

SHADY BRAE BUSINESS CENTER

Mt. Joy/Manheim, Lancaster, PA



Fact Sheet

<u>Address/Unit #</u>	<u>SF</u>	<u>\$/SF</u>	<u>Description</u>
254 South Esbenshade Road Manheim, PA 17545	2,500- 5,300	\$14.75/SF	Flex/Office facility at a convenient location off Route 283, in a scenic farmland setting.

Operating Expenses:

Rent includes real estate taxes, exterior maintenance, property insurance, water and sewer, and electric. Tenant pays for data and communications.



205 Granite Run Drive, Suite 280 • Lancaster, PA 17601
(717) 735-6100 • Fax (717) 735-6160 • www.horstrealty.com

FOR FURTHER INFORMATION CONTACT:

Michelle Ebert

717-735-6100

254 South Esbenshade Road

Mt. Joy/Manheim, Lancaster County



BUILDING DETAILS

Total Available Space: 2,500 - 5,300 Sq ft
Stories: 1
Wall Construction: Brick veneer on wood frame
Max. Ceiling Height: 9 ft.
Date Constructed: 2001
Condition: Very Good
Parking: 15 spaces
Remarks: Located within the Shady Brae Business Park, along Esbenshade Road, just off the Route 230 - Mt. Joy exit of Route 283.

BUILDING SERVICES

Heat: Heat Pump central HVAC (2) systems
Lighting: Fluorescent lay in fixtures

UTILITIES

Electricity: PPL
Gas: None
Water: On-site well system
Sewerage: On-site well system

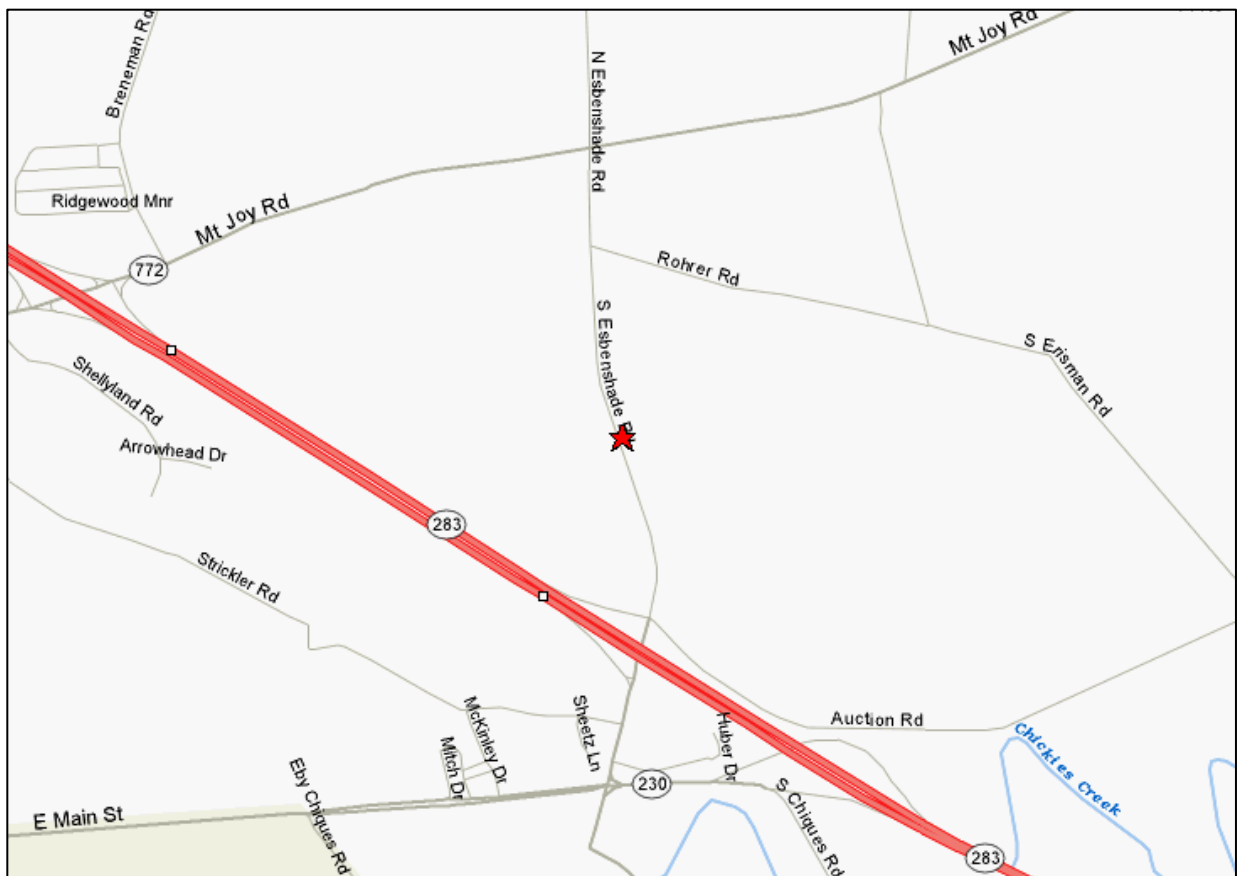
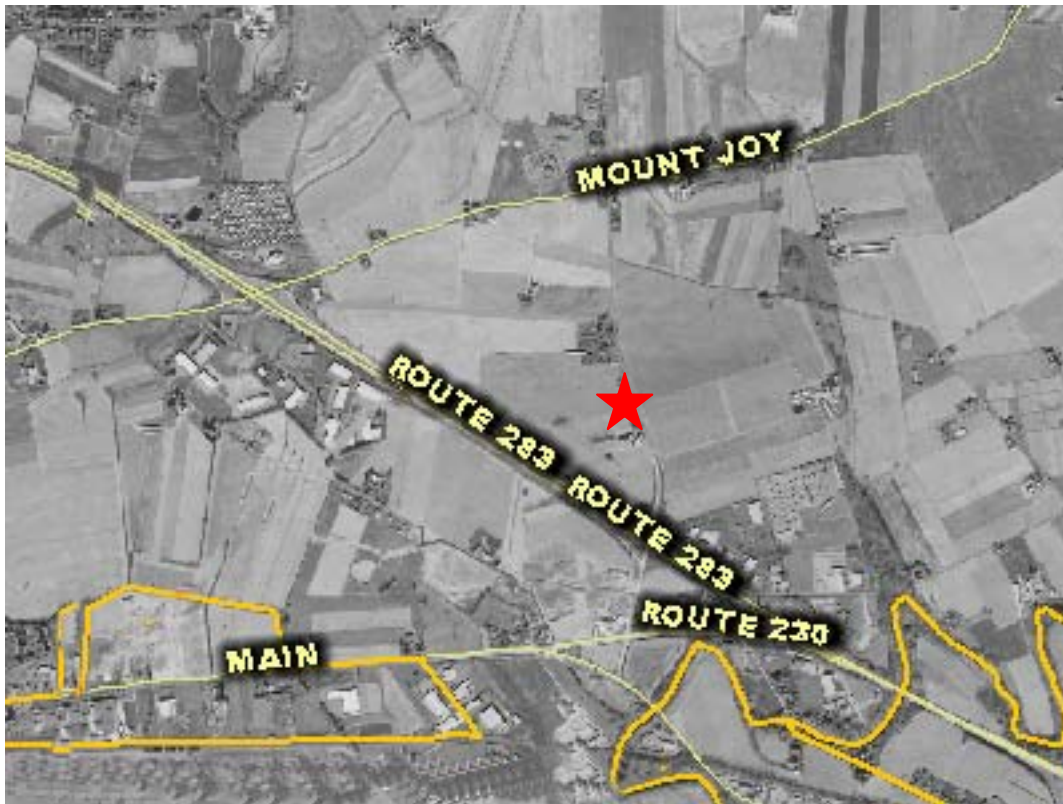
TRANSPORTATION

Highways: PA 772 is 0.2 mile away.
PA 283 is 0.5 mile away.
Airport: Harrisburg International is 19 miles away.
Lancaster Airport is 18 miles away.

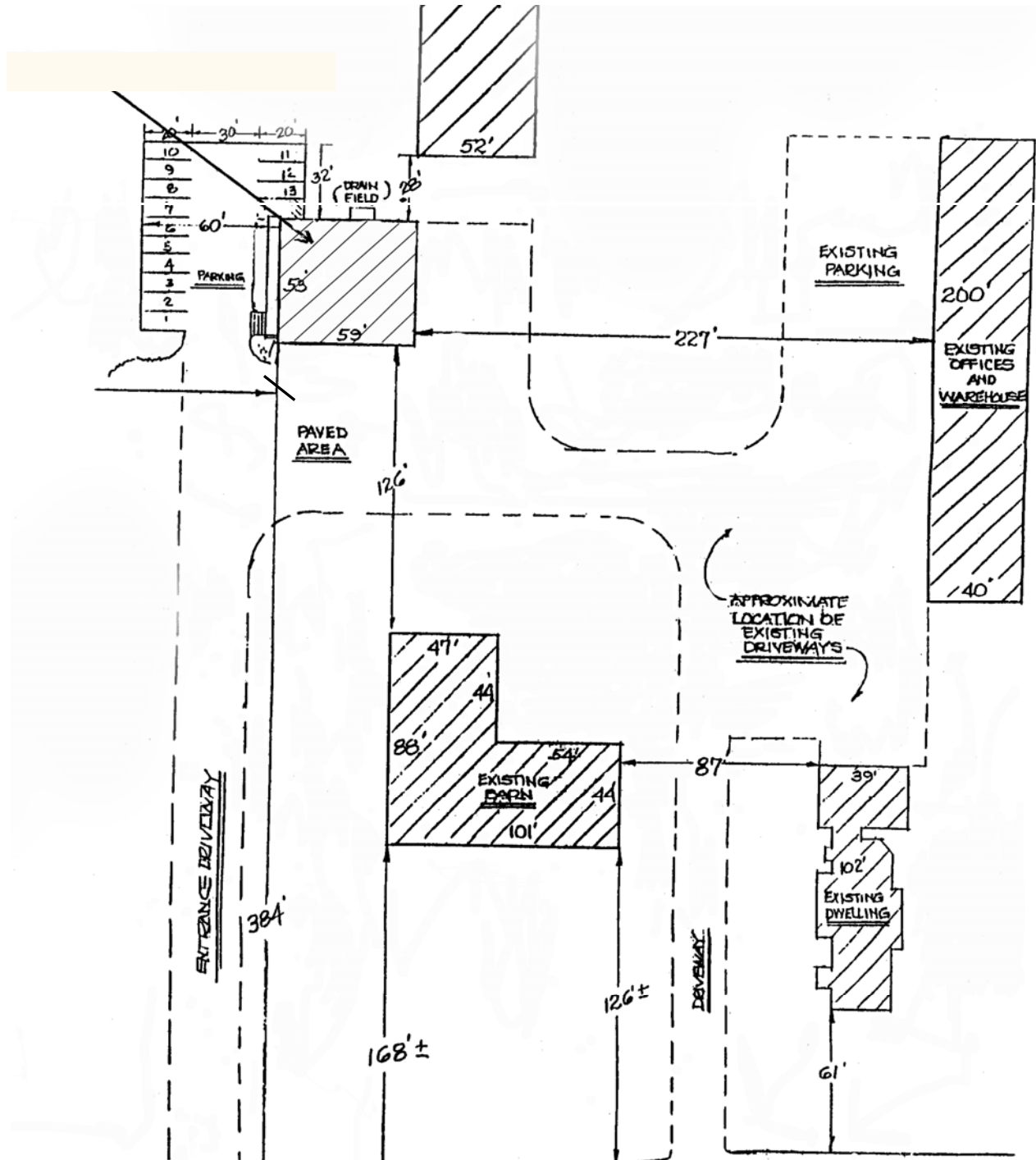
**254 South Esbenshade Road
Mt. Joy/Manheim, Lancaster County
INTERIOR PHOTOS**



254 South Esbenshade Road Mt. Joy/Manheim, Lancaster County

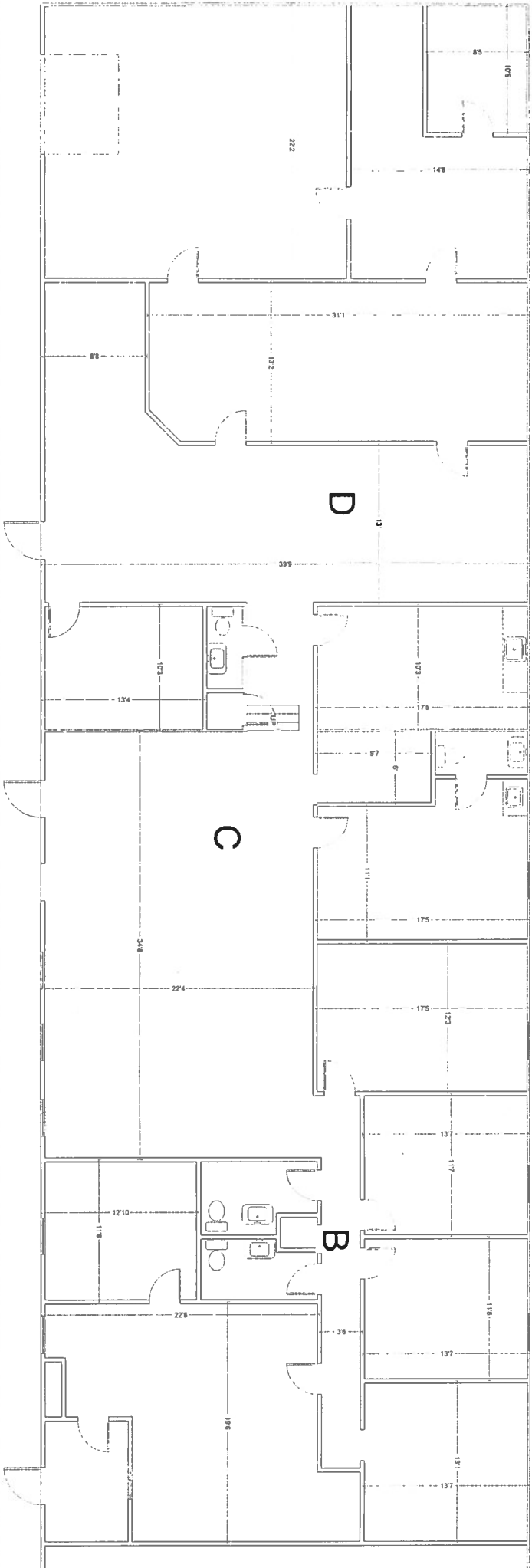


254 South Esbenshade Road Mt. Joy/Manheim, Lancaster County SITE PLAN



← Esbenshade Road →

FLOOR PLAN



BUILDING 1