

## **2 warehouses proposed for Newberry Twp.**

Gary Haber, June 21, 2016

### **A California-based developer wants two buildings totaling 1.8 million square feet off the Yocumtown Road exit of I-83.**

A California-based real estate firm wants to build two large warehouses in Newberry Township totaling 1.8 million square feet.

Goodman Birtcher filed plans with the township in January for a proposed Goodman Logistics Center, which would be located off Potts Hill Road, near the Yocumtown Road exit of Interstate 83.

One building would be 1.1 million square feet, according to the plans. The other would be 732,000 square feet. While the complex would be built in Newberry Township, the main entrance would be in Fairview Township, off Yorktown Road, said Jeff Martz, Newberry Township's zoning officer.

The Newberry Township Board of Supervisors is scheduled to vote on whether to approve the project at its meeting on June 28, Martz said. The town's planning commission OK'd the project earlier this month.

Goodman Birtcher could construct the buildings for a particular tenant or tenants, or built them with the expectation that tenants would be found later, said Ben Bytheway, a company spokesman. The timetable for construction hasn't been set yet because it would depend on when the township would approve the project, Bytheway said.

York County is a hot market for warehouse-distribution centers as companies seek to locate such facilities near large population centers, said John Boyd, a principal at The Boyd Company, a corporate site-selection firm in Princeton, New Jersey.

York County has several advantages, Boyd said, including lower construction costs than in northern New Jersey, Baltimore and the Lehigh Valley, all areas with a large number of such facilities.

In addition, several major highways, including I-83, I-81 and the Pennsylvania Turnpike, run through the county or are nearby.

And an expanded Panama Canal will mean more business for East Coast ports like Baltimore and Wilmington, Delaware, which are close to York County, Boyd said.

A number of new warehouse-distribution centers have opened in York County in the past two years or are in various stages. They include a 760,000 square-foot building NorthPoint Development is developing on the former Harley-Davidson west campus off Route 30 in And a large warehouse-distribution center was built near I-83 about two years ago in Manchester Township for Federal Mogul, an auto parts maker.

Goodman Birtcher, in addition to its plans for Newberry Township, is also developing a two-building warehouse-distribution center off I-81 in Carlisle.

The two buildings at Goodman Logistics Center Carlisle will total 1.95 million square feet, the company's website said. The first building in Carlisle is slated for completion in November, according to an online brochure for the project. The second building is scheduled to be ready in April 2018.