

FOR LEASE

86 West Main Street



REINHOLDS, PA 17569

**RARE OFFICE OPPORTUNITY IN
INDUSTRIAL COMPLEX**

FOUR PRIVATE OFFICES

**COULD COMBINE WITH ONE OF THE
OTHER AVAILABLE WAREHOUSE
LISTINGS DIRECTLY ABOVE WITH EASY
ACCESS.**



F. JEFFREY KURTZ, CCIM, SIOR
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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Lease Rate: \$4.95 SF/yr (NNN)

County: Lancaster

Municipality: West Cocalico Township

CAM: \$.74

Available SF: 3,035 SF

PROPERTY OVERVIEW

This listing is for first floor office space only and is in an industrial complex for a total of 3,035 SF. There is no warehouse included. The office has four private offices, a conference room, break room, restroom and storage area. It is perfect for a contractor or other similar type business user. There could be opportunity for warehouse space as it becomes available, or you could look to lease 72 W Main St MLS # PALA2075440 which is 3,200 Sf and does include warehouse space. CAM of \$.74 Per SF cover taxes, Insurance, water, sewer, snow removal and lawn care.

OFFERING SUMMARY

HVAC:	Propane Gas Ceiling Heat	Lighting:	Fluorescent
Sprinklers:	No	Number of Floors:	1
Parking:	Common Area - Shared	Flooring:	Concrete, Carpet, Vinyl
Water:	Public	ADDITIONAL COMMENTS	-
Sewer:	Public		
Zoning:	Industrial/Commercial District		



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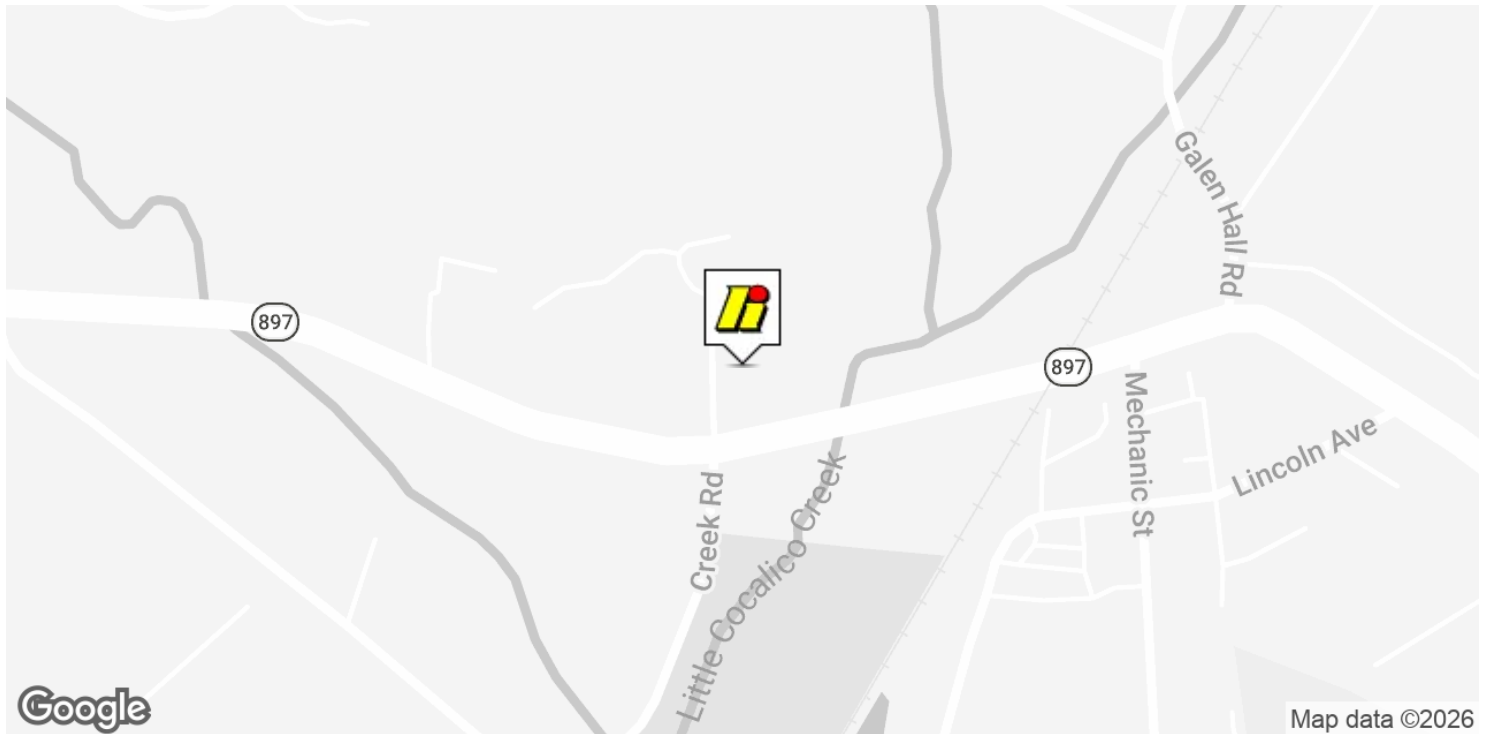
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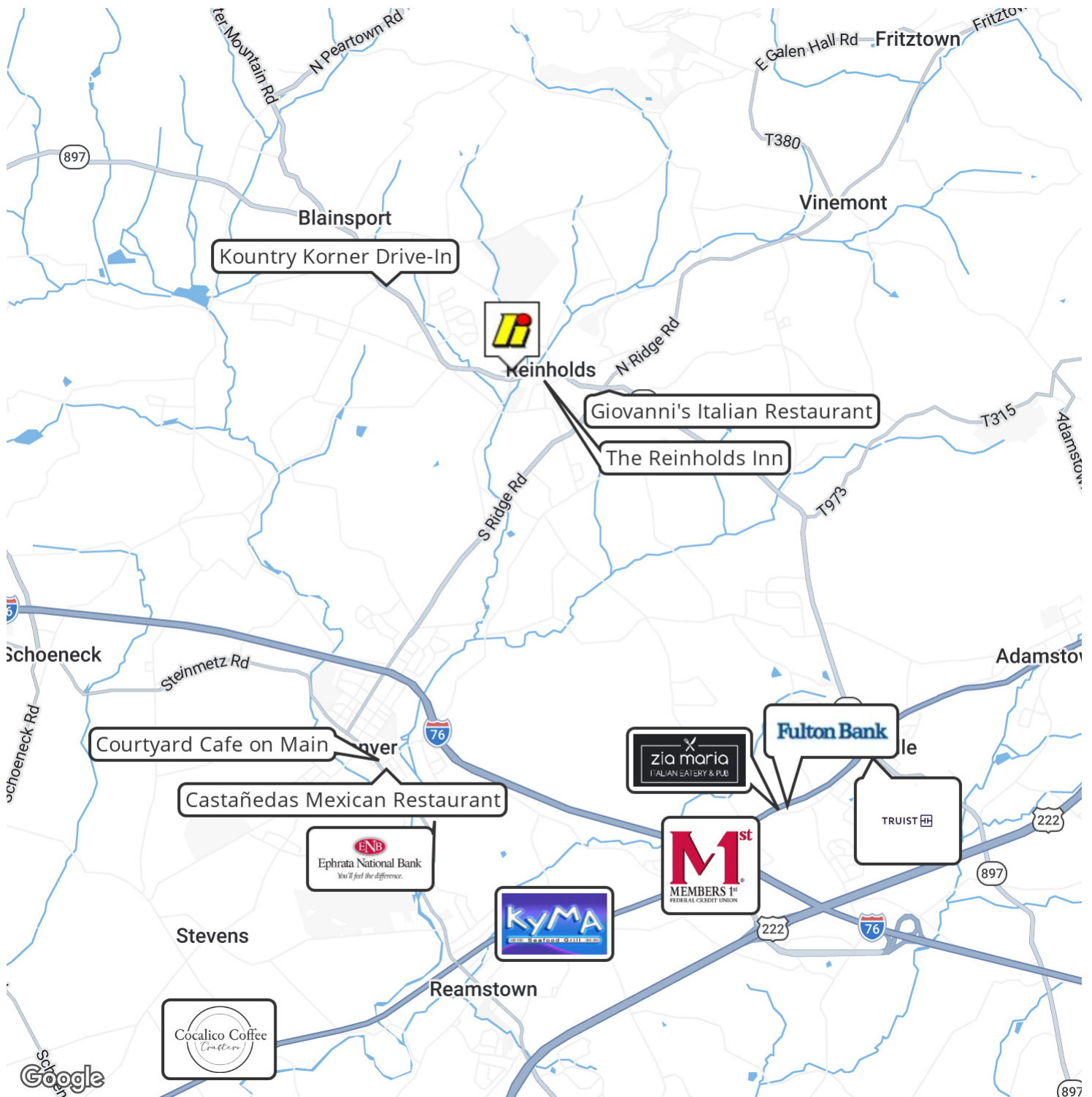
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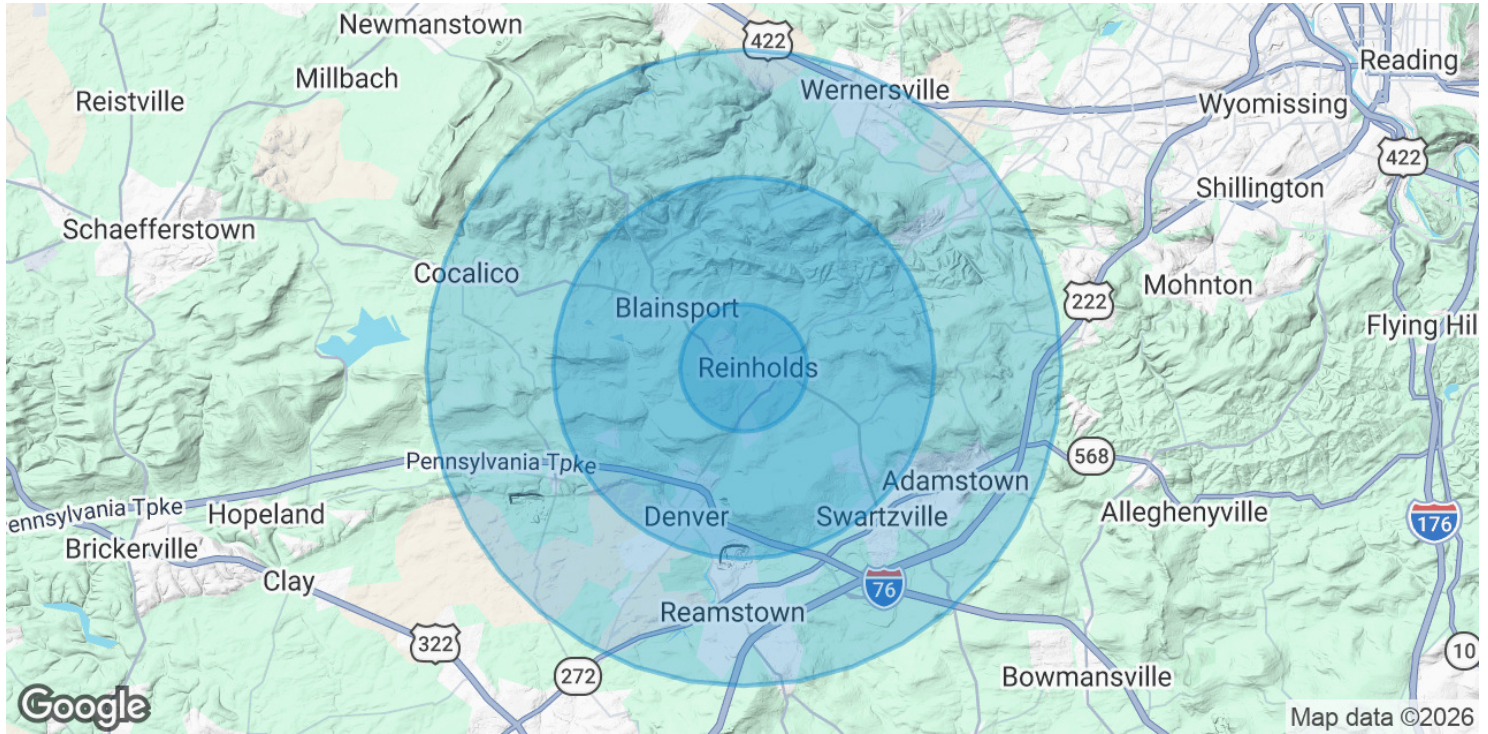
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,172	13,590	37,123
Average Age	38.6	38.8	41.2
Average Age (Male)	38.6	39.9	41.1
Average Age (Female)	38.8	39.3	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	746	4,843	13,486
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$111,357	\$115,862	\$112,597
Average House Value	\$259,533	\$277,392	\$280,585

2023 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.

WE GIVE GOOD MEASURE.

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