

# LAND LEASE

200 CENTERVILLE ROAD REAR  
LANCASTER PA 17603

## PROPERTY DETAILS

- ±1.6 Acre Site for Lease
- 0.5 Mile To Route 30
- East Hempfield Township
- Enterprise Zoning

Land is situated in the rear of the parcel located at 200 Centerville Road. Parcel has an existing building occupied by Landlord.

If necessary, depending on Tenant's required building size, parking and traffic flow, there is potential to create shared access drives using existing improvements, shared with Landlord.

Available site can support the construction of 18,000-20,000 sq. ft. building with parking depending on use and code requirements.

**\$60,000 / Year NNN**



**PPM REAL ESTATE, INC**  
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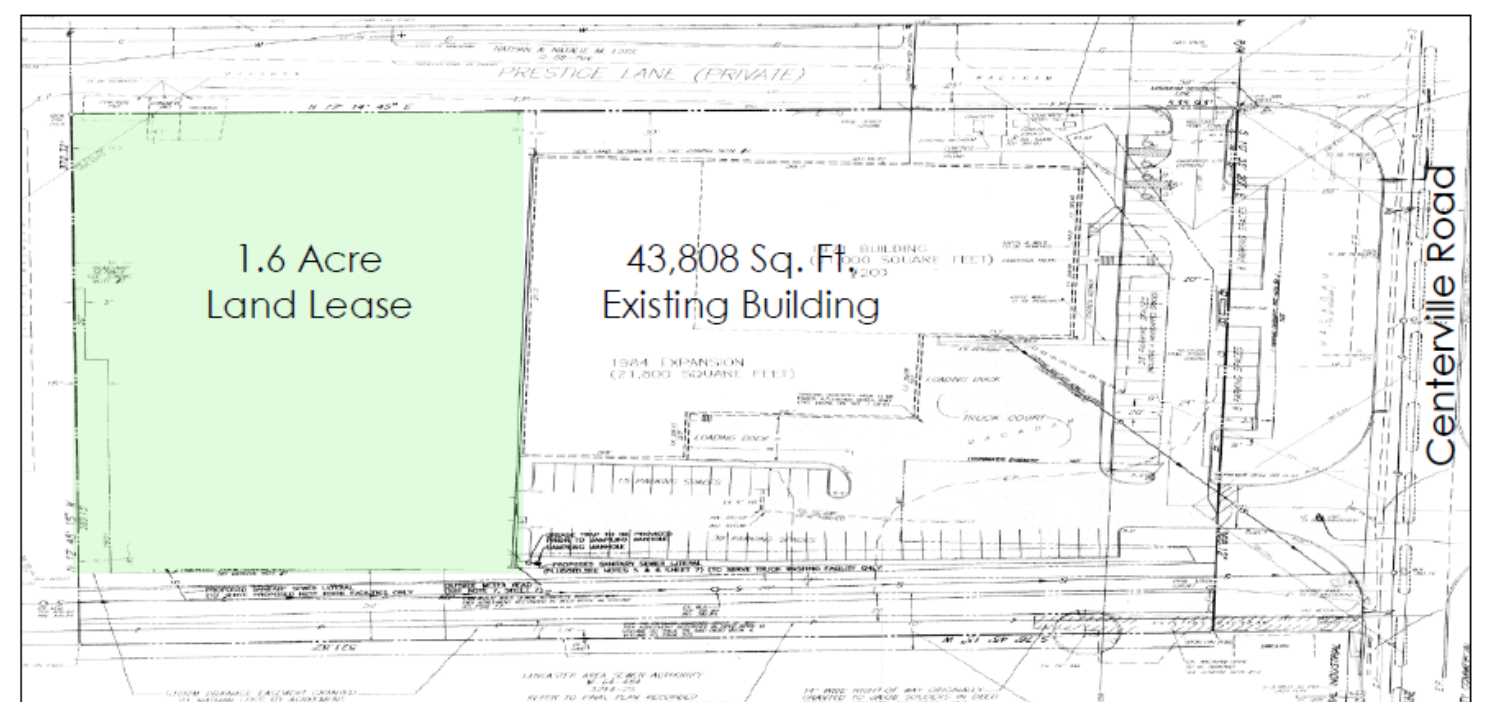


East Hempfield Enterprise Zone permitted uses include, but are not limited to:

- Warehouse
- Contractor Business & Storage
- Office, Professional, Scientific & Technical
- C-Store
- Heavy Equipment Sales/Service/Repair
- Light Industrial
- Lodging & Overnight Accommodations
- Mini-storage
- Regional Commercial Sports Facility
- Day Care Services
- Car Wash & Detailing
- Drive Through Restaurant

Parcel ID: 290-23398-0-0000

Lease Site is approximately 1.6 acres of the 4.5 Acre total site



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# ABOUT PPM REAL ESTATE, INC.

## FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

## COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

## EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

## THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

## COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit [ppmproperties.com](http://ppmproperties.com) to learn more  
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\*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.