

For Lease

717.293.4477



145 INDEPENDENCE COURT
LANCASTER, PA 17601





► *Great Warehouse Building*



*145 Independence Court
Lancaster, PA 17601*

Available Square Feet:
34,200 square feet

Lease Rate:
\$4.60/SF N/N/N

Description:
Great location with visibility to Rt. 30. Prime spot for light manufacturing or distribution. Easy access to the highway via Greenfield Road.

BUILDING INFORMATION

BLDG - 129

Total Building Square Feet:	34,200 square feet
Office Square Feet:	3,422 square feet
Warehouse Square Feet:	30,778 square feet
Construction:	Masonry & brick
Condition:	Good
Year Constructed:	1968
Floor Type:	Concrete
Ceiling Height:	22'
Ceiling Type:	Bar joist
Sprinklers:	No
Heating:	Gas heat in warehouse; heat pump in office
Air Conditioning:	In main office only
Roof:	Flat/rubber

Lighting:	Fluorescent
Columns:	30' x 60'
Electric:	300 – 400 amps, 3-phase
Water:	Public – Lancaster City
Sewer:	Public – East Lampeter Sewer Authority
Gas:	UGI
Parking:	35 spaces on site
Tax Account Number:	310-79472-0-0000
Deed Reference:	Q-530166
Zoning:	Light Industrial
Acres:	1.90 acres
Municipality:	East Lampeter Township
County:	Lancaster County

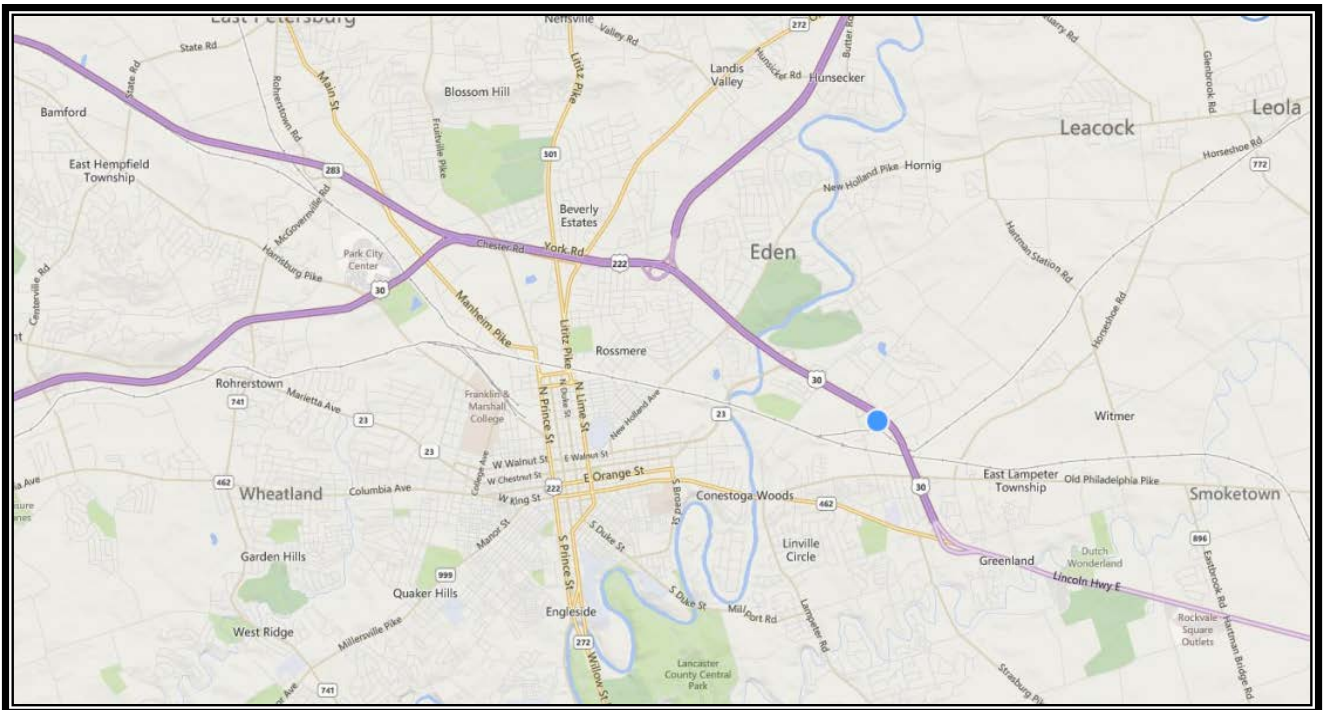
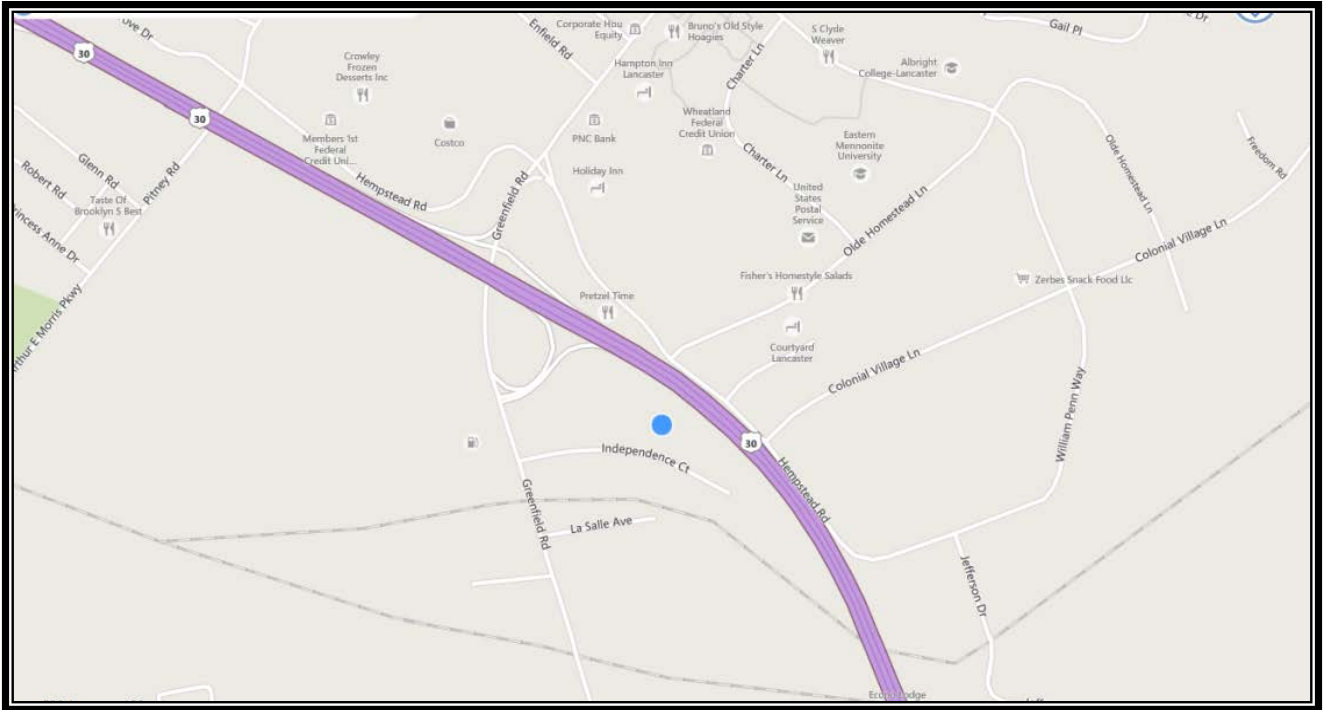
LEASE INFORMATION

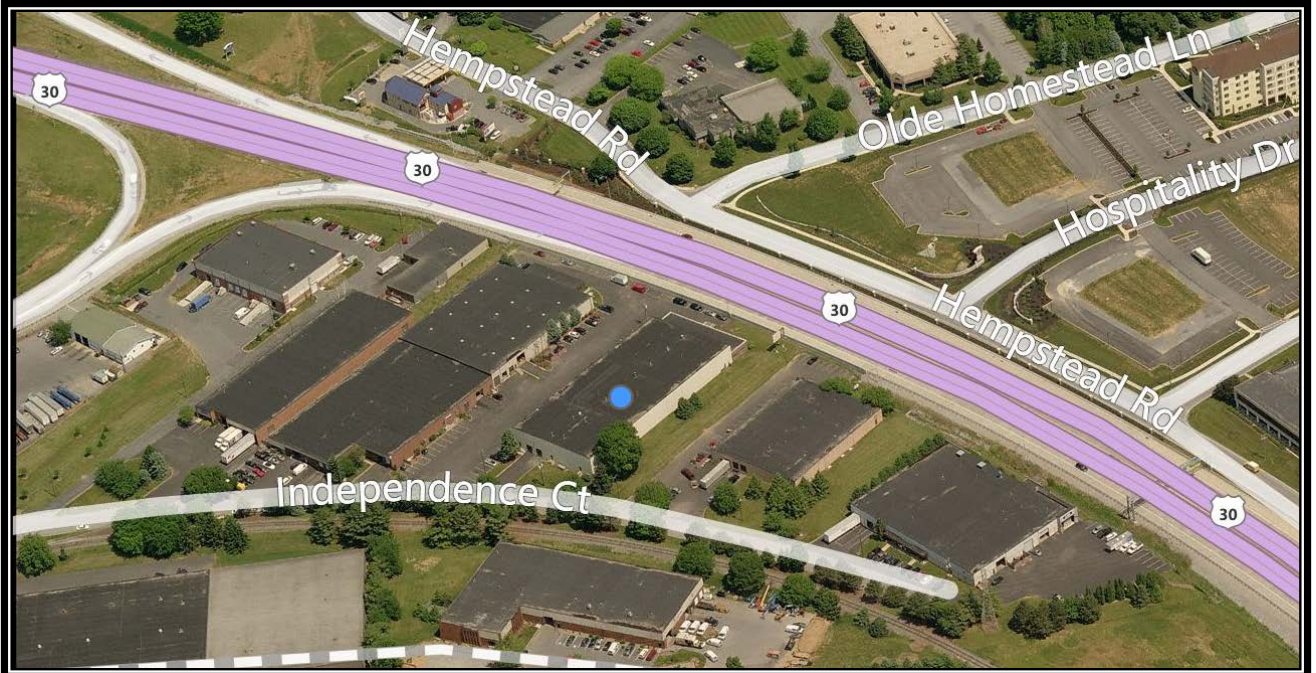
Square Footage:	34,200 square feet
Office Square Footage:	3,422 square feet
Warehouse Square Footage:	30,778 square feet
Lease Rate:	\$4.60/SF N/N/N
Annual Rent:	\$157,320
Monthly Rent:	\$13,110
Dock Door:	Four – 8' x 8' Two – 8' x 10'
Drive-in Door:	One – 8' x 8'
Operating Expenses:	\$1.43/SF

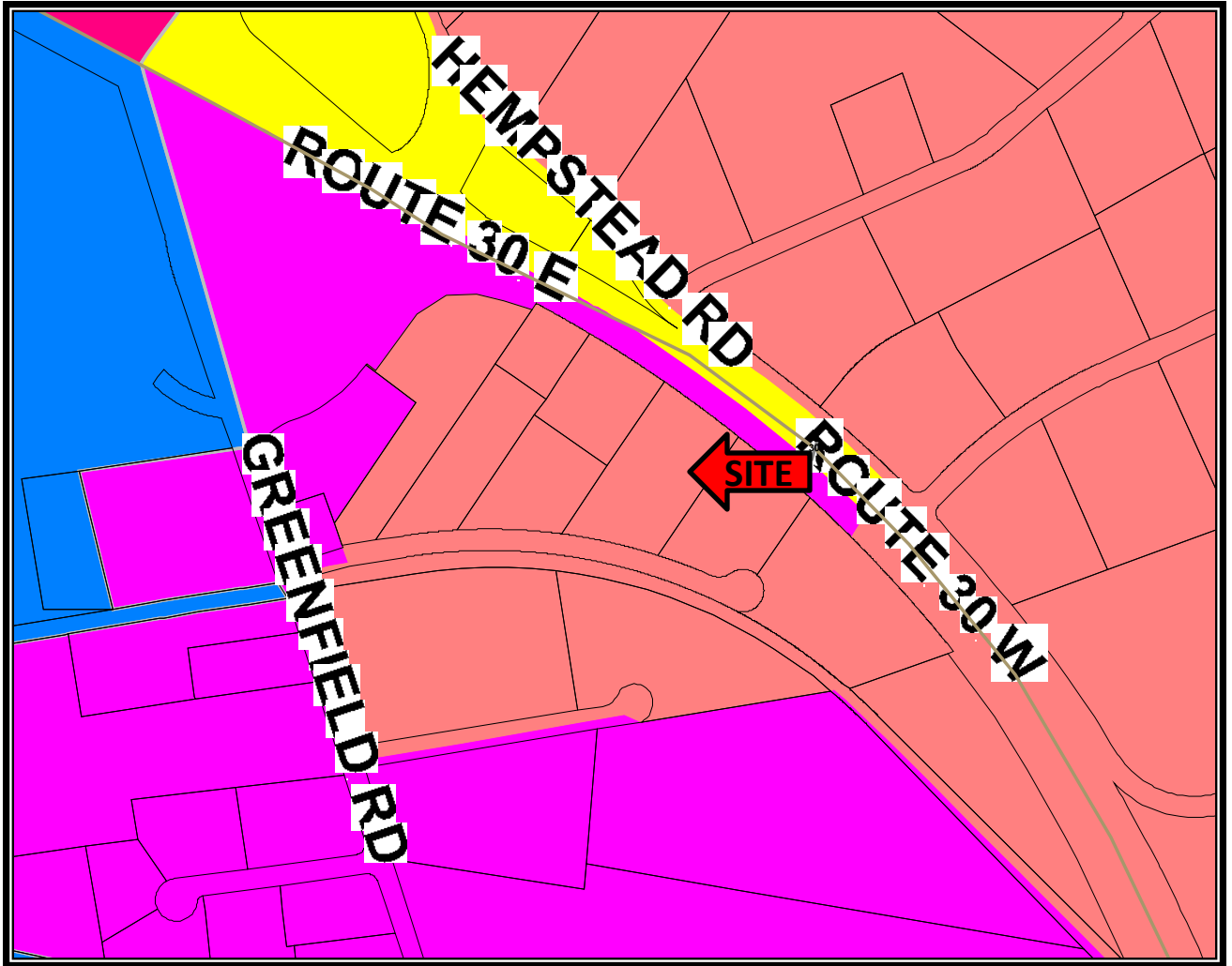
Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. 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.

Location Map

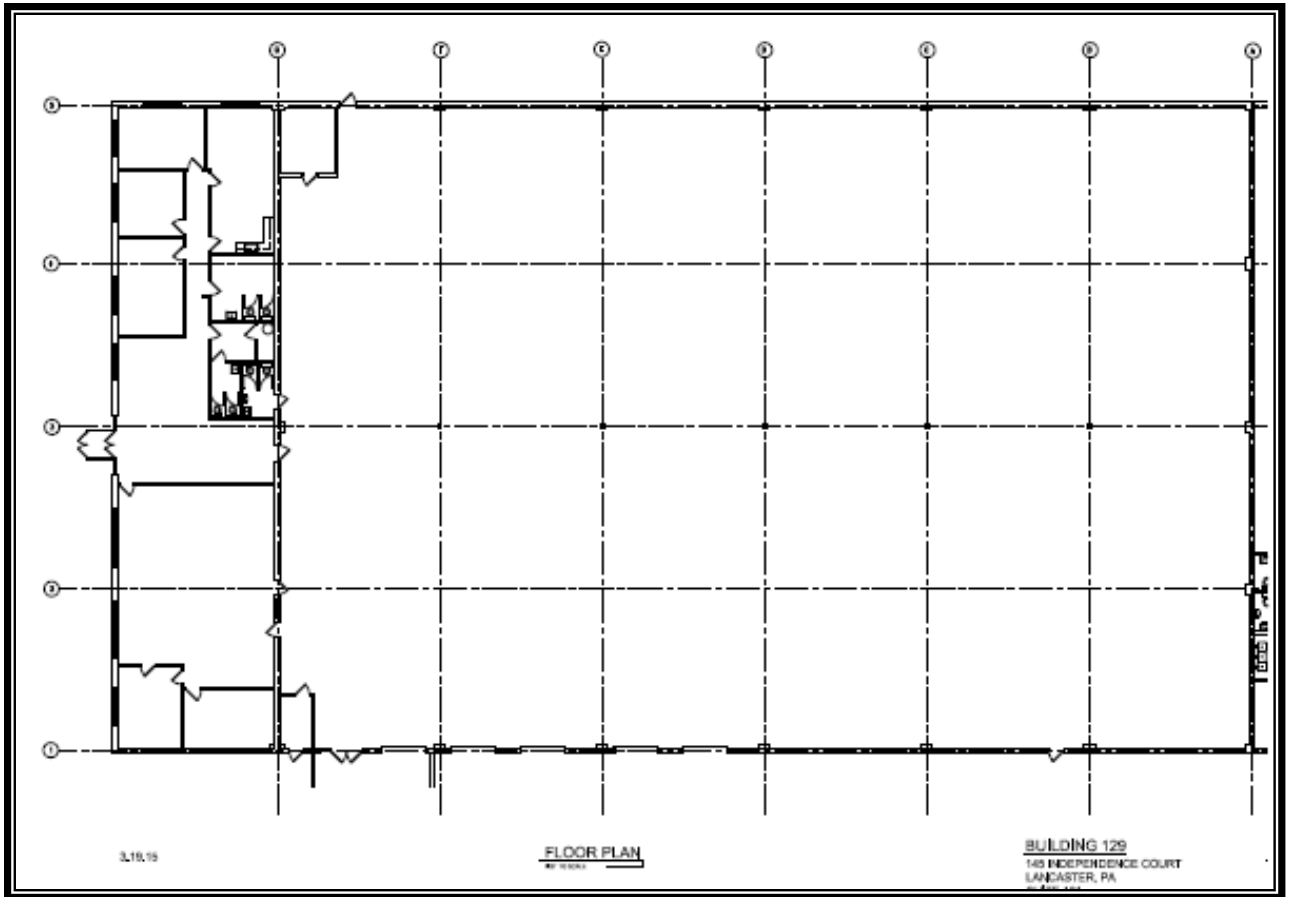
145 Independence Court Lancaster, PA 17601







Light Industrial Zoning





An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

www.highassociates.com

1853 William Penn Way
Lancaster, PA 17601
717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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.