

FOR LEASE

1465-B Lancaster Road



MANHEIM, PA 17545

**OPEN OFFICE SUITE AT KREIDER FARM
COMMONS**

13,000 AVERAGE DAILY TRAFFIC

**GREAT CO-TENANTS IN ACTIVE
SUBURBAN CENTER**



F. JEFFREY KURTZ, CCIM, SIOR
717.293.4554
jkurtz@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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.

FOR LEASE

1465-B Lancaster Road



LEASE INFORMATION

Lease Rate: \$12.00 SF/yr (NNN)

County: Lancaster

Municipality: Penn Township

CAM: \$-

Available SF: 2,055 SF

PROPERTY OVERVIEW

Open office suite available at Kreider Farm Commons in Manheim. Right on Route 72 Manheim Pike with its 13,000 ADT count. Wide open space already equipped with multiple cubicles that could stay or be removed if preferred. Two restrooms and a private entrance to your suite from the plentiful parking lot. Great Co-Tenants in this active suburban center. Tenant pays CAM and their share of electric from their sub meter, and sewer. Space is Tenant occupied and need 24-hour notice to show.

OFFERING SUMMARY

HVAC:	Electric Heat Pump(s)	Lighting:	-
Sprinklers:	-	Number of Floors:	-
Parking:	Surface Lot	Flooring:	-
Water:	Public		
Sewer:	Public Sewer		
Zoning:	T5 COMMERCIAL TND		



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

jkurtz@high.net

FOR LEASE

1465-B Lancaster Road



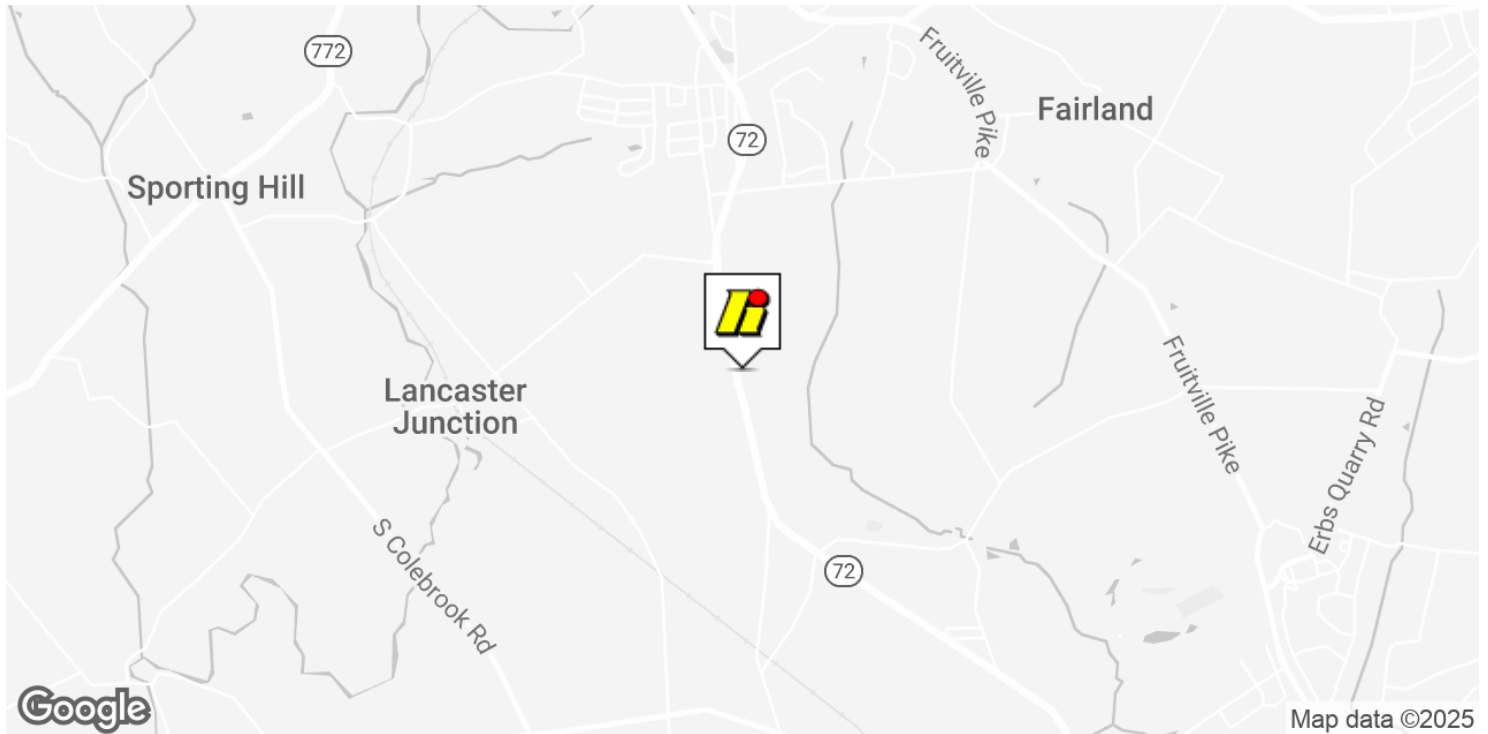
F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554
jkurtz@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

FOR LEASE

1465-B Lancaster Road



F. JEFFREY KURTZ, CCIM, SIOR

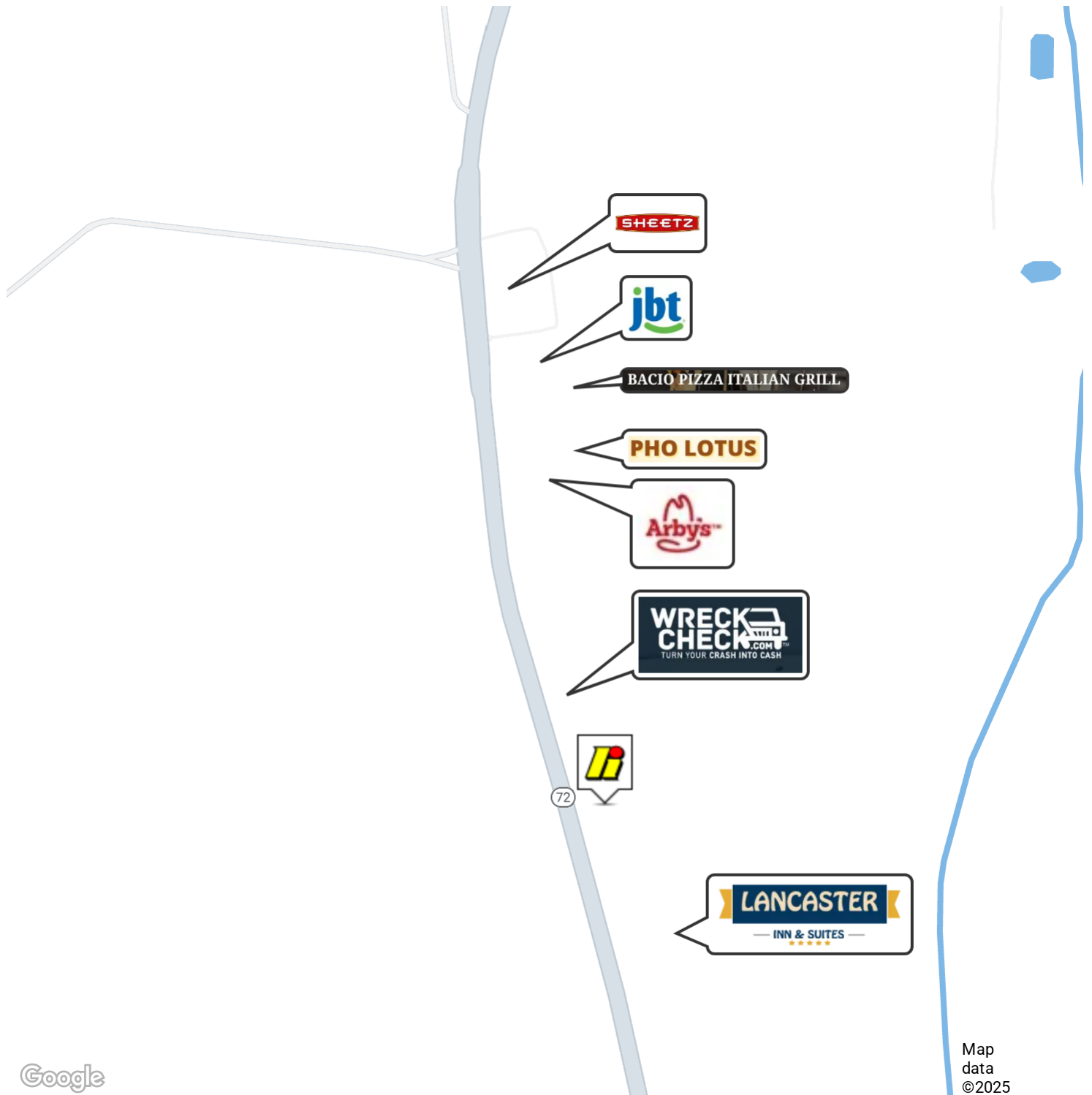
717.293.4554

jkurtz@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

FOR LEASE

1465-B Lancaster Road



F. JEFFREY KURTZ, CCIM, SIOR

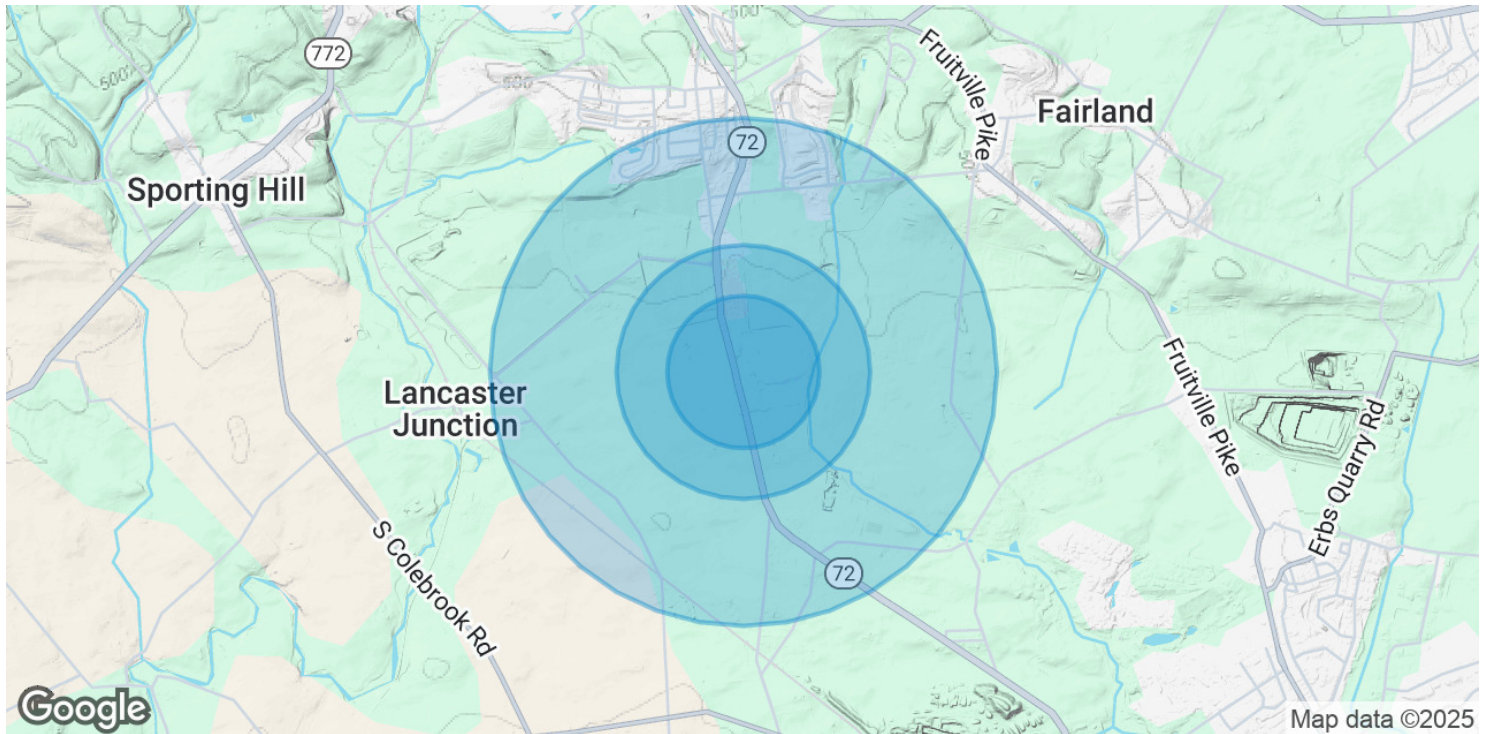
717.293.4554

jkurtz@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

FOR LEASE

1465-B Lancaster Road



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8	40	1,245
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	15	463
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$127,347	\$128,808	\$132,616
Average House Value	\$334,725	\$342,405	\$349,445

Demographics data derived from AlphaMap

F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

jkurtz@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

FOR LEASE

1465-B Lancaster Road



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422