I - Industrial District	
Existing Use	Vacant	
Proposed Use	Warehouse	
Zoning Data (I - Industrial District)		
Minimum Lot Area	Required 1 Acre	Proposed 11.12 Acres
Minimum Lot Width	150 FT	>150 FT
Front Bldg. Setback	50 FT	>50 FT
Side Bldg. Setback	25 FT	>25 FT
Rear Bldg. Setback	35 FT	>35 FT
Parking Setback	10 FT	>10 FT
Residential Buffer	75 FT ¹	>75 FT
Max. Bldg. Height	50 FT	<50 FT ²
Max. Lot Coverage	75 %	±51 %
Required Parking	1 space per 1 1/2 employee on largest shift, but at least 1 space per 5,000 SF of gross floor area	±41 Spaces ±50 Spaces ³
¹ Min. 75 FT buffer required where an industrial use adjoins a residential use. The interior 50 FT of the buffer adjoining residential shall not be used for building, storage, parking, or loading and must be naturally landscaped. ² This concept assumes building height is less than 50 FT. A variance will be required if height exceeds the max. 50 FT allowed. ³ This concept uses ITE recommended parking calculations which are 0.39 spaces per 1,000 SF for warehouse uses. 50 parking spaces required per ITE for 126,360 SF of gross total building area.		
Notes: 1. A Wetlands Delineation Survey was completed by a qualified environmental scientist at RETTEW Associates, Inc. on 1/22/2026. It was determined that there are no streams or wetlands located on site. 2. Base information generated from public and county available GIS, lidar, and aerial information. 3. Stormwater facilities shown are conceptual only, and size and location will be dependent on final site grading, infiltration testing results, and total site earth disturbance. 4. Relief may be required to permit placement of additional billboard in close proximity to existing billboard.		

MARKET AERIAL



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Bennett Williams

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Lancaster, PA 17601

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STATE COLLEGE OFFICE:

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