



Commercial Real Estate LLC

FOR LEASE

25,698± SF of warehouse/flex space available with 3 dock doors and 1 grade door. Part of the recently renovated Windsor Building in downtown Ephrata.

WAREHOUSE / FLEX SPACE

Ephrata Borough | Lancaster County

1 E. Main St. Ephrata, PA 17522



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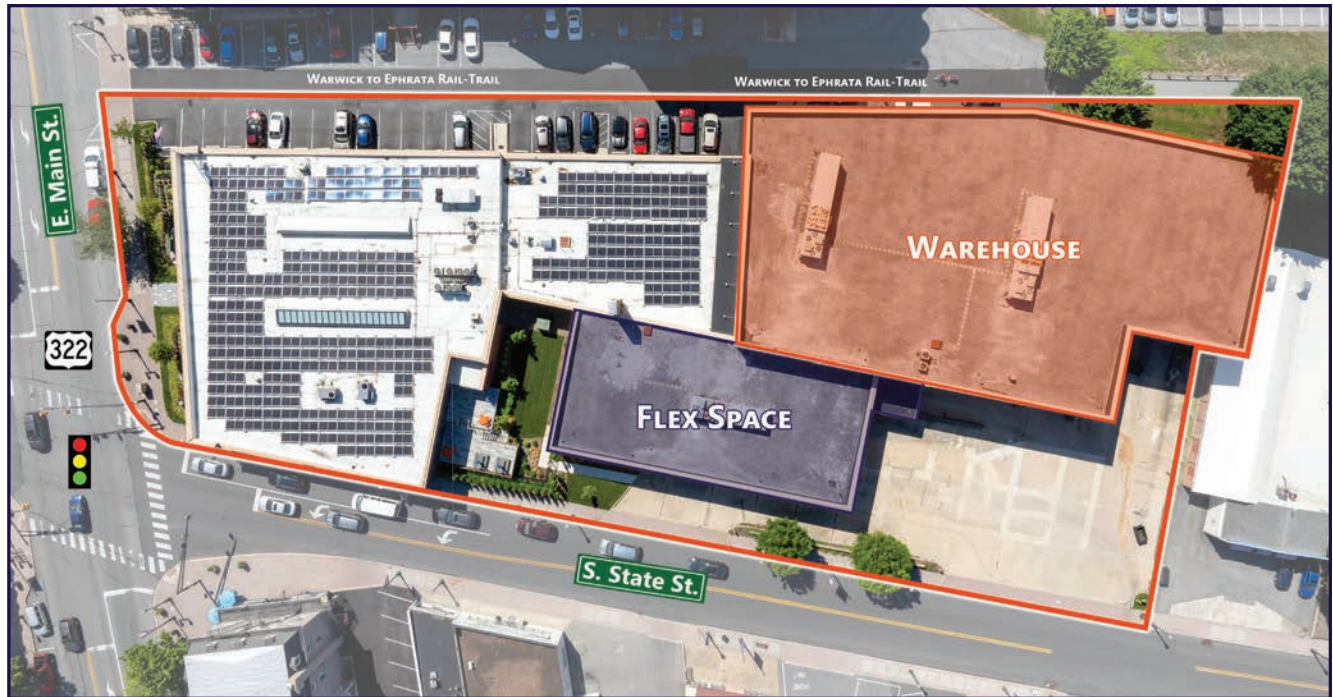
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

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PROPERTY & MARKET OVERVIEW

TRUE Commercial is pleased to present this Warehouse and Flex space opportunity situated within The Windsor Building, one of the region's most impressive redevelopment projects. Previously the home of The Ephrata Review, the property has undergone recent renovations to accommodate the offices of Windsor, G.R. Klinefelter Underwriters, and Cloister Mutual. It boasts aesthetically-designed architecture and modern hospitality-focused amenities.

The available space includes both Flex and Warehouse spaces. The Flex space, featuring 14'-15' clear height, has the potential to be divided for multiple uses, such as brewery, entertainment, and recreation. It also includes a dock door and drive-in door. The Warehouse space offers 24'-25' clear height (slightly sloped), heavy power, and two dedicated dock doors. When combined, the available space provides three (3) dock doors and one (1) drive-in door. Both spaces are equipped with a sprinkler system.



- ***A high-traffic location in Ephrata with great positioning on Main St. / Route 322.***
- ***Easy access to multiple North, South, East, and West regional truck routes.***
- ***The property's location offers excellent logistical opportunities and possibilities.***
- ***As summarized later in this brochure, nearly every primary logistical infrastructure compliment can be reached in less than a 30-min. drive-time.***

While offered in its entirety, the Landlord will entertain dividing the spaces, subject to negotiations and we have illustrated the spaces as two (2) defined areas: Warehouse and Flex Space. Existing build-out is minimal and includes two (2) restrooms and small processing areas, which could be utilized for office space.

The spaces are well-suited for overflow and drop storage due to their ceiling heights and open layout, along with their proximity to primary truck routes. The Flex space in particular offers unique features which may be very suitable for retail and or other general commercial uses, including civic, recreational, and market-themed concepts.

The property is centrally located in downtown Ephrata, PA, and is surrounded by numerous retail operations such as Scratch Bakes, PA Fine Wine & Spirits, Griddle & Grind, and Pour Man's Brewing Company. It is also in close proximity to the Warwick to Ephrata Rail-Trail. Downtown Ephrata continues to benefit from significant reinvestment initiatives, which contribute to its ongoing growth and engagement in the community.

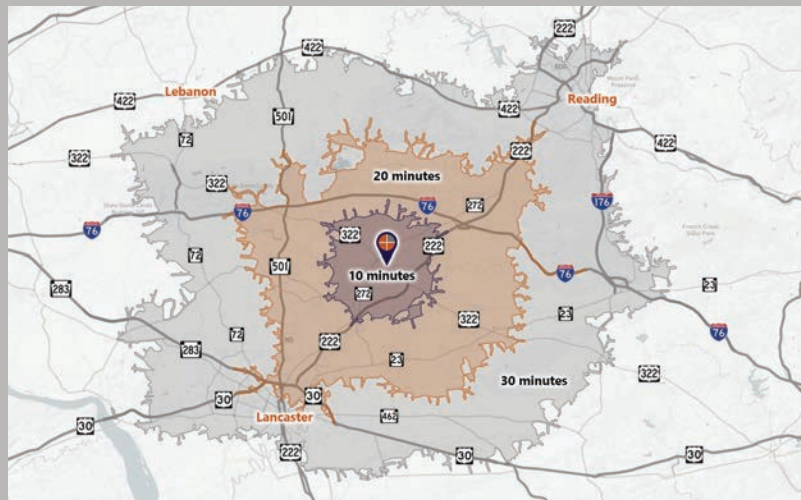
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PROPERTY INFORMATION

DEMOGRAPHICS

Variable	1 E. Main St. Ephrata, PA			
	Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population		38,883	170,144	578,839
Population Density (Per Sq. Mile)		967.5	705.9	814.3
Total Daytime Population		38,641	172,545	628,853
Daytime Population: Workers		19,958	89,485	341,899
Daytime Population: Residents		18,683	83,060	286,954
Total Households		15,283	64,120	220,416
Per Capita Income		\$34,819	\$42,241	\$40,469
Average Household Income		\$88,893	\$111,585	\$105,817
Median Household Income		\$69,113	\$80,198	\$76,112
Average Disposable Income		\$69,283	\$83,707	\$79,631
Total (SIC01-99) Businesses		1,832	7,265	24,270
Total (SIC01-99) Employees		22,250	101,108	362,717
Total (SIC01-99) Sales		\$4,145,447,227	\$20,787,944,974	\$64,214,608,914
Entertainment/Recreation		\$48,955,988	\$259,938,227	\$834,106,595

Travel Distance from Site



PROPERTY DETAILS

- Total Building Size:.....44,989 SF
- Lease Rate:..... Subject to Negotiation
- Lease Terms:.....Negotiable
- Land/Lot Size:..... 1.75 acres
- Year Built:.....1956/2004
- Roof Type:..... Rubber
- Construction:.....Masonry
- Water/Sewer:.....Public
- Sprinklers:..... Yes (both areas)
- Parking:.....Limited On-Site, Public, Street
- Zoning:.....Central Business District

All prospects shall be responsible for affirming their use and zoning requirements with the Borough of Ephrata.

Borough of Ephrata Zoning:..... <https://rb.gy/k2av0m>

SPACES AVAILABLE

- Warehouse:.....19,031± SF
 - Loading Docks:.....2
 - Clear Height:..... 24' 5" to 25' 7"
- Flex Space:.....6,667± SF
 - Loading Docks:.....1
 - Drive-In Doors:.....1
 - Clear Height:..... 14' 7" to 15' 8"
- Warehouse & Flex Space:.....25,698± SF

TRAFFIC COUNTS

- E. Main St./US Route 322:..... 14,072 VPD
- S. State St.:..... 7,706 VPD
- Reading Rd./PA Route 272:..... 16,415 VPD

LISTING AGENTS



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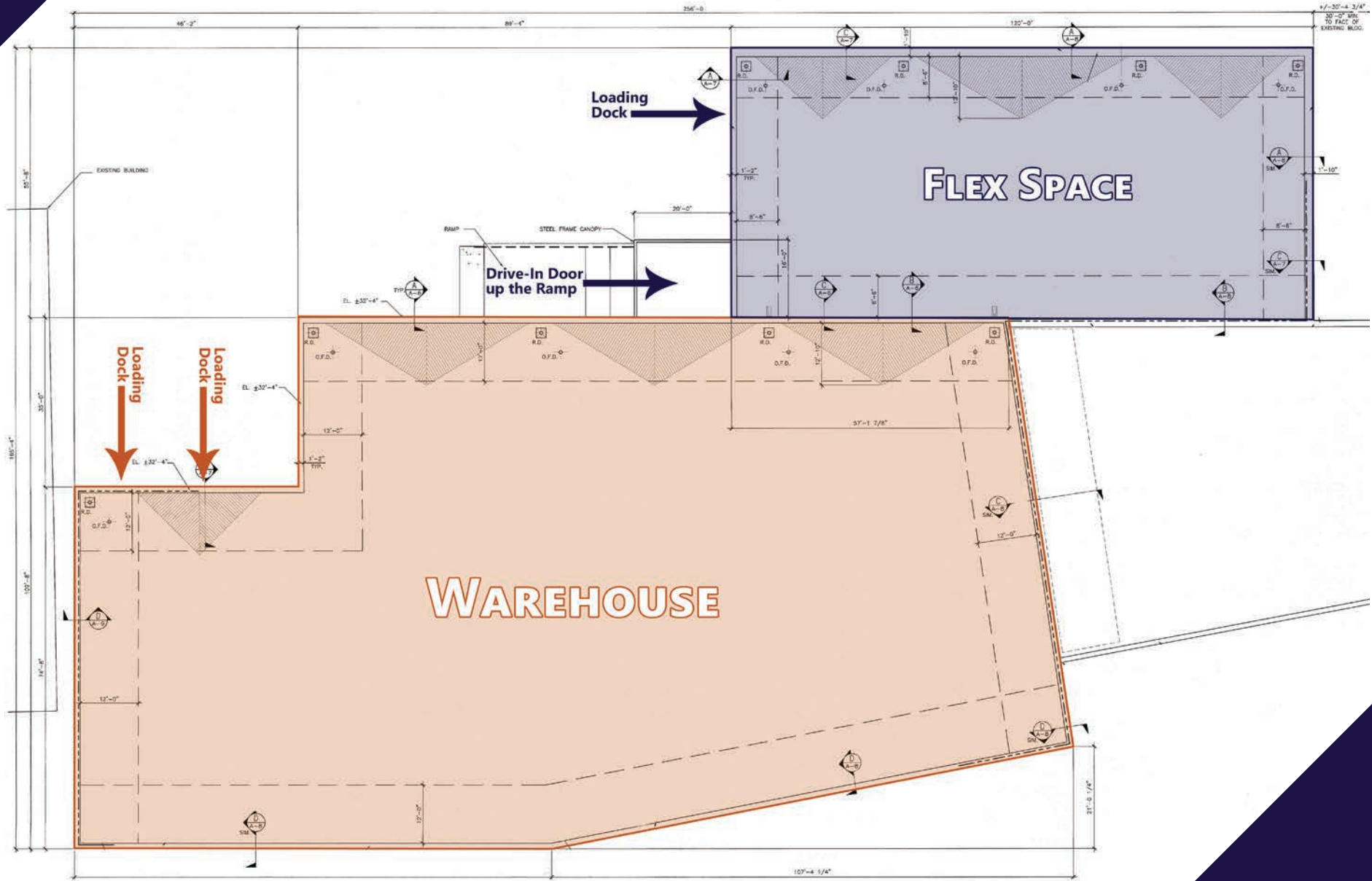
SCAN FOR VIDEO



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FLOOR PLAN | WAREHOUSE & FLEX SPACE

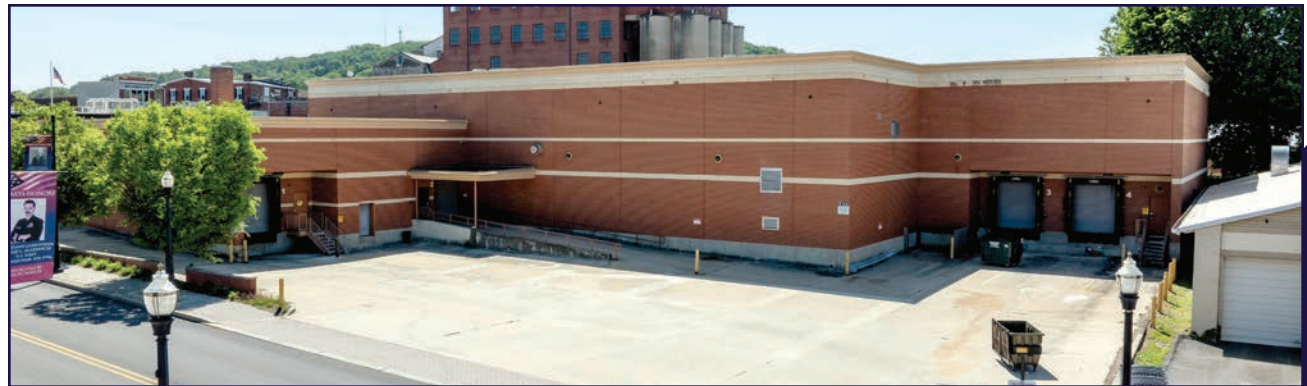


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DRONE & PROPERTY PHOTOS

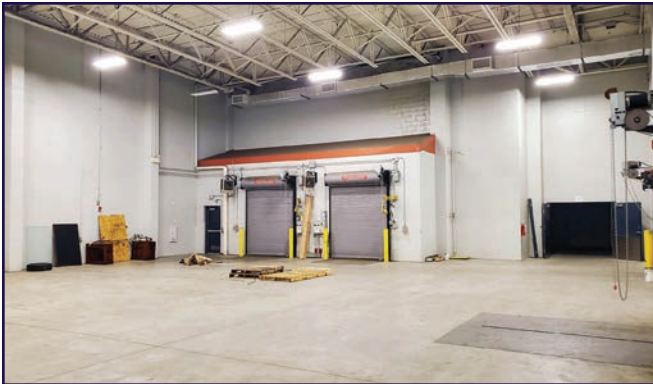
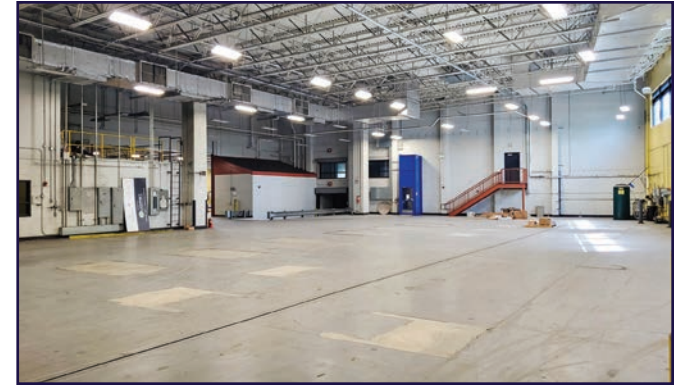
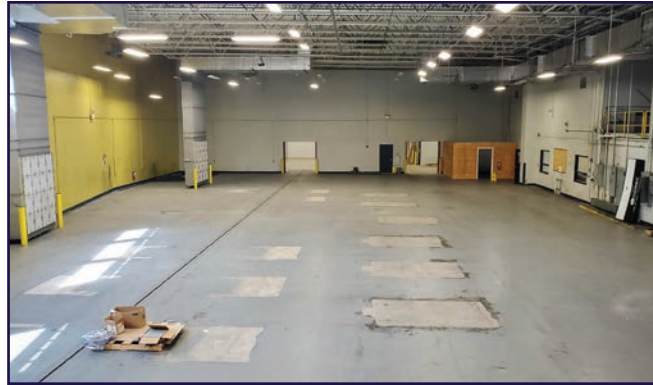


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INTERIOR PHOTOS | WAREHOUSE SPACE



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AERIAL DRONE PHOTO



NOTE:

Having the prestigious address of 1 E. Main St. in any market is an exceptional feature, and in Ephrata, there is no exception. The drone images presented here provide a unique vantage point of the surrounding amenities that are easily accessible to the property, its occupants, and visitors.

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VISIT DOWNTOWN EPHRATA



LEGEND

- A Historic Ephrata Cloister
- B Ephrata Unleashed Dog Park
- C Ephrata Community Pool
- D Thomas P. Grater Community Park
- E Ephrata Rec Center
- P1 Franklin St. Parking Lot
- P2 Locust St. Parking Lot
- P3 Brossman Business Parking Garage

DRINKING & DINING

1. Black Forest Brewery
2. Pour Man's Brewing
3. China Taste
4. CJ's Ephrata Pizza Restaurant
5. Tacos El Gordo
6. Three Sisters Park
7. Applebee's
8. Nara Café
9. Scratch Bakes
10. Griddle & Grind Café & Creperie
11. Roma Pizza
12. Cocalico Valley VFW Post 3376
13. Amvets Post 136
14. American Legion Cloister Post 429
15. The New Cloister Restaurant
16. Papa John's
17. Dairy Queen
18. Hillside Public House

LODGING

19. 1777 Americana Inn (B&B)
20. Hampton Inn & Suites Ephrata
21. Ephrata Motel

SHOPPING

22. Cardinal Camera
23. Brossman Business Center
24. Harmony Treasures
25. Ephrata Pharmacy

26. Parkhill Jewelry
27. Fine Wine & Good Spirits
28. Nolt's Office Furniture
29. Free Geek Penn
30. Royer's Flowers & Gifts
31. Weaver Autos

32. Brickyard Beverage
33. KC Warehouse

ATTRACTIONS

34. Eicher Arts Center
35. Ephrata Performing Arts Center

36. Historical Society of Cocalico Valley
37. Veterans Plaza / Winters Leadership Memorial
38. Ephrata Visitors Center / Whistle Stop Plaza



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ABOUT EPHRATA, PA



Founded in 1732, Ephrata is a northeastern town in Lancaster County with a rich religious history and a mix of Pennsylvania Dutch and Amish traditions. The town's historic downtown district blends with the surrounding countryside to create a unique small-town destination.

Ephrata is home to America's first communal religious society, the Ephrata Cloister, which is a popular historical destination. This national landmark attracts many visitors with its unique architecture, original music, remarkable art, and more.

In addition to its historical attractions, Ephrata offers a variety of local shops and boutiques. It is also home to the Green Dragon Farmers Market & Auction, one of the largest farmers' markets in the country, which features Amish-made items, baked goods, books, candy, collectibles, quilts, jewelry, and more. The town also has live theater, restaurants, craft breweries, wineries & distilleries, events, and homey lodging.



Since 1919, the Ephrata Fair, known as "the largest street fair in Pennsylvania," has been a significant part of local history, showcasing many agricultural events and exhibits. The Midway section of the Ephrata Fair along Main and N. State St. is packed with an abundance of fair foods, rides, games, and more. Tent City at Thomas P. Grater Memorial Park features agricultural exhibits for all ages to enjoy.



The Warwick to Ephrata Rail-Trail (WERT), constructed along an abandoned section of the former Reading & Columbia Railroad, offers a 7-mile trail from Ephrata to Lititz, connecting the four communities of Ephrata Borough, Akron Borough, Warwick Township, and Lititz Borough.



Mainspring of Ephrata is an independent charitable organization that closely collaborates with the municipality to achieve the goals of the 2014 Comprehensive Plan. The organization focuses on growing the economy and strengthening the community across all areas of the Ephrata Borough, aiming to enhance the quality of life by increasing economic opportunities. They take a multifaceted approach to their work, which includes organizing events, facilitating the creation of community spaces, preserving historic buildings, and partnering with local investors to create new opportunities. Their three core programs center around Physical Development, Business Development, and Community Events.



Ephrata is located in the heart of Northern Lancaster County and is centrally positioned within the Philadelphia-Harrisburg Metroplex, providing direct access to three major global cities: Philadelphia, Washington, and New York City. This central location and the exceptional quality of life make Ephrata an ideal place for businesses to locate or expand.

- 1,283 active businesses & organizations
- \$176m average annual sales
- \$47,357 median household income

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