

FOR LEASE

150 Lincoln Ave



REINHOLDS, PA 17569

14,700 +/- LEASABLE SF

OFFICE AREA OF 1,200 +/- SF

16'-20' CEILING HEIGHT

THREE (3) DRIVE-INS



AARON SKELLY
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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Available SF:	14,700 +/- SF
Lease Rate:	\$4.95 SF/yr
CAM:	\$.80
County:	Lancaster
Municipality:	West Cocalico Township
Zoning:	Industrial/Commercial District

PROPERTY OVERVIEW

Offering 14,700 +/- SF of warehouse, office and additional enclosed storage on the industrial facility at 150 Lincoln Ave. This for-lease offering includes Buildings 10 & 7. Building 10 has 1,200 +/- of two-story office with 10,500 +/- SF of adjoining warehouse area. This building has ample power with 3 Phase service and 800 amps. The office has central air and the warehouse has radiant heating. Ceiling height measures 20' at the highest point and is served by a 12' x 18' overhead door.

Building 7 features an additional 3,000 +/- SF of supplemental storage with two (2) 14' doors and 16' ceiling.

OFFERING SUMMARY

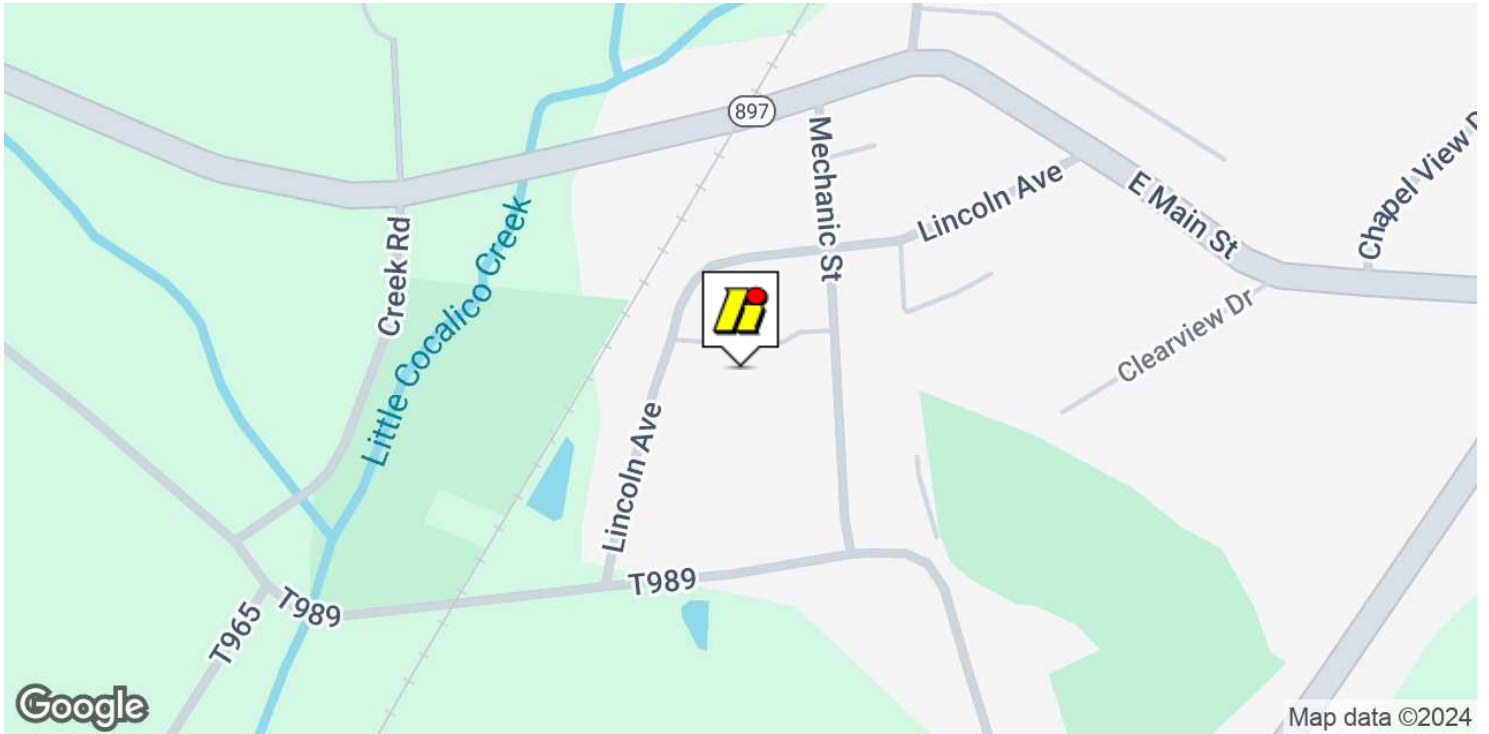
HVAC:	Heating Type: Radiant, Heating Fuel: Propane Central Air: Electric	Dock Door/Grade Doors:	Three Drive-In Doors
Sprinklers:	No	Lighting:	LED
Parking:	Parking Lot	Ceiling Height (ft):	16' - 20'
Water:	Public	Use:	Any and all uses are the Tenant's responsibility to confirm with W. Cocalico Twp.
Sewer:	Public		
Zoning:	I-C/ Industrial-Commercial District		



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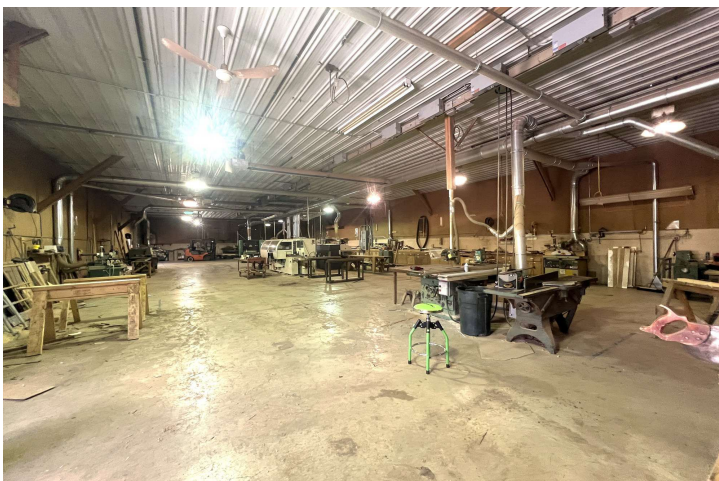
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An Affiliate of High Real Estate Group LLC



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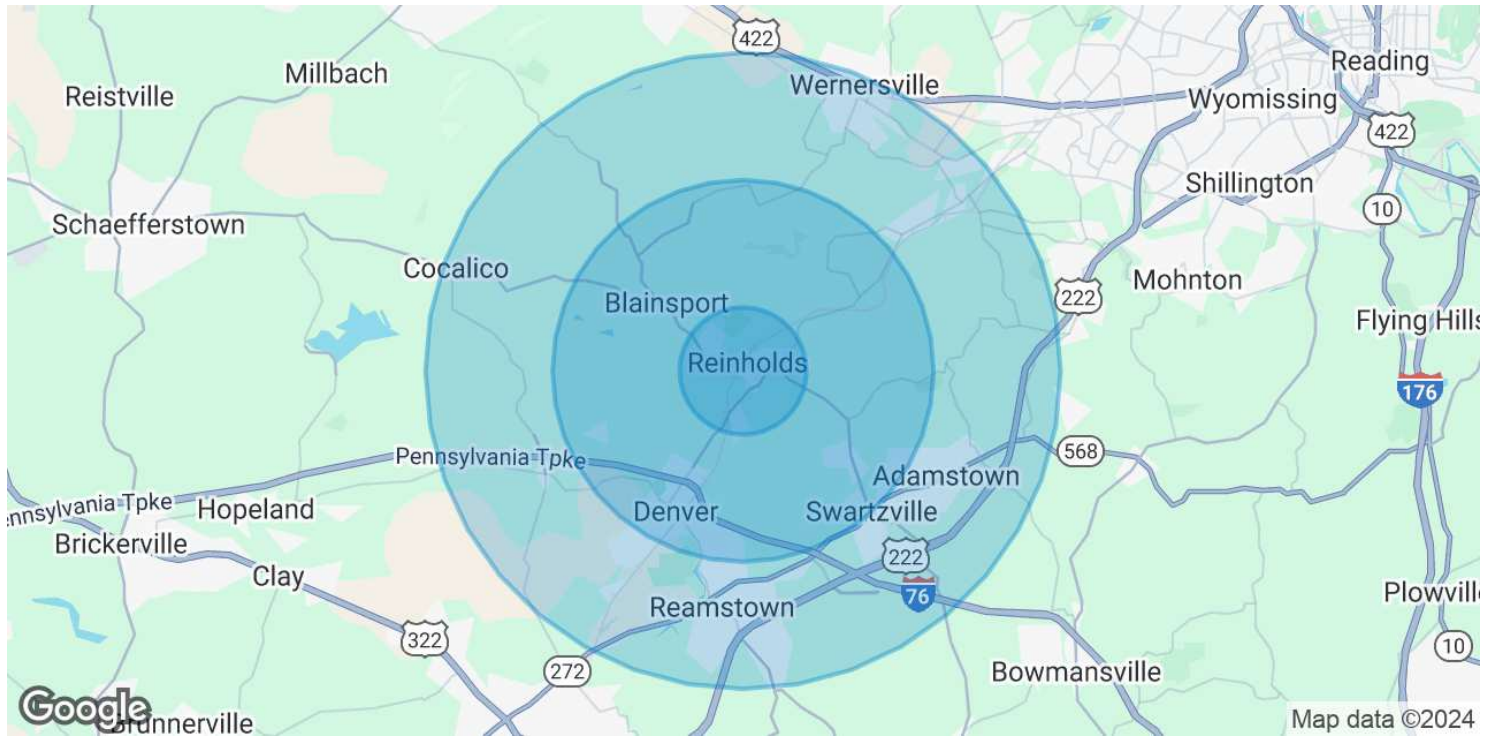
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,795	13,278	33,668
Average Age	37	39	41
Average Age (Male)	36	39	40
Average Age (Female)	37	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	928	4,710	12,095
# of Persons per HH	3	2.8	2.8
Average HH Income	\$108,304	\$118,208	\$119,012
Average House Value	\$355,627	\$333,114	\$320,461

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.

1853 WILLIAM PENN WAY
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