

FOR LEASE

501 Alexander Drive



EPHRATA, PA 17522

**TWO 8X10 LOADING DOCKS**

**CEILING HEIGHT 19' CLEAR**

**FULLY SPRINKLERED**

**AIR CONDITIONED**



**F. JEFFREY KURTZ, CCIM, SIOR**

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**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)

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FOR LEASE

# 501 Alexander Drive



## LEASE INFORMATION

|               |   |
|---------------|---|
| Available SF: | 90,000 +/- SF<br>Two 45,000 +/- SF Spaces |
| Lease Rate:   | \$7.25 SF/yr                              |
| CAM:          | \$.94                                     |
| County:       | Lancaster                                 |
| Municipality: | Ephrata Township                          |

## PROPERTY OVERVIEW

Light industrial, manufacturing or air conditioned warehouse storage space available. Two 8 x 10 loading docks with plenty of parking. Ceiling height is 19' clear. Site has public sewer and well water with 500,000 gallon daily capacity. Fully sprinklered with onsite pump room and water reserve tank with back up generator. Well built located within an industrial neighborhood on Rt. 272 with good proximity to Rt. 222 the PA Turnpike. Space will be 100% conditioned with an allowance for a small office and restrooms. Tenant pays pro rate share of CAM at \$.94 Per SF.

## OFFERING SUMMARY

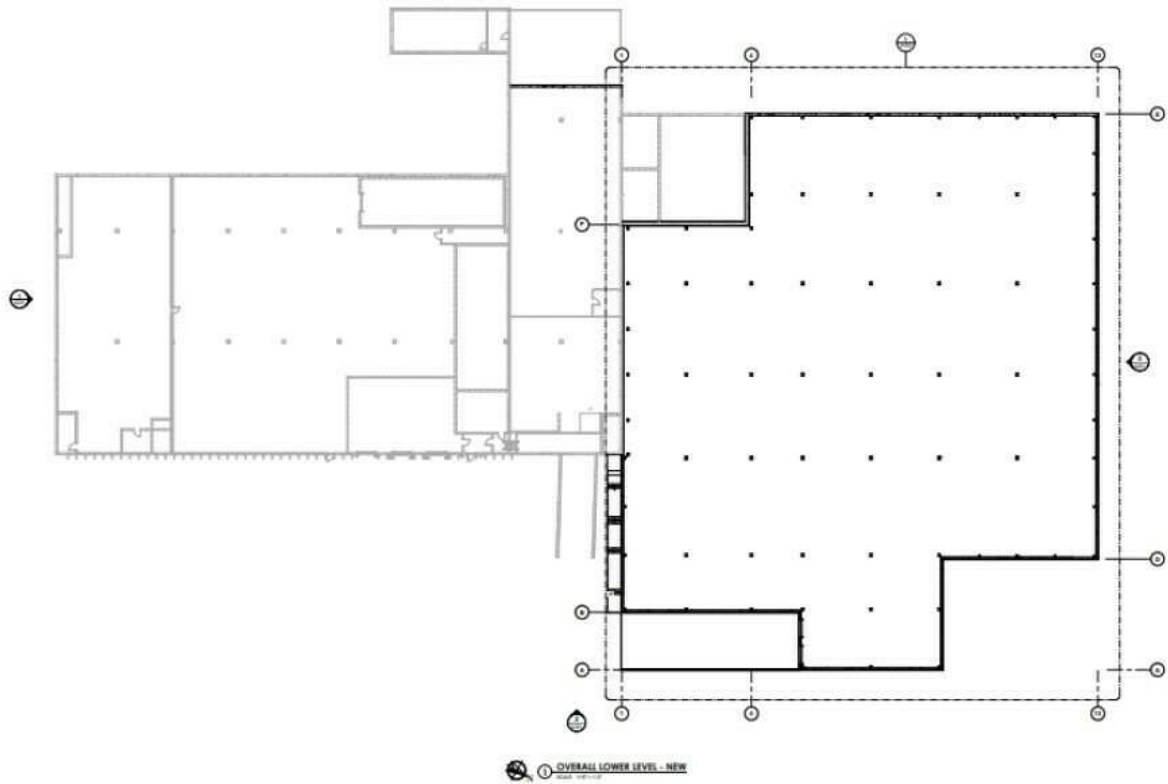
|             |   |                        |                                    |
|-------------|---|------------------------|------------------------------------|
| HVAC:       | Heating Fuel & Hot Water: Natural Gas<br>Cooling Type: Heat Pump(s) | Dock Door/Grade Doors: | Two Loading Docks and Two Levelers |
| Sprinklers: | Yes   | Lighting:              | LED                                |
| Parking:    | Parking Lot   | Ceiling Height (ft):   | 19'                                |
| Water:      | Public  | Column Spacing:        | 40' x 40'                          |
| Sewer:      | Public  |                        |                                    |
| Zoning:     | Industrial  |                        |                                    |



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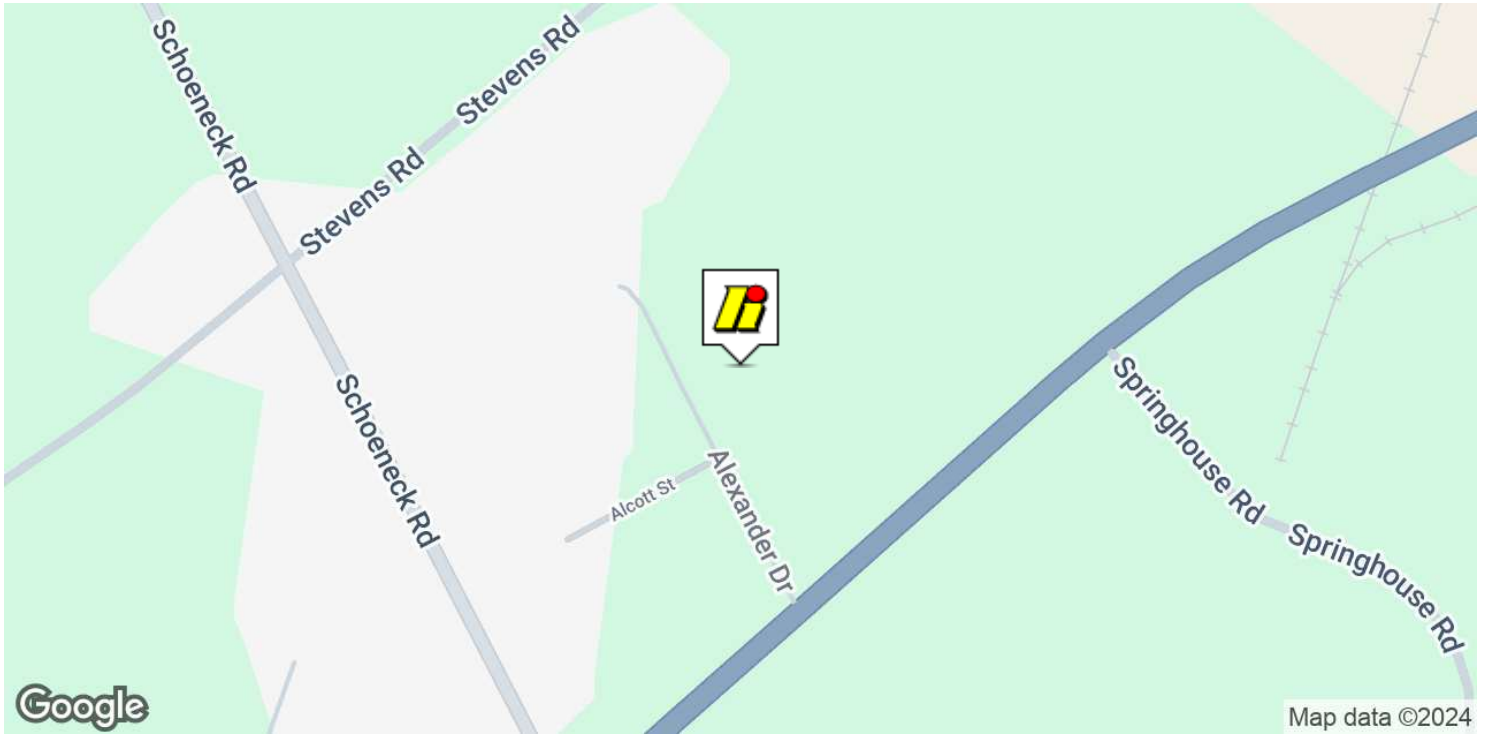


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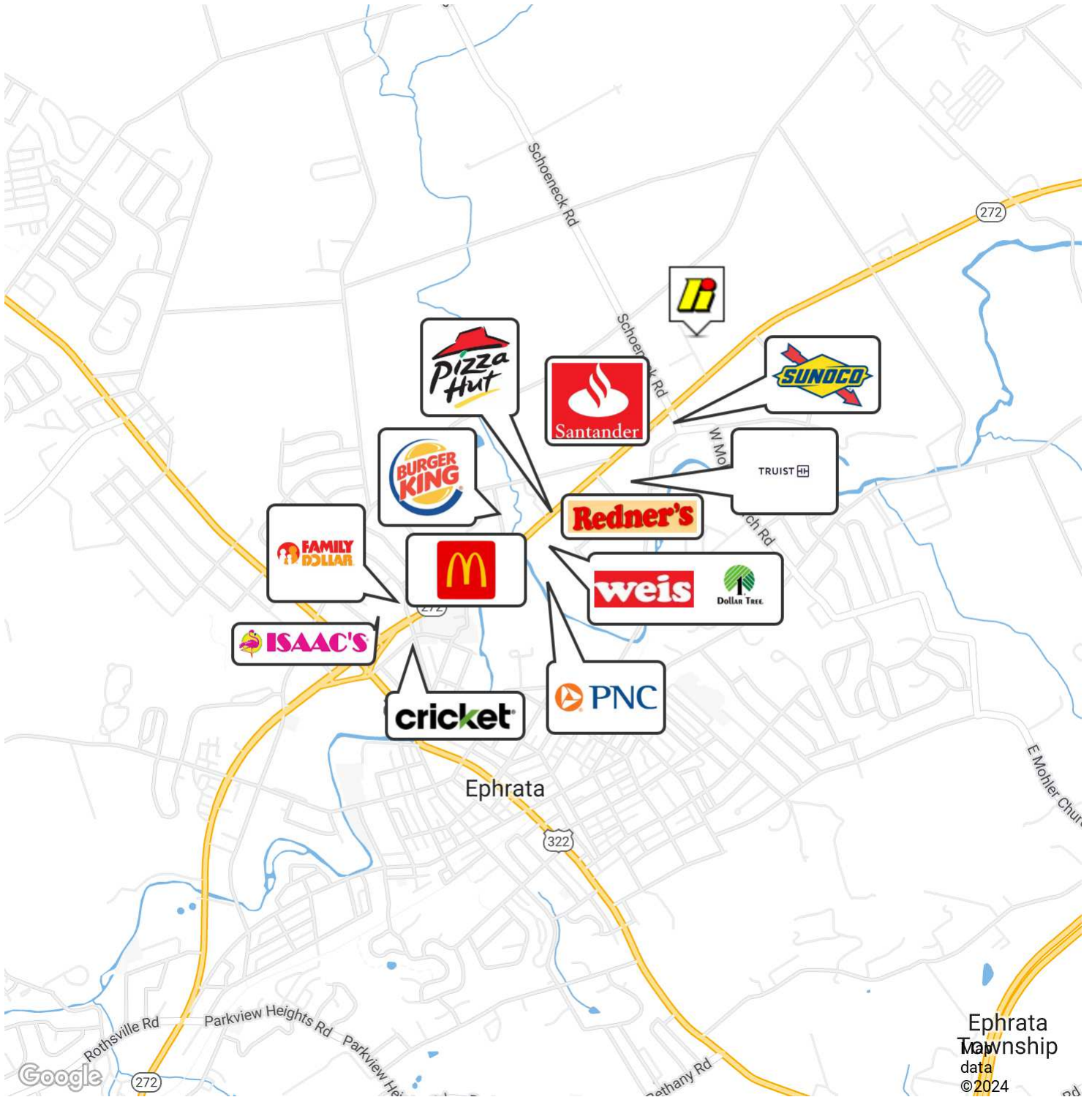


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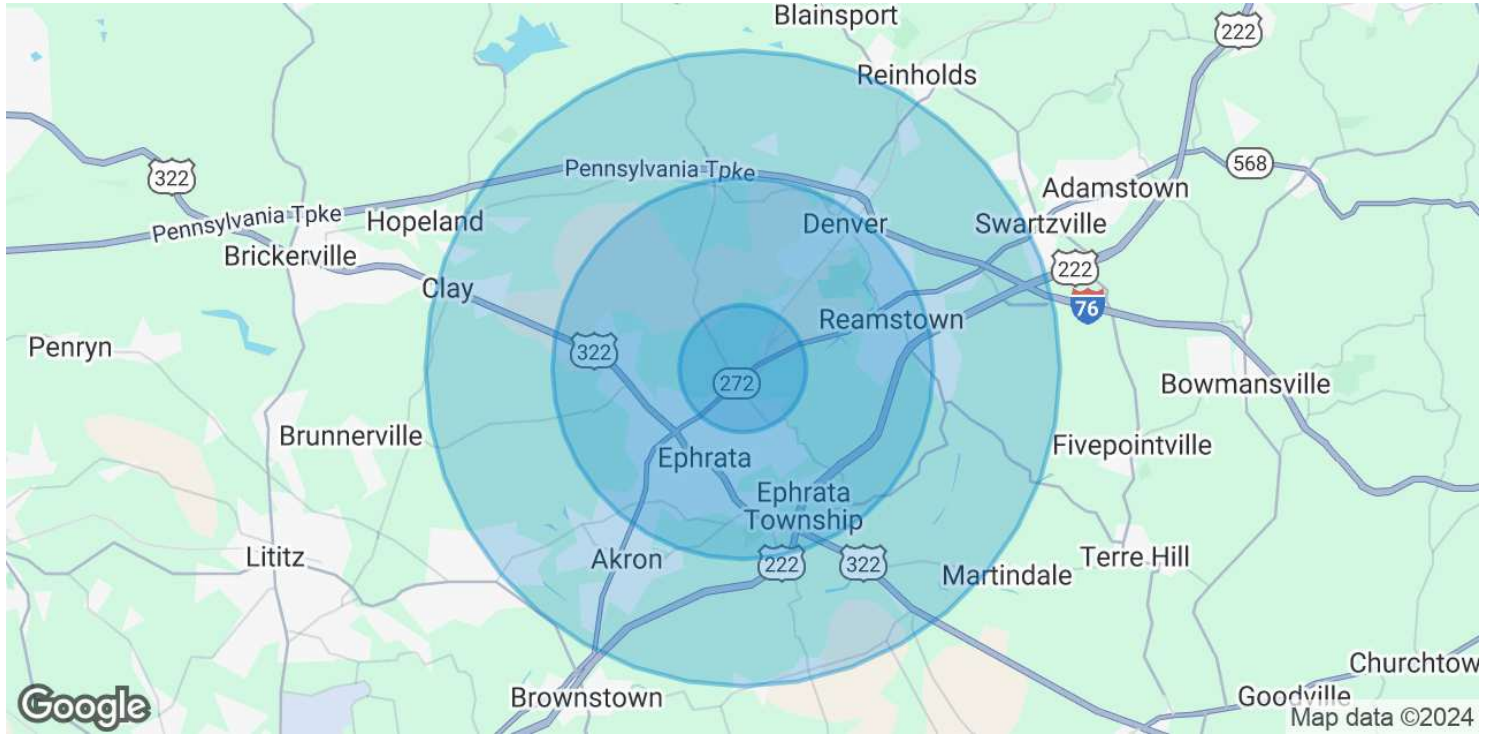


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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 2,227         | 26,911         | 53,785         |
| Average Age                    | 38.9          | 39.0           | 38.2           |
| Average Age (Male)             | 36.4          | 37.4           | 37.5           |
| Average Age (Female)           | 39.3          | 40.1           | 39.5           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 871           | 11,083         | 21,189         |
| # of Persons per HH            | 2.6           | 2.4            | 2.5            |
| Average HH Income              | \$94,375      | \$73,965       | \$77,019       |
| Average House Value            | \$227,158     | \$195,885      | \$218,701      |

2020 American Community Survey (ACS)

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*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.

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