



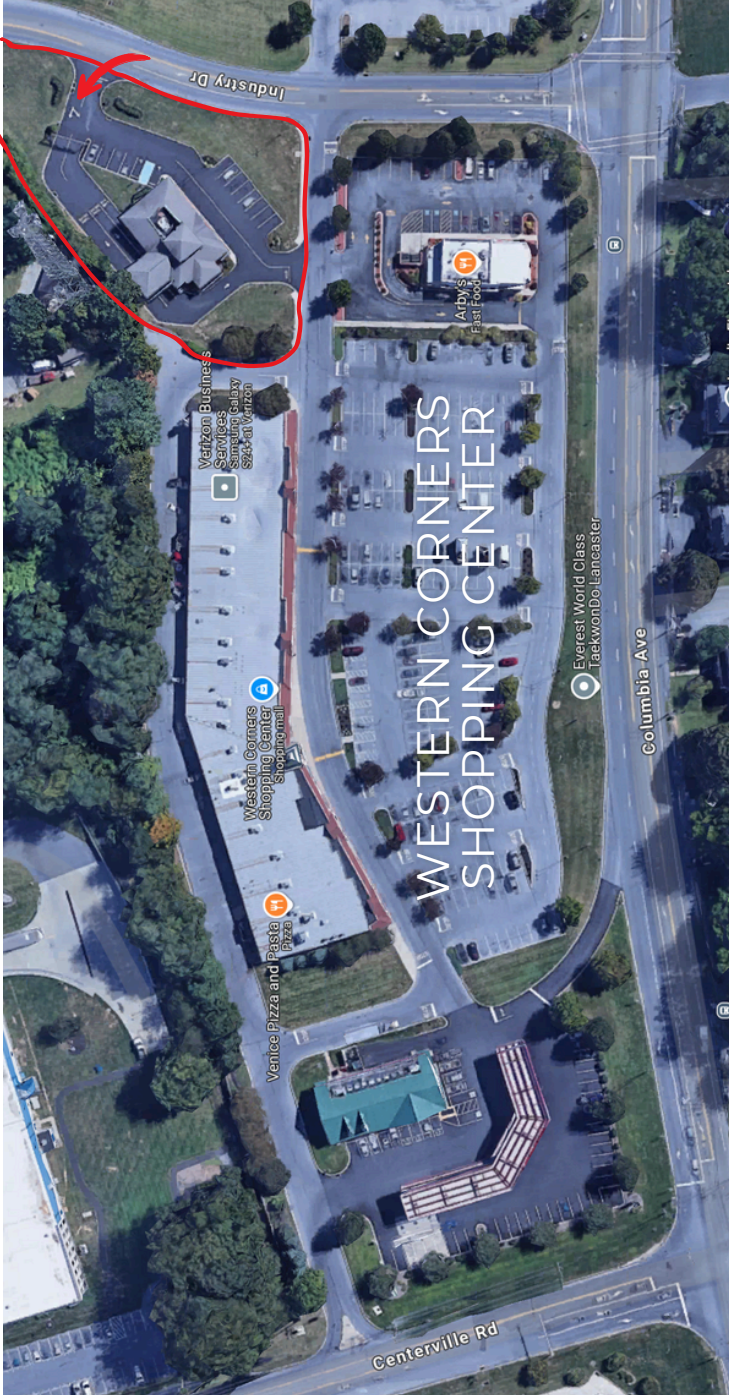
3060

INDUSTRY DRIVE
LANCASTER, PA



PPM
Real Estate, Inc.

PPM Real Estate, Inc. | 717-394-3374 | info@ppmproperties.com



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

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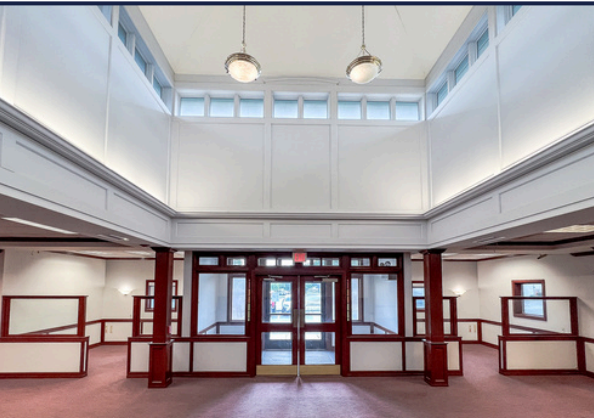
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FREE STANDING BANK BUILDING WITH DRIVE THROUGH SITUATED ON A PAD SITE AT THE CORNER OF INDUSTRY DRIVE AND COLUMBIA AVENUE



Sq. Ft.	±3,074 SQFT + ±1,082 SQFT Drive through canopy
Zoning	CBC - Community Business Center Zone in East Hempfield Township
Amenities	Signage on Columbia Ave with visibility to 15,000+ VPD Monument sign onsite Vaulted Ceiling in reception 5 Private & semi-private offices with windows and glass walls Kitchen/Break Area 2 Restrooms 14 Parking spaces Additional parking in shopping center lot
Utilities	Electric, gas, public water & sewer
Lease	Pad Site Lease at \$85,000/year NNN Tenant fully maintains the site, grounds, pays for property insurance, utilities & building maintenance. 2025 CAM: \$56.36/month Pays for pad site contribution to property storm basin maintenance & shopping center perimeter maintenance. 2025 RE Tax: \$2,010.90/month

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FLOOR PLAN



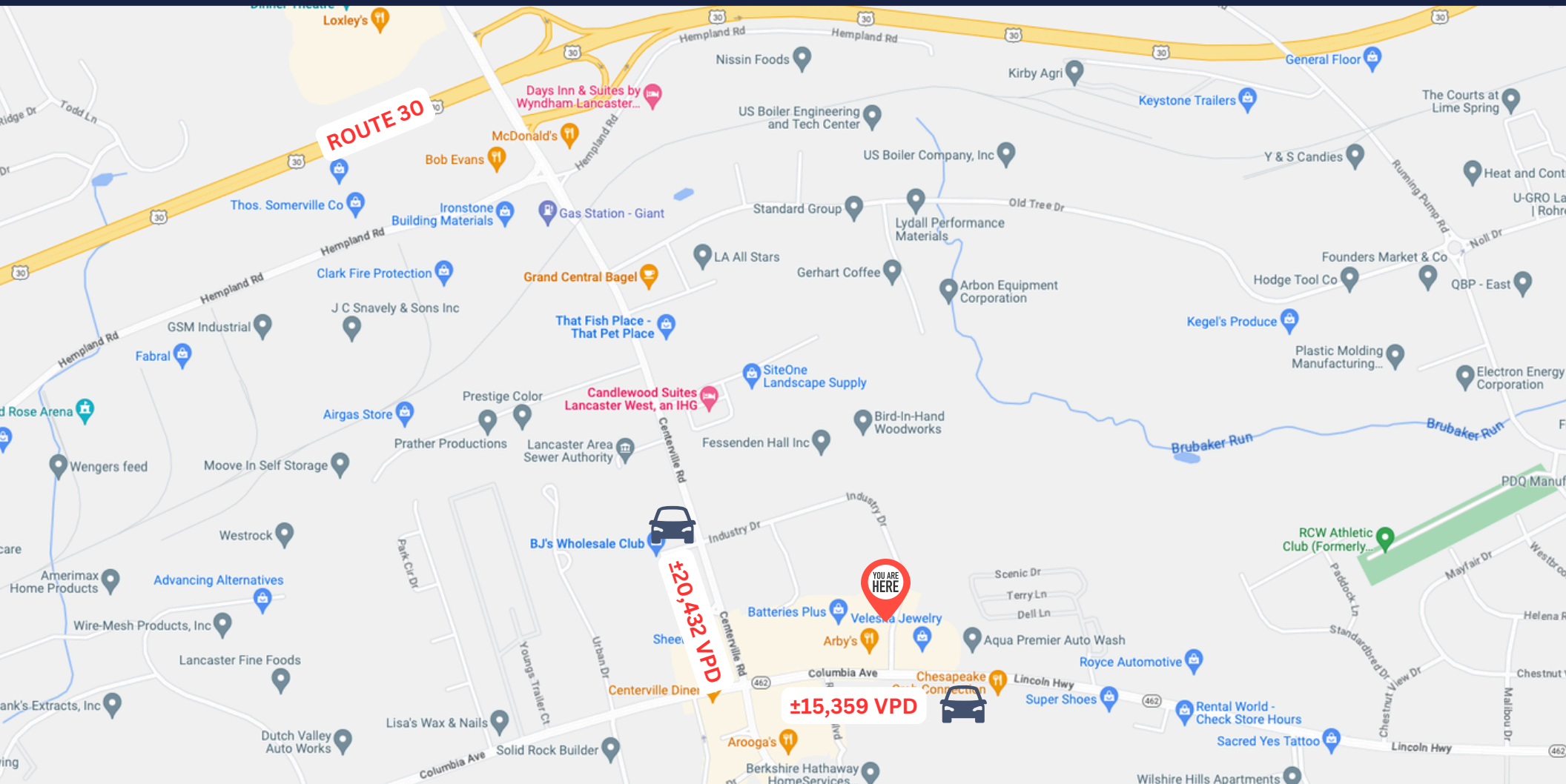
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LOCATION



SITUATED BETWEEN TWO SIGNALLED INTERSECTIONS ALONG COLUMBIA AVE & CENTERVILLE RD
1 MILE TO ROUTE 30 | 10 MINUTES TO LANCASTER CITY

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WESTERN CORNERS SHOPPING CENTER

ARBY'S
VENICE PIZZA & PASTA
SUN HING CHINESE

BATTERIES PLUS
FORTIUS FITNESS
MIRACLES CONSIGNMENT

WORLDWIDE CYCLERY
WOMB WIHT A VIEW
RETAIL BOUTIQUES & SPA



PAD SITE

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ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.

LISTING AGENTS FOR THIS PROPERTY



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com



Tracy Lin Horst
Owner | Associate Broker
Tracy@ppmproperties.com

