

FOR LEASE

181 East Stiegel Street



MANHEIM, PA 17545

**DRY, DROP STORAGE WITHIN
LARGER SHARED WAREHOUSE**

ACCESS TO FREIGHT ELEVATOR

**ACCESS TO DOCK DOORS AND
DRIVE IN DOORS**

POTENTIAL TO EXPAND



F. JEFFREY KURTZ, CCIM, SIOR

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LEASE INFORMATION

Available SF:	28,433 +/- SF (2nd Floor)
Lease Rate:	\$5.00 SF/yr
County:	Lancaster
Municipality:	Manheim Boro

PROPERTY OVERVIEW

Clean dry storage space that is unsecured among other similar Tenants in a large warehouse that is secured. Tenant may choose to install fencing or other privacy/secure features at their expense. Heavy electric available. Perfect for drop and go type user. Access to freight elevator, dock doors, drive in doors and plenty of room for trucks to maneuver in the parking areas and lifts in the common areas inside. Gross lease plus Tenants pays their quarterly share of the expenses which includes Electric, Gas, Trash, Security, Lawn Care, Snow Removal, Cleaning and Supplies.

OFFERING SUMMARY

HVAC:	Electric Hot Water, Heating Fuel - Natural Gas	Dock Door/Grade Doors:	Four Grade Level Doors Two Drive-In Doors
Sprinklers:	No	Lighting:	Fluorescent
Parking:	Parking Lot	Ceiling Height (ft):	10'
Water:	Public		
Sewer:	Public		
Zoning:	PC Planned Industrial		



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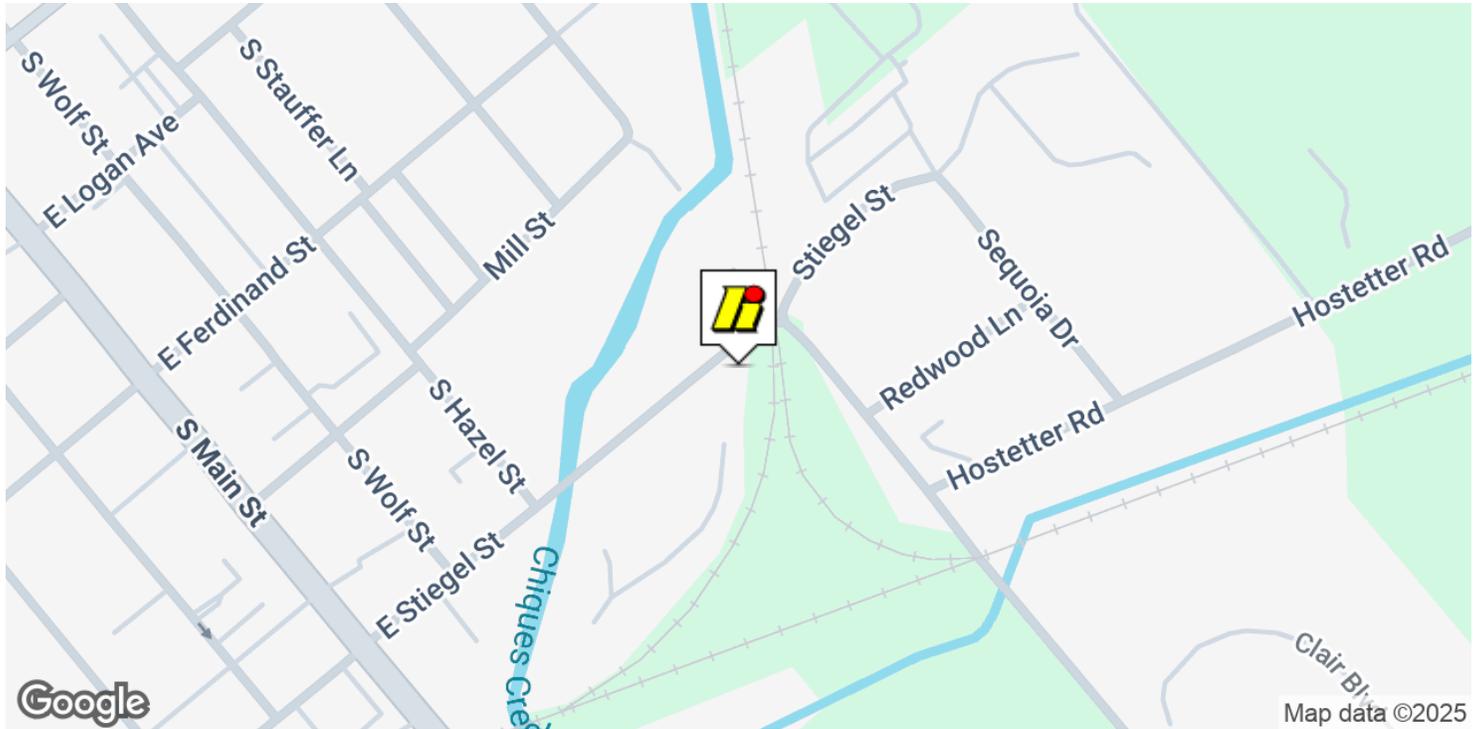


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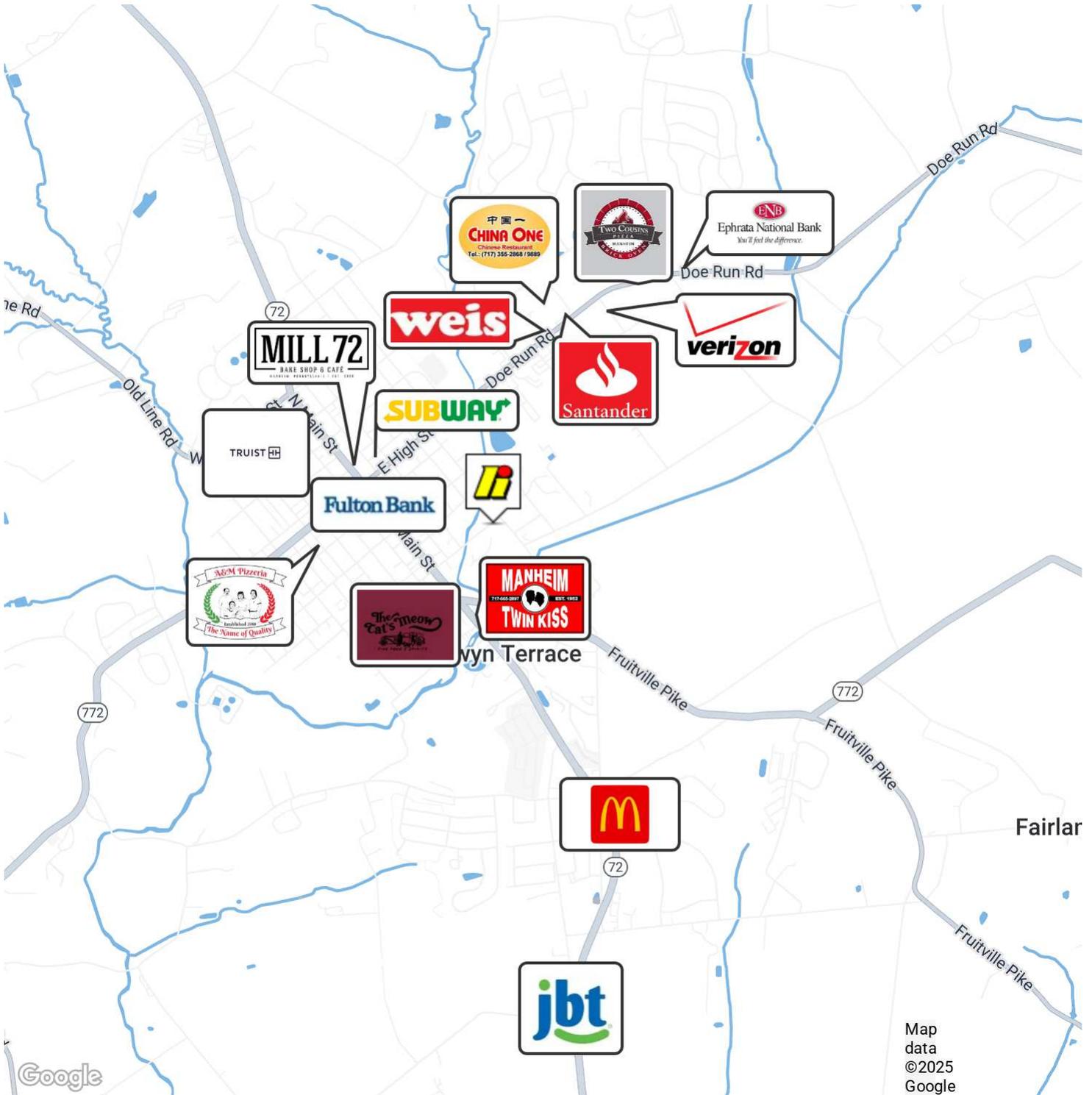


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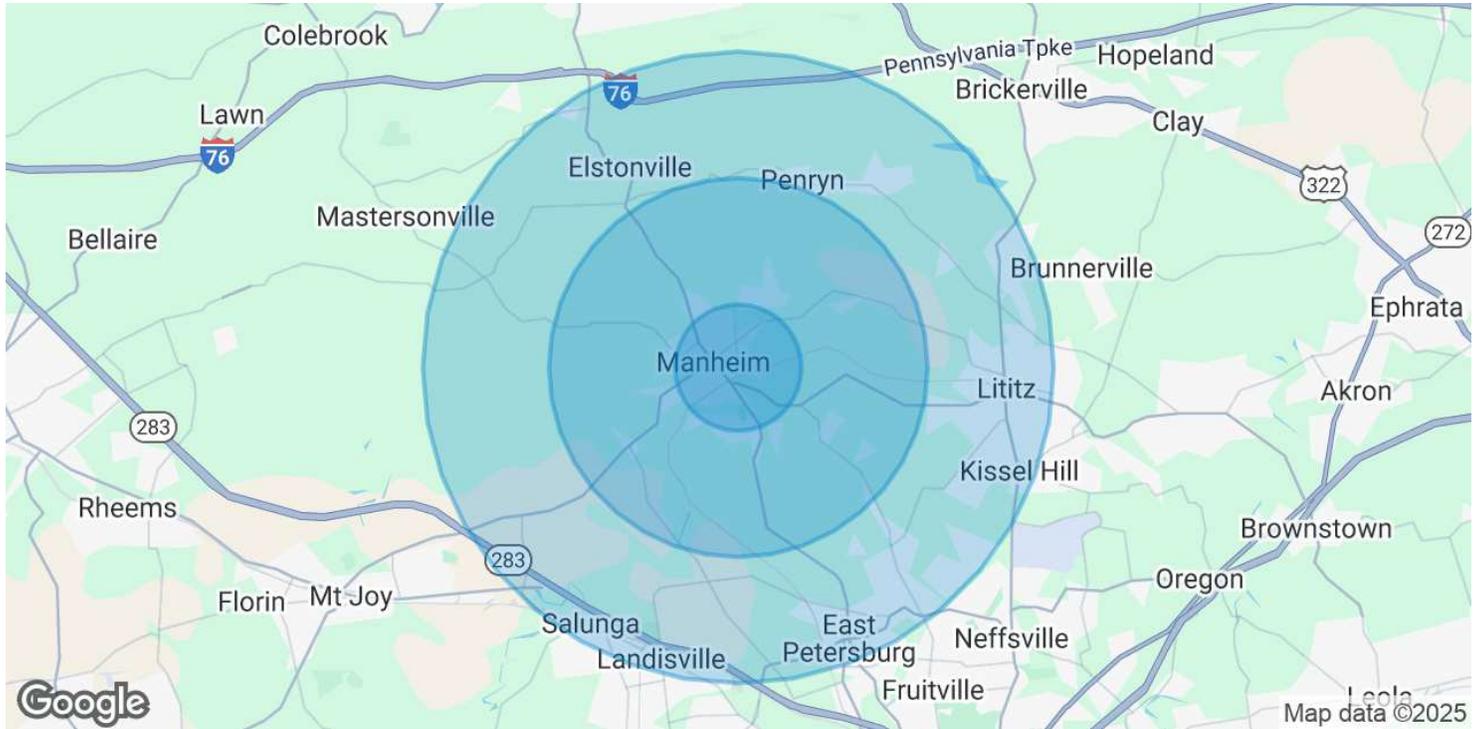


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,664	15,659	48,704
Average Age	40	42	43
Average Age (Male)	39	41	42
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,285	6,055	19,008
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$100,647	\$106,565	\$120,992
Average House Value	\$291,235	\$341,009	\$362,053

Demographics data derived from AlphaMap

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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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