

For Lease



105 INDEPENDENCE COURT
LANCASTER, PA 17601



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► ***Warehouse Property***



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Lancaster, PA 17601***

Available Square Feet

10,582 square feet

Lease Rate

\$10.50/SF NNN

Description

This flex building offers both office and warehouse space and is conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.

BUILDING INFORMATION

BLDG 230

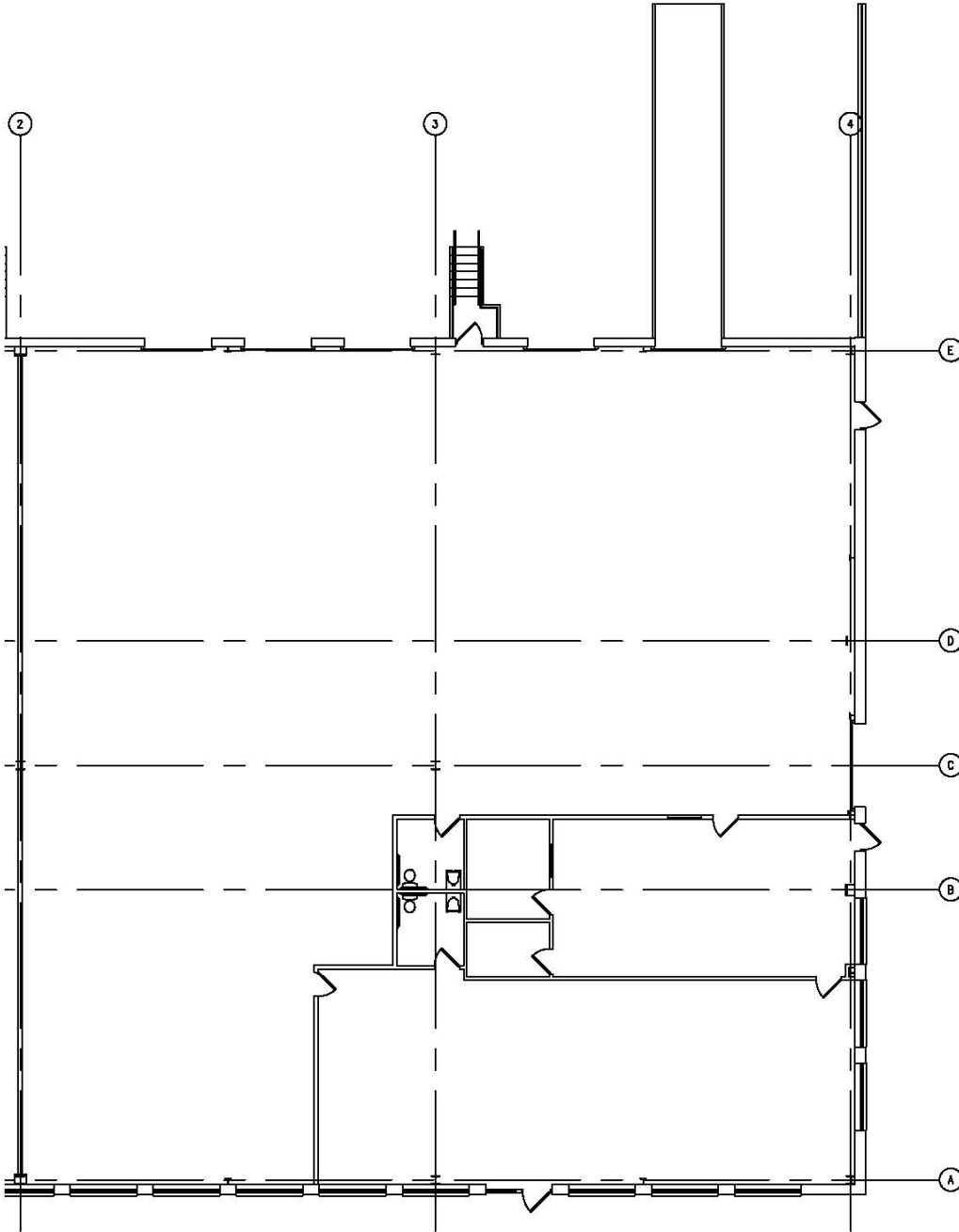
Available Square Feet	10,582 square feet
Office Square Feet	2,856 square feet
Warehouse Square Feet	7,726 square feet
Year Constructed	2004
Construction Type	Brick/masonry/metal with steel superstructure
Ceiling Height	21 – 23 feet to steel joist
Air Conditioning	Office only
Electric	208 volt, 3-phase, 200-amp service
HVAC	Electric heat pump in the office Gas heat in the warehouse
Lighting	Fluorescent lighting



Greenfield

Sprinklered	100% wet system
Water	Public – Lancaster City
Sewer	Public – East Lampeter Sewer Authority
Overhead Doors/Docks	One drive-in door and five docks, two with levelers
Acreage	2.3 acres
Parking	Twenty- three on site
Zoning	Business Park Zoning
Municipality	East Lampeter Township
County	Lancaster
Tax Account#	310-30954-0-0000
Distance to Highway Access	Adjacent to Route 30 access
Traffic Count on Rt. 30	Daily traffic count is 32
Square Feet Available	10,582 square feet
Lease Rate	\$10.50/SF NNN
Monthly Rent	\$9,259
Annual Rent	\$111,111
CAM Charges	\$3.11/SF
Monthly CAM	\$2,742
Annual CAM	\$32,910

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.

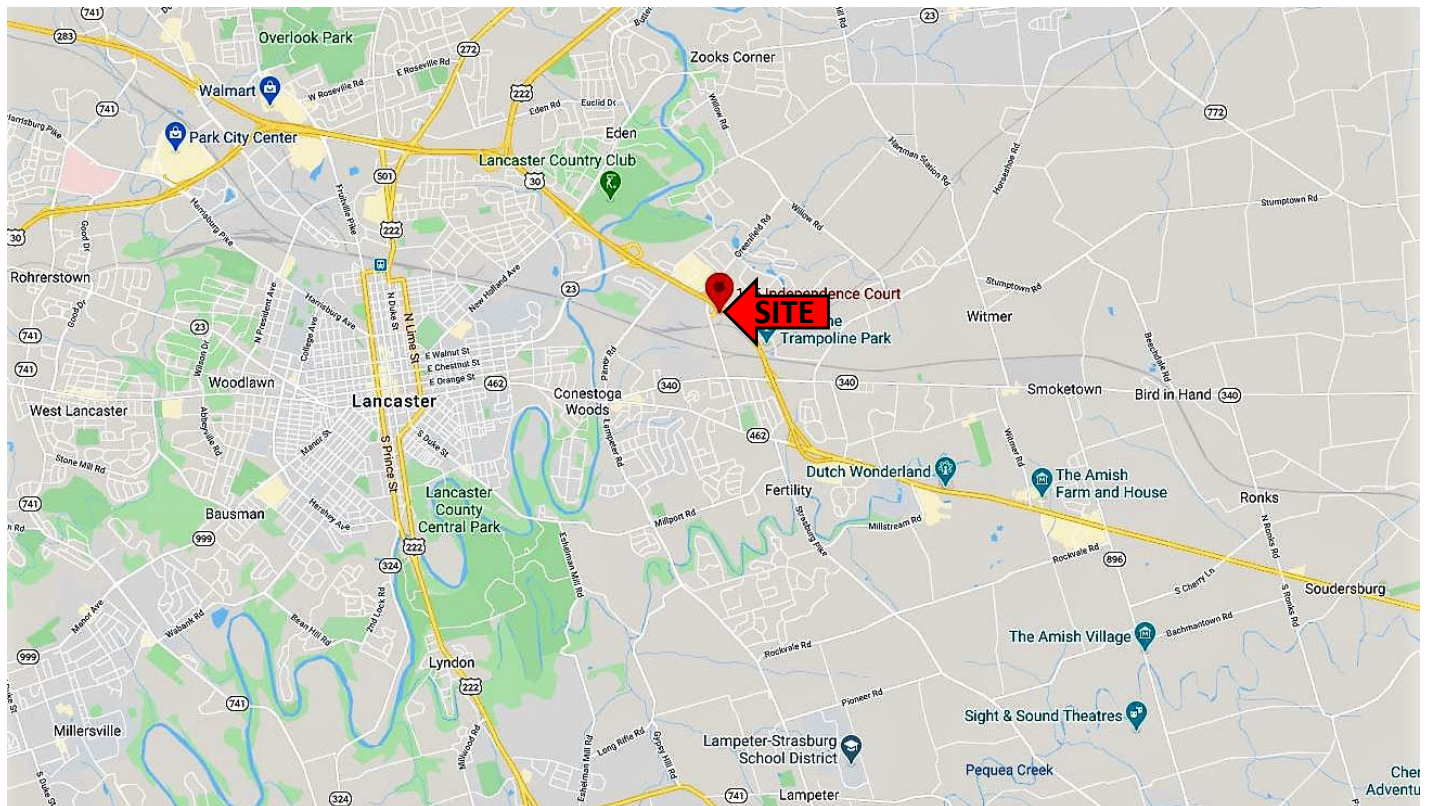
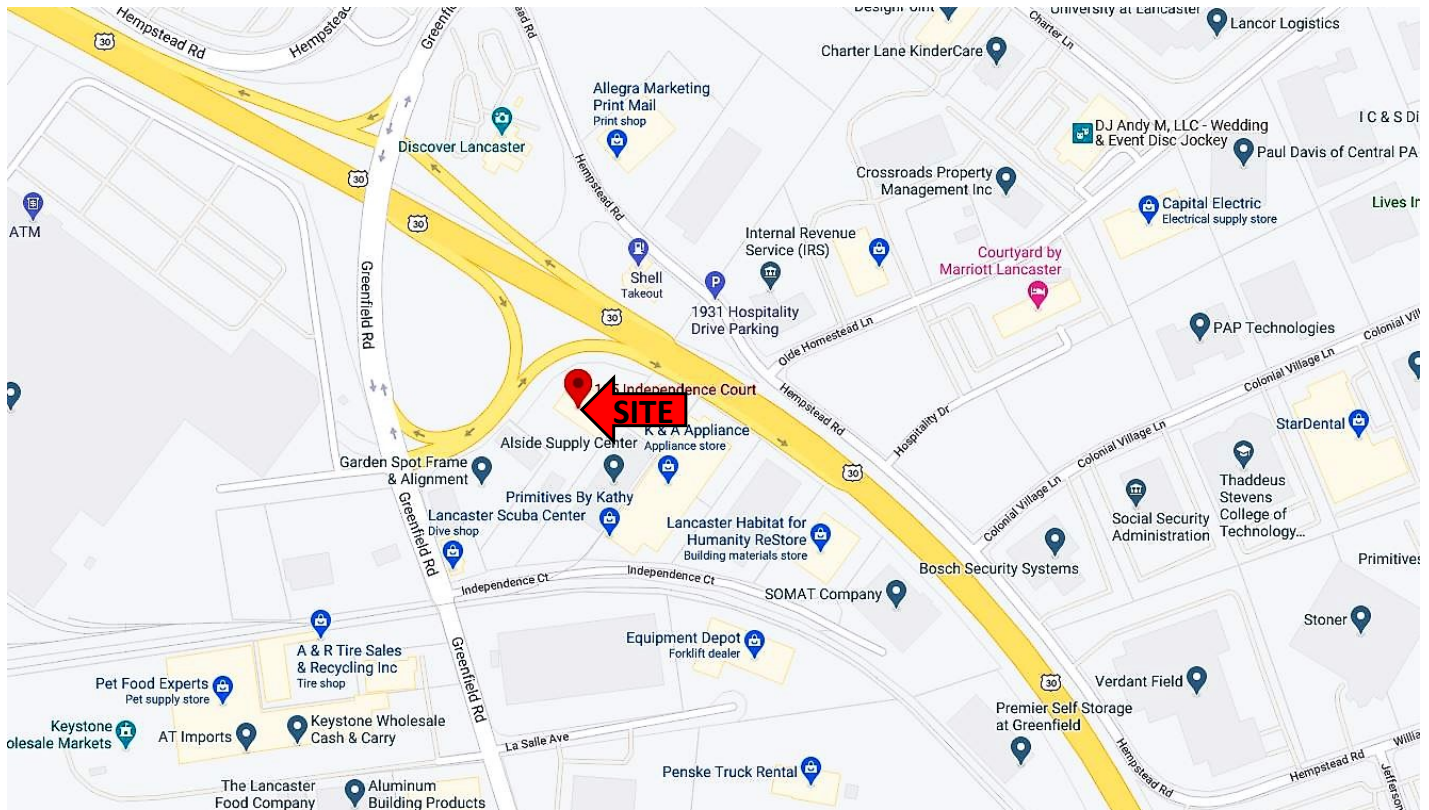


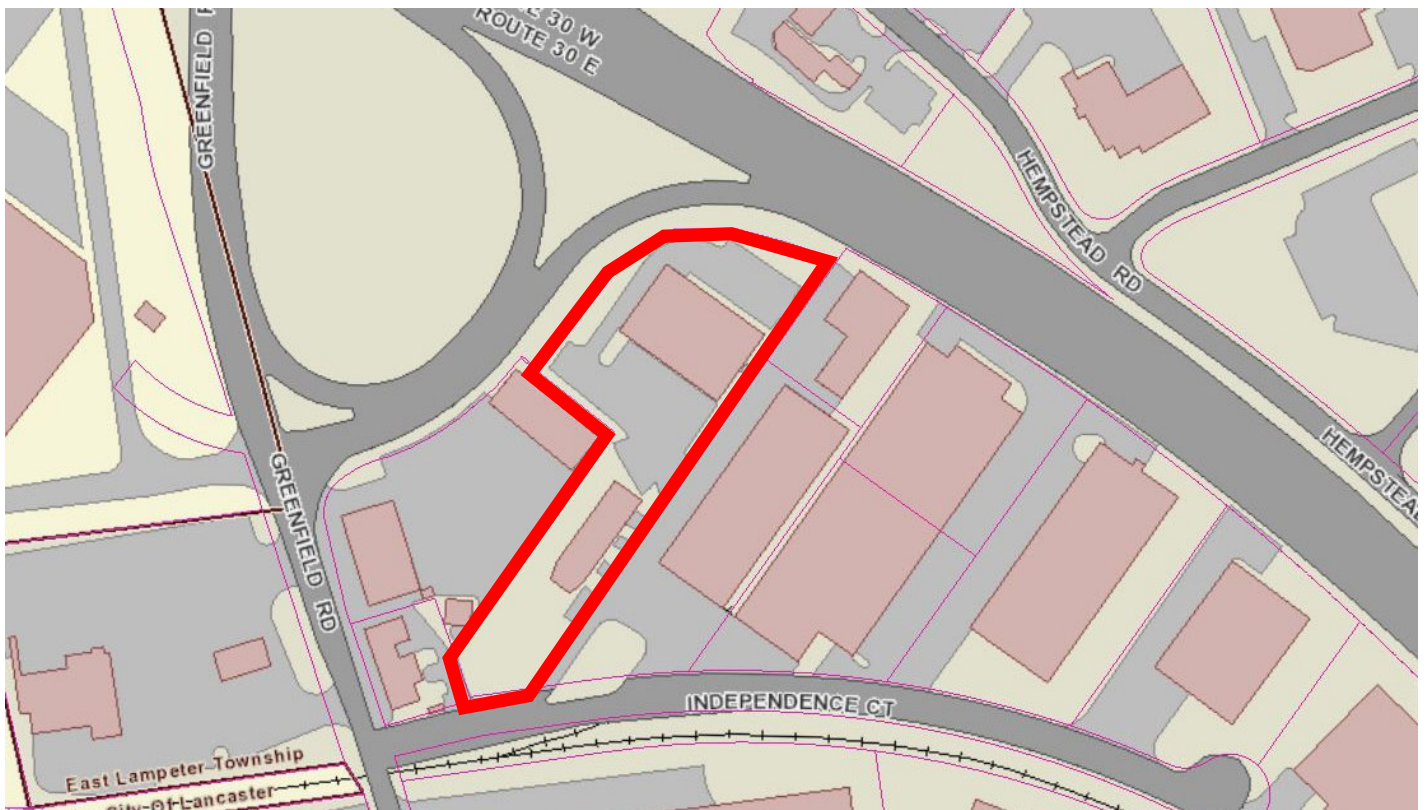
FLOOR PLAN

SCALE: N.T.S.

BUILDING 230

105 INDEPENDENCE COURT
LANCASTER, PA
SUITE 102





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Lancaster, PA 17601



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