

FOR LEASE

181 Denver Road



DENVER, PA 17517

3,100 +/- SF OF WAREHOUSE SPACE

MIX OF PRIVATE OFFICES AND OPEN SPACE

IDEAL LOCATION TO RT. 222 AND I-76



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LEASE INFORMATION

Lease Rate:	\$2,000/Month - Gross
County:	Lancaster
Municipality:	East Cocalico Twp.
Building Area:	7,380 SF
Available SF:	3,100 SF

PROPERTY OVERVIEW

177 Denver Road offers both warehouse and office space that is available immediately. The property is easily accessed being 2.3 miles from Route 222 and I-76. The available warehouse is 3,100 SF that serviced by a drive-in door and two overhead doors. Offering a Gross Lease with Tenant responsible for pro-rata share of electric.

OFFERING SUMMARY

Parking:	Shared Lot	Dock Door/Grade Doors:	Two Drive-In Doors
Ceiling Height:	15' - 18'	Lighting:	Fluorescent
Water:	Well	Ceiling Height (ft):	15-18' Warehouse
Sewer:	Public	Flooring:	Concrete
Zoning:	Industrial		

ADDITIONAL COMMENTS

Warehouse is available immediate. Please confirm all desired uses with the Zoning Authority.



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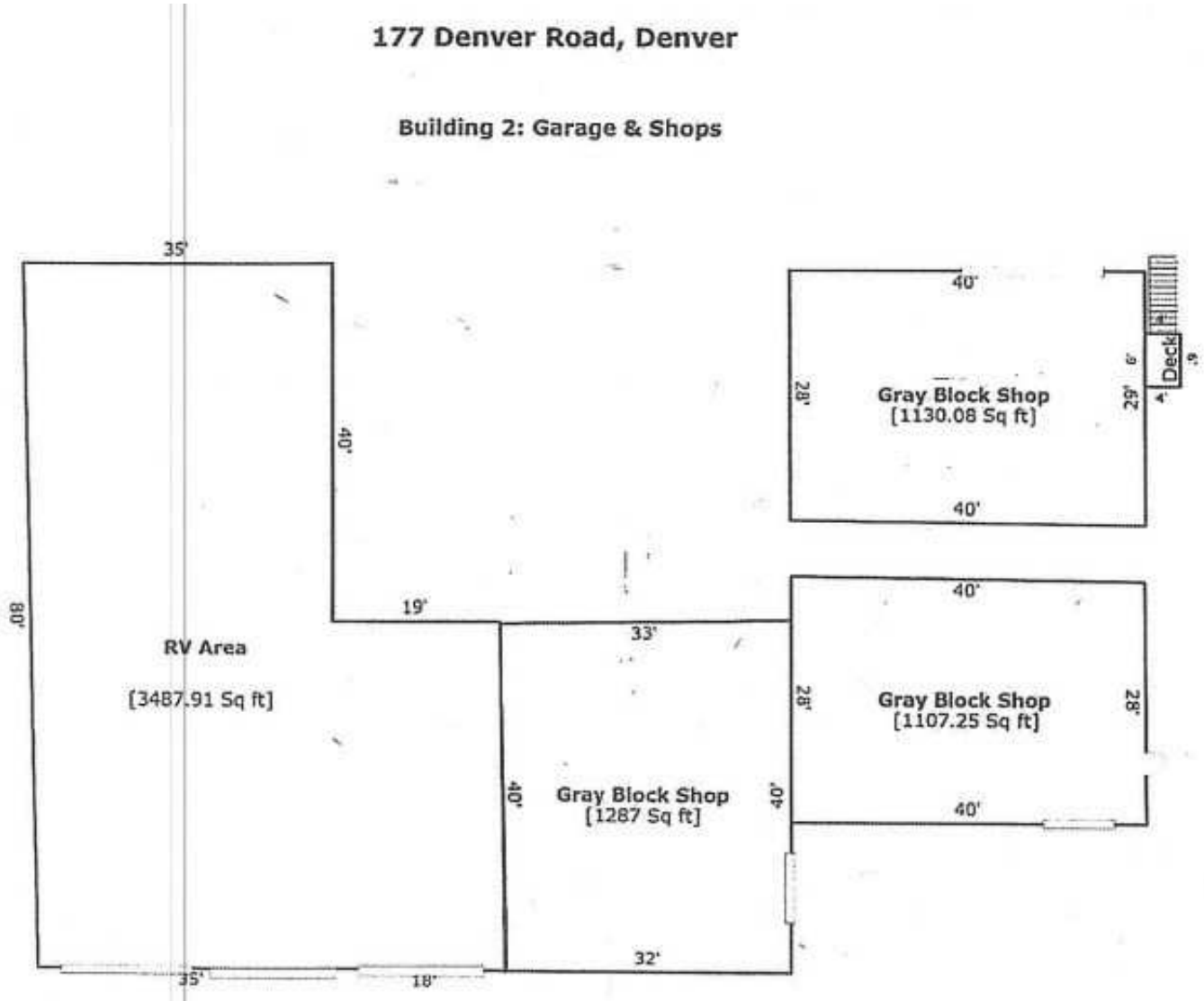
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181 Denver Road

177 Denver Road, Denver

Building 2: Garage & Shops



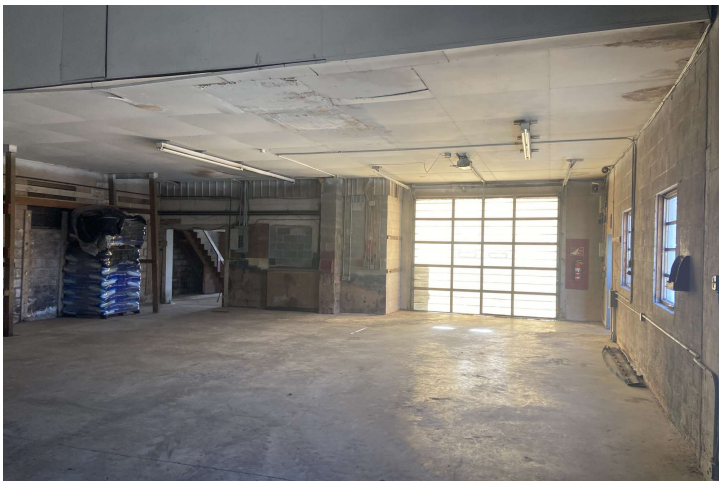
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181 Denver Road - Warehouse Photos

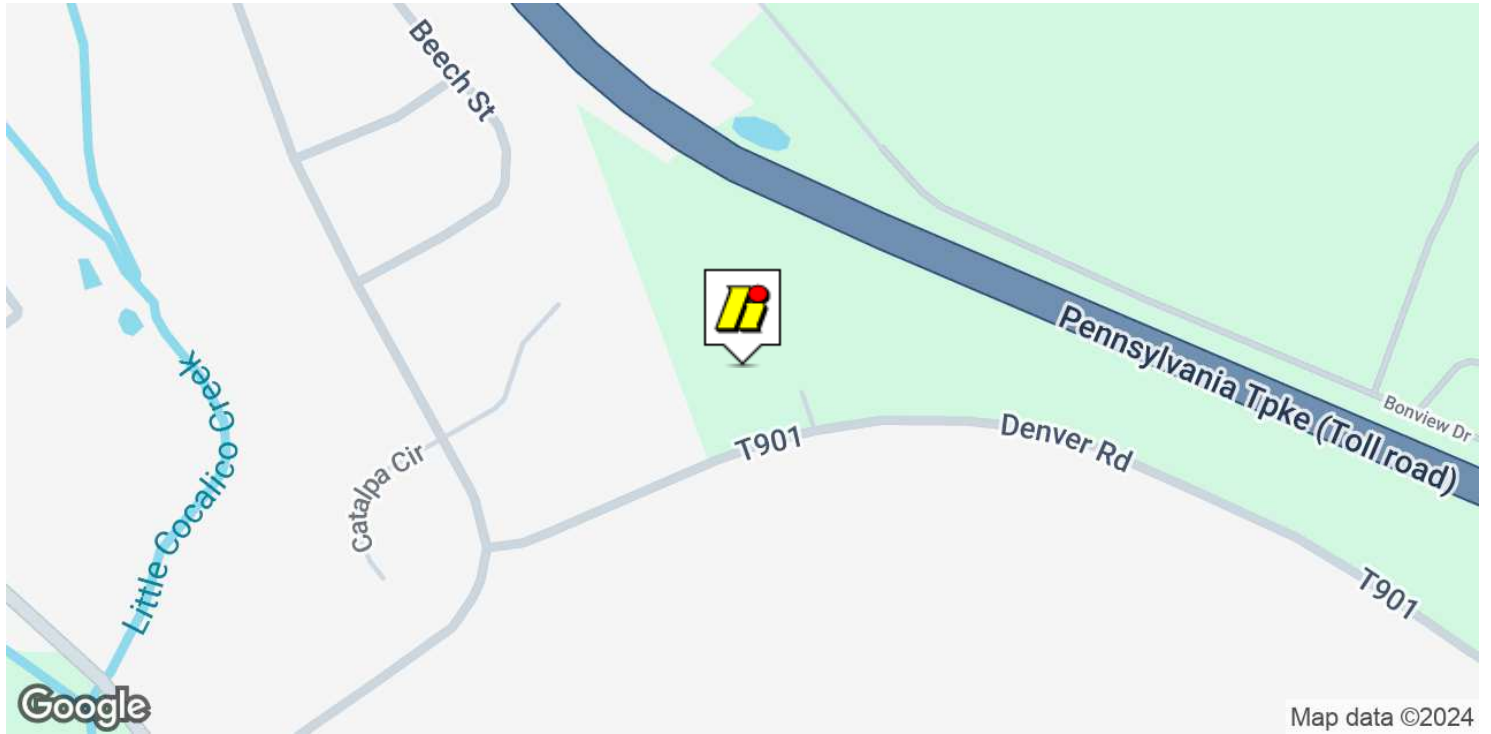


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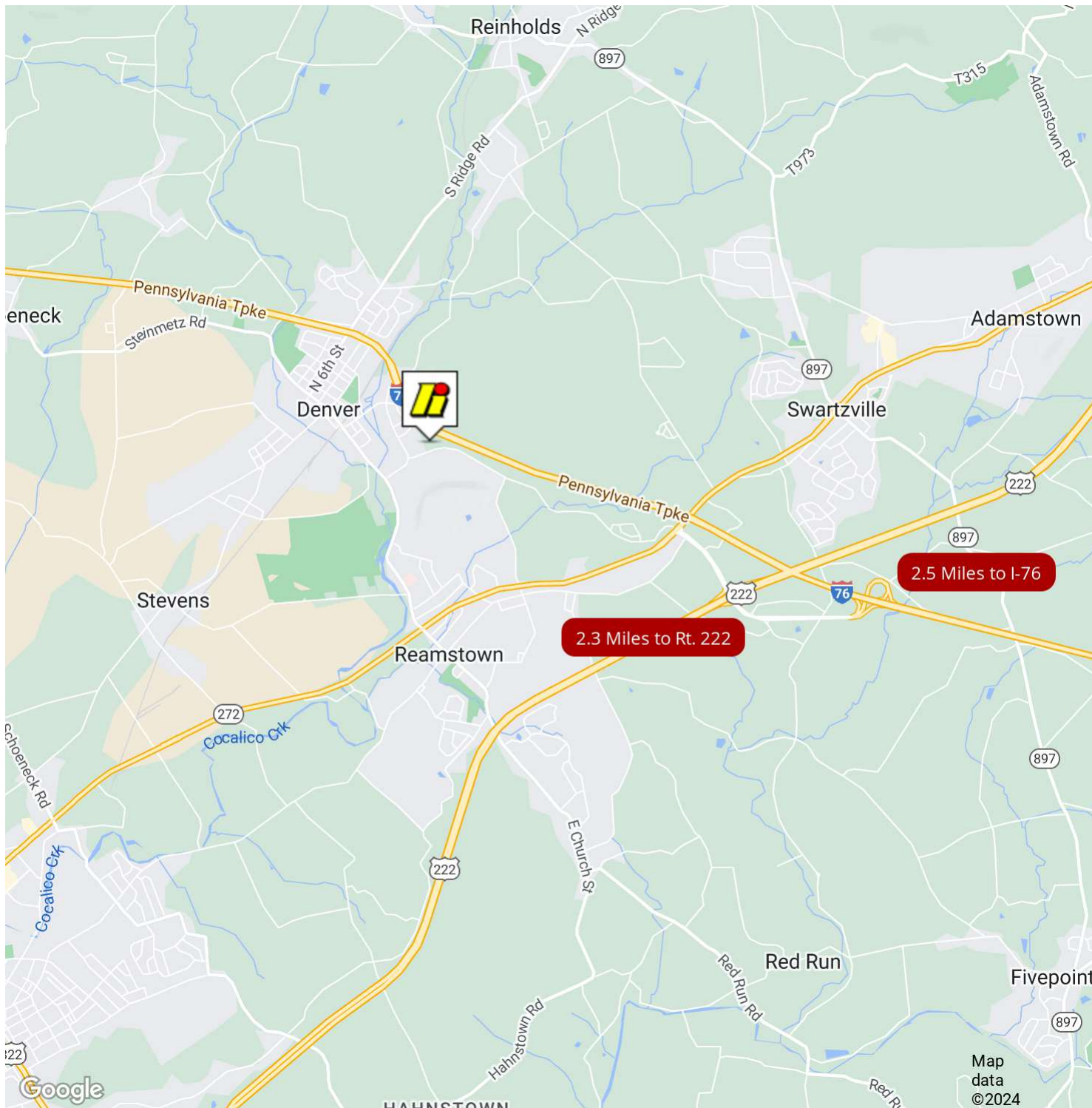
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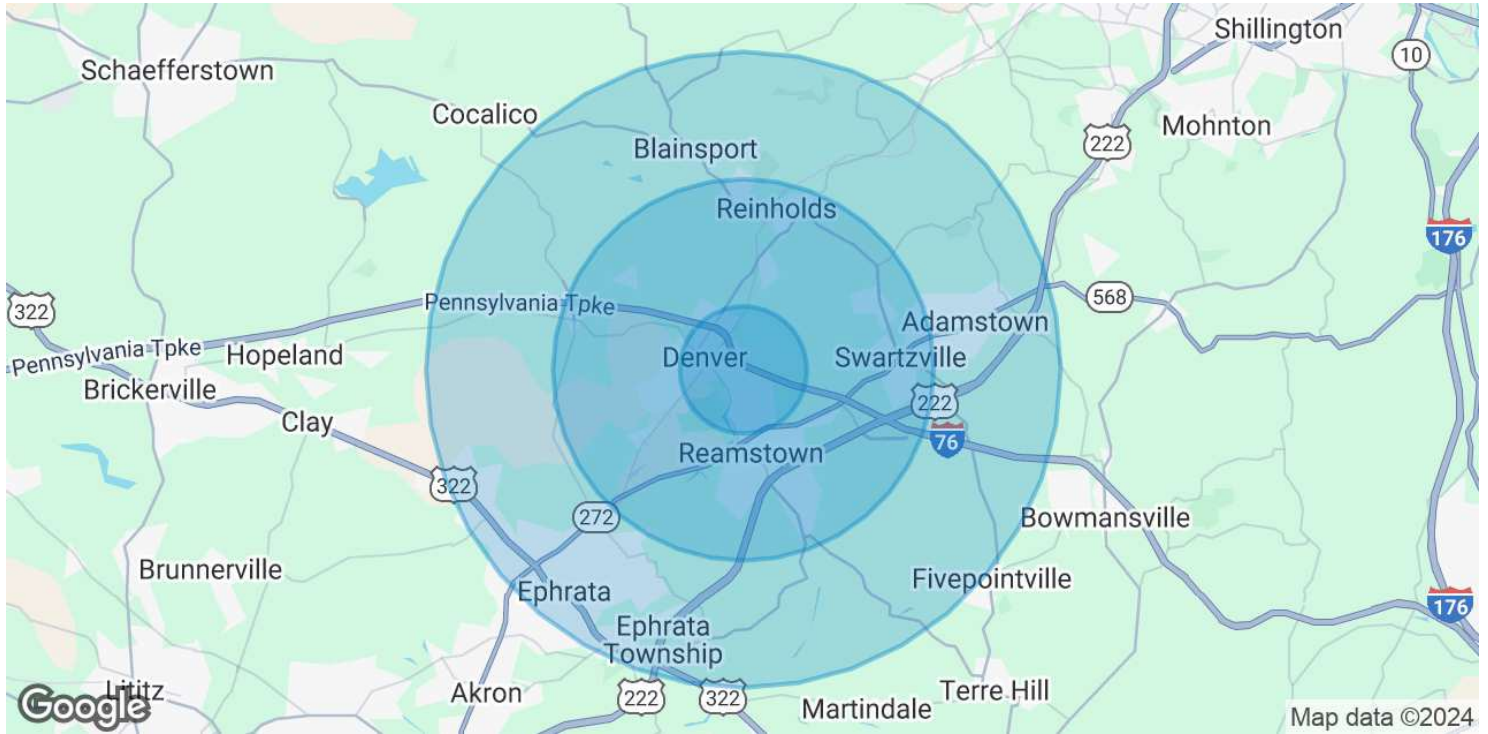
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,017	17,788	47,404
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,524	6,507	17,644
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$91,216	\$117,144	\$105,890
Average House Value	\$256,607	\$305,659	\$317,037

* Demographic data derived from 2020 ACS - US Census

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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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