

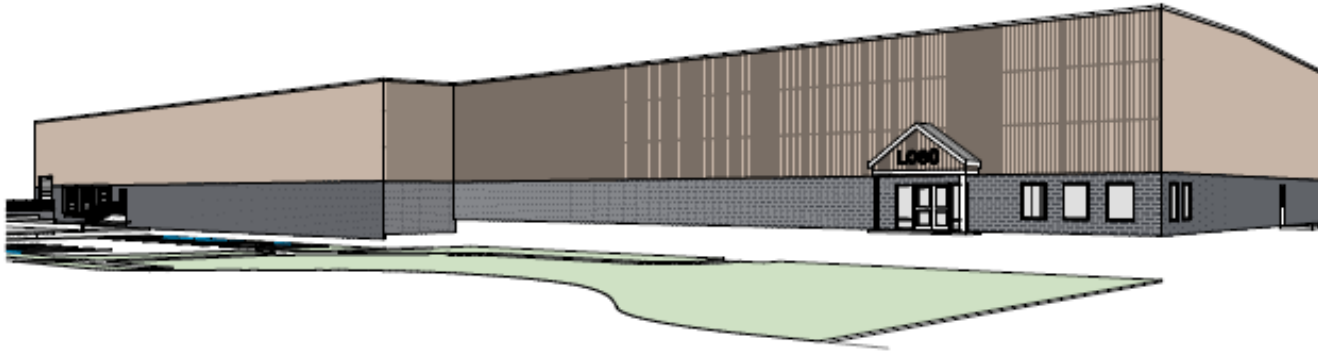


21

INDUSTRIAL WAY
DENVER, PA

PPM
Real Estate, Inc.

DETAILS



Zoning: Light Industrial, granted exception for Regional Planned Center

View permitted uses [HERE](#)

Building Details: ± 48,500 SF

- ± 46,750 SF Warehouse *proposed
- ± 1,750 SF Office *proposed

Parking: Seventy-five (75) parking spaces

Docks: Three (3) docks with dock levelers

Sprinkler: Full building, SFPA 13 ESFR system

Drive-In One (1) drive-in door

Roof Height: Outside height: 33'
Inside ceiling height: 30'

Power: 400 AMP, 3-Phase electric

HVAC: Gas hung blowers in warehouse
Central A/C & gas heat in office
A/C & Heat by split unit in driver's office

CONTACT US FOR YOUR SHOWING

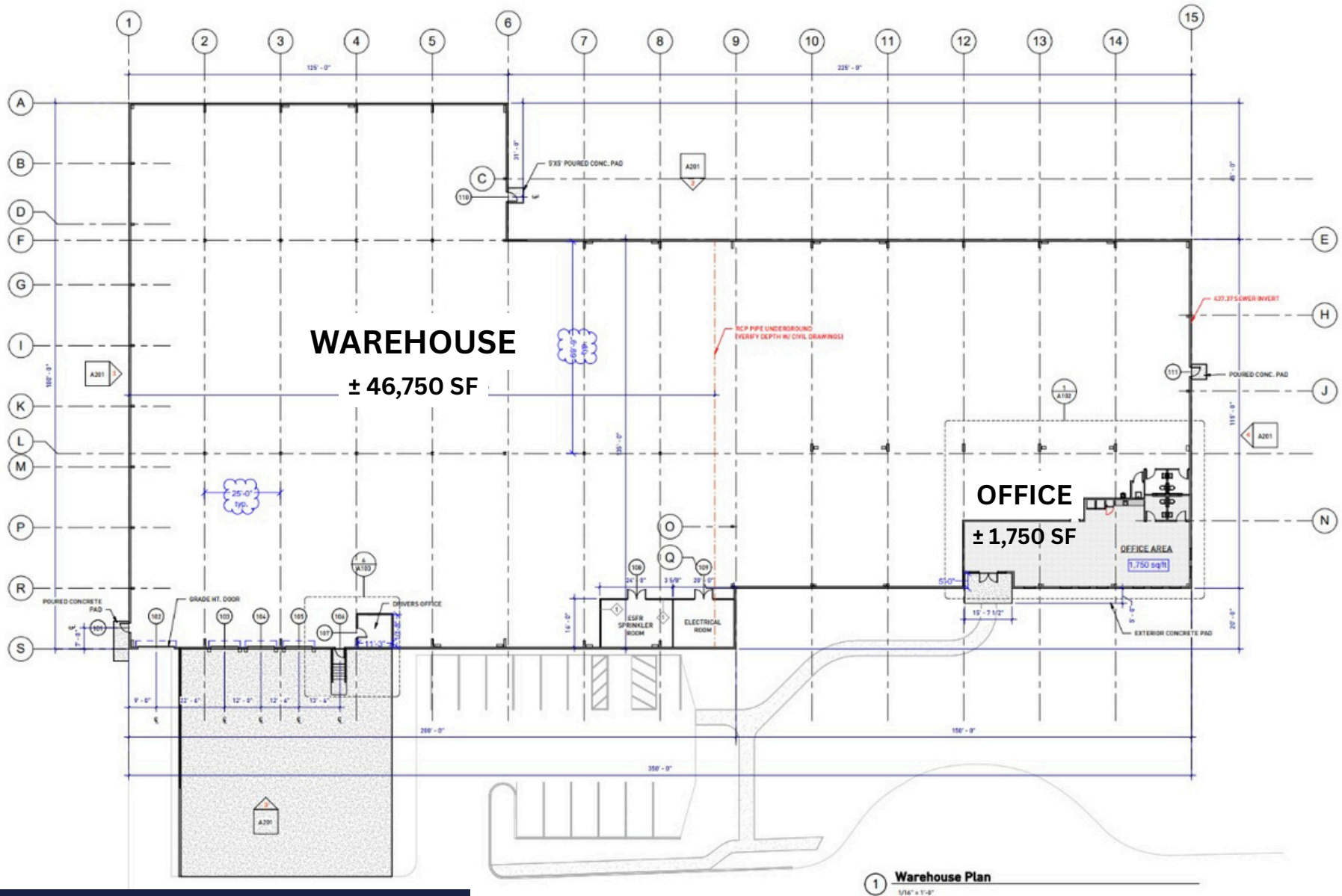
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

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FLOOR PLAN



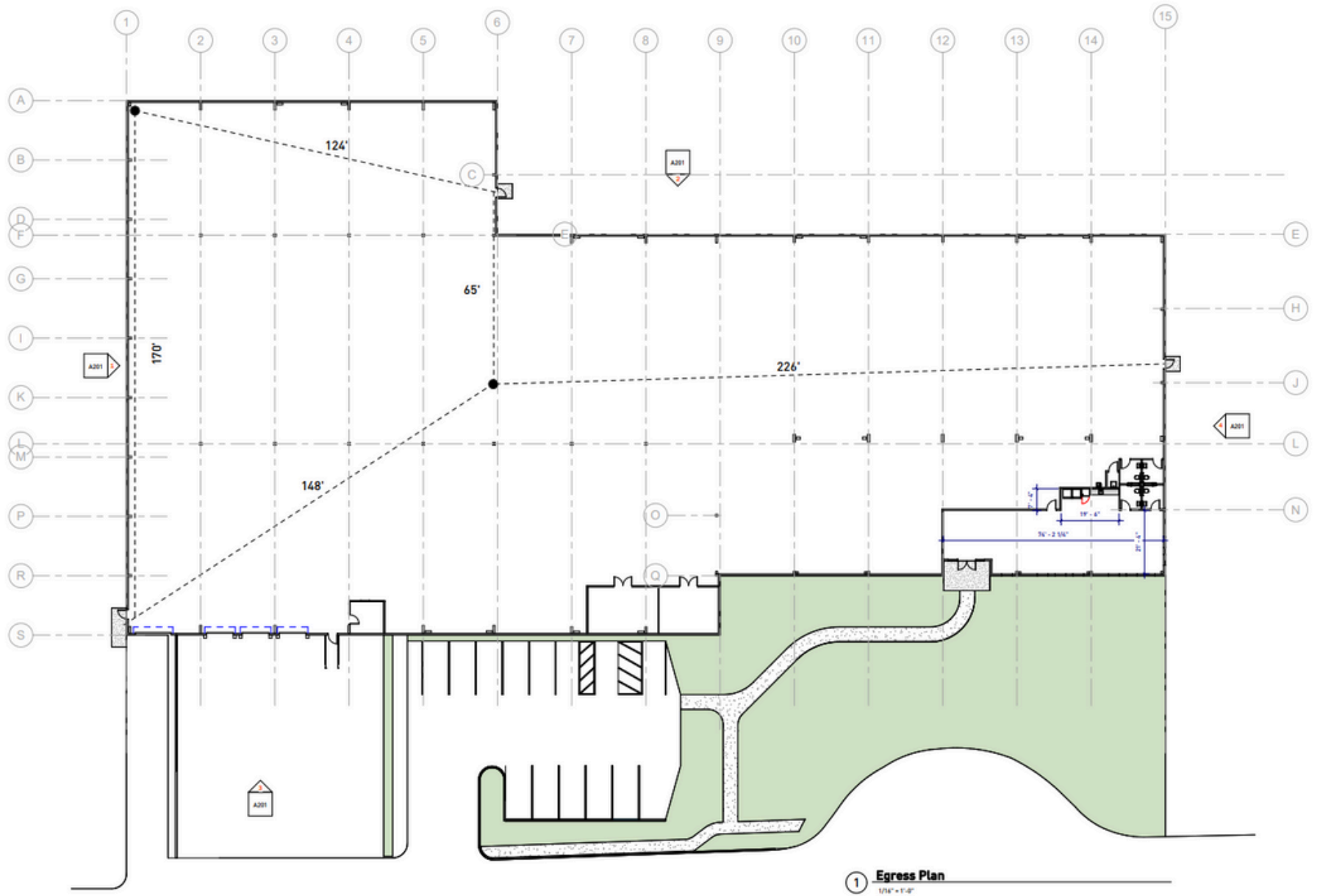
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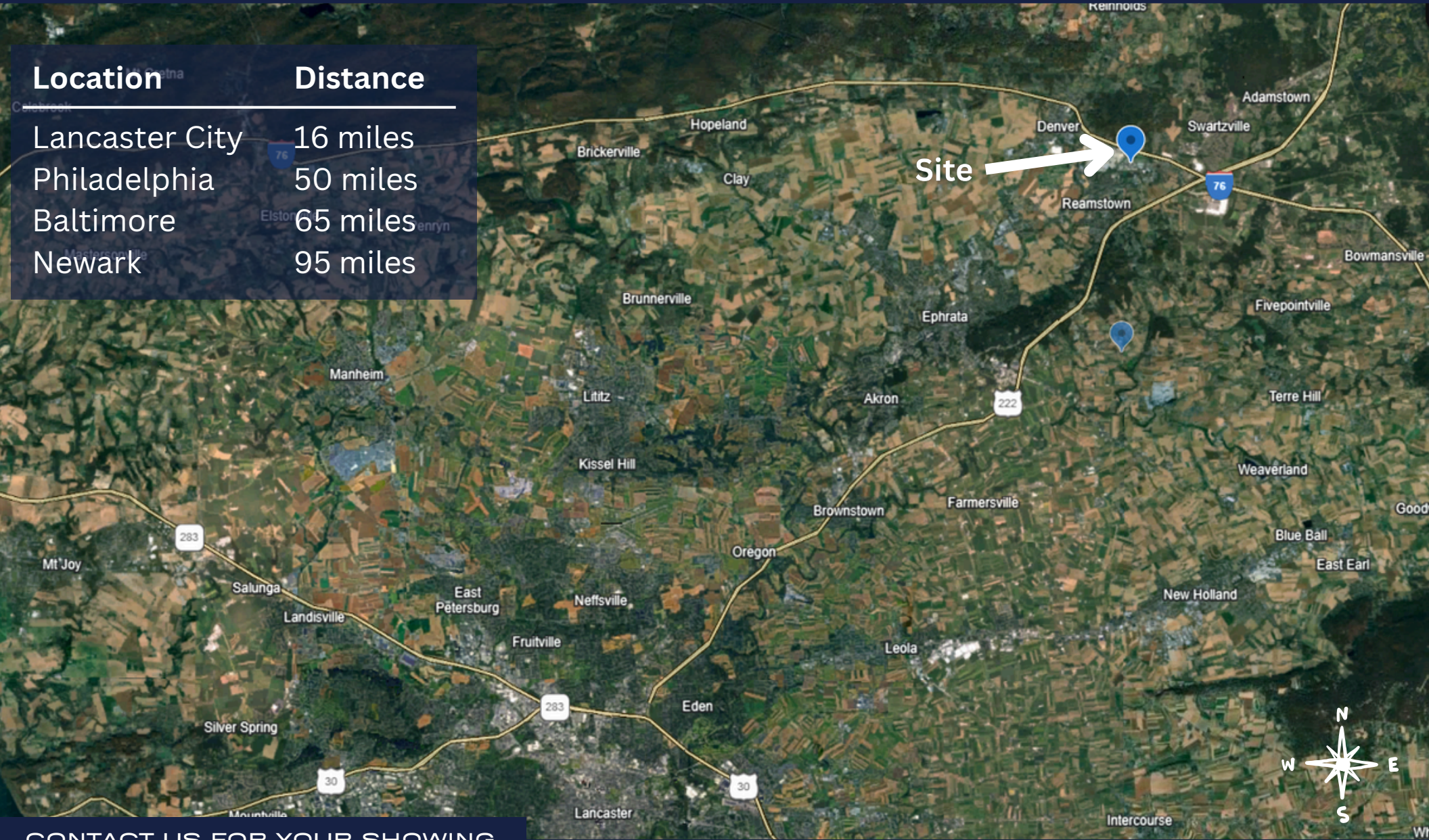
Location	Distance
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Lancaster City	16 miles
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Philadelphia	50 miles
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Baltimore	65 miles
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Newark	95 miles
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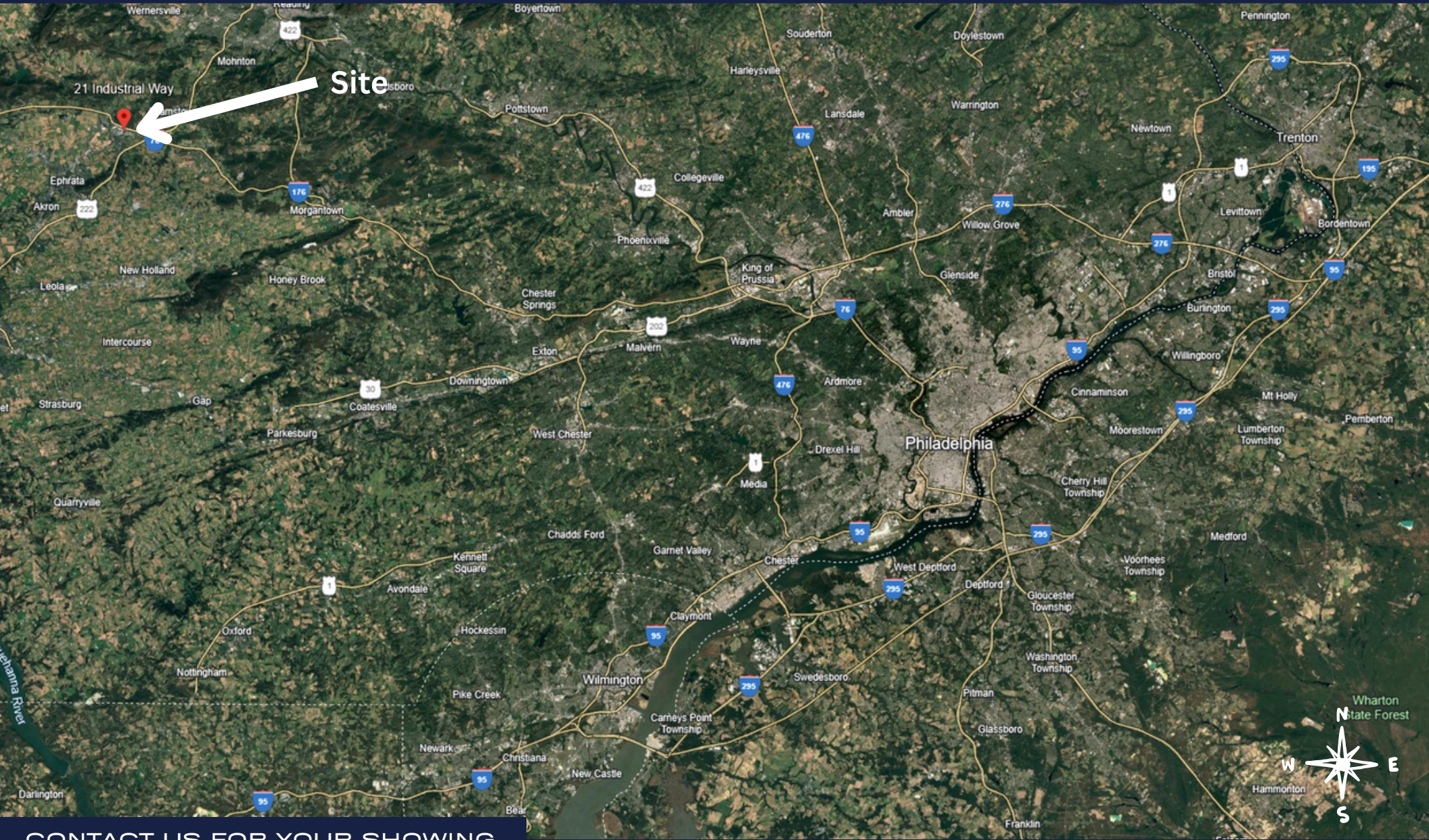
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FOCUSED

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.

MARKETING TEAM



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



Shade Foreman
Client Care Specialist
Shade@ppmproperties.com