

FOR LEASE

602 S 16th St



COLUMBIA, PA 17512

AIR-CONDITIONED SHOWROOM SPACE

STORAGE AND PRODUCTION AREA

UNIQUE COMBINATION OF RETAIL AND FLEX SPACE



ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

602 S 16th St



LEASE INFORMATION

Lease Rate:	\$11.00 SF/yr (NNN)
County:	Lancaster
Municipality:	West Hempfield Township
CAM:	\$1.26
Building Area:	7,614 SF
Available SF:	7,614 SF

PROPERTY OVERVIEW

Fantastic mechanical contractor location with air-conditioned showroom space, office/conference and great production/storage spaces with dock. \$11.00NNN per square foot per year. Parking at the building. Convenient location 1 block off Columbia Avenue. A Retail/Industrial flex combo that is hard to find. Please contact Agent for tour with 24 hours minimum notice. Daytime weekdays only. Business is open and in full operation, please do not visit without appointment. No sign is present. Tenant to confirm future Use with West Hempfield Twp.

OFFERING SUMMARY

HVAC:	Central A/C	Dock Door/Grade Doors:	1
Sprinklers:	No	Lighting:	Fluorescent
Parking:	Surface Lot	Ceiling Height (ft):	Showroom 8'5" Office 9' Shop- 11'6" Clear - 13' to the Deck
Water:	Public	Column Spacing:	N/A
Sewer:	Public	Flooring:	Concrete
Zoning:	R-3		



ALTHEA RAMSAY CARRIGAN
717.669.8861
aramsay@high.net

FOR LEASE
602 S 16th St

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



ALTHEA RAMSAY CARRIGAN

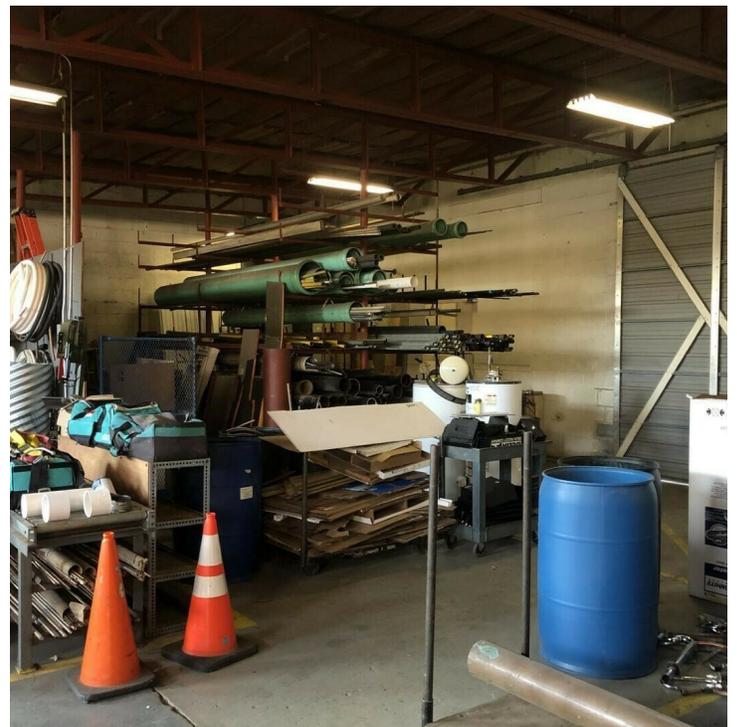
717.669.8861
aramsay@high.net

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

FOR LEASE

602 S 16th St

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



ALTHEA RAMSAY CARRIGAN

717.669.8861

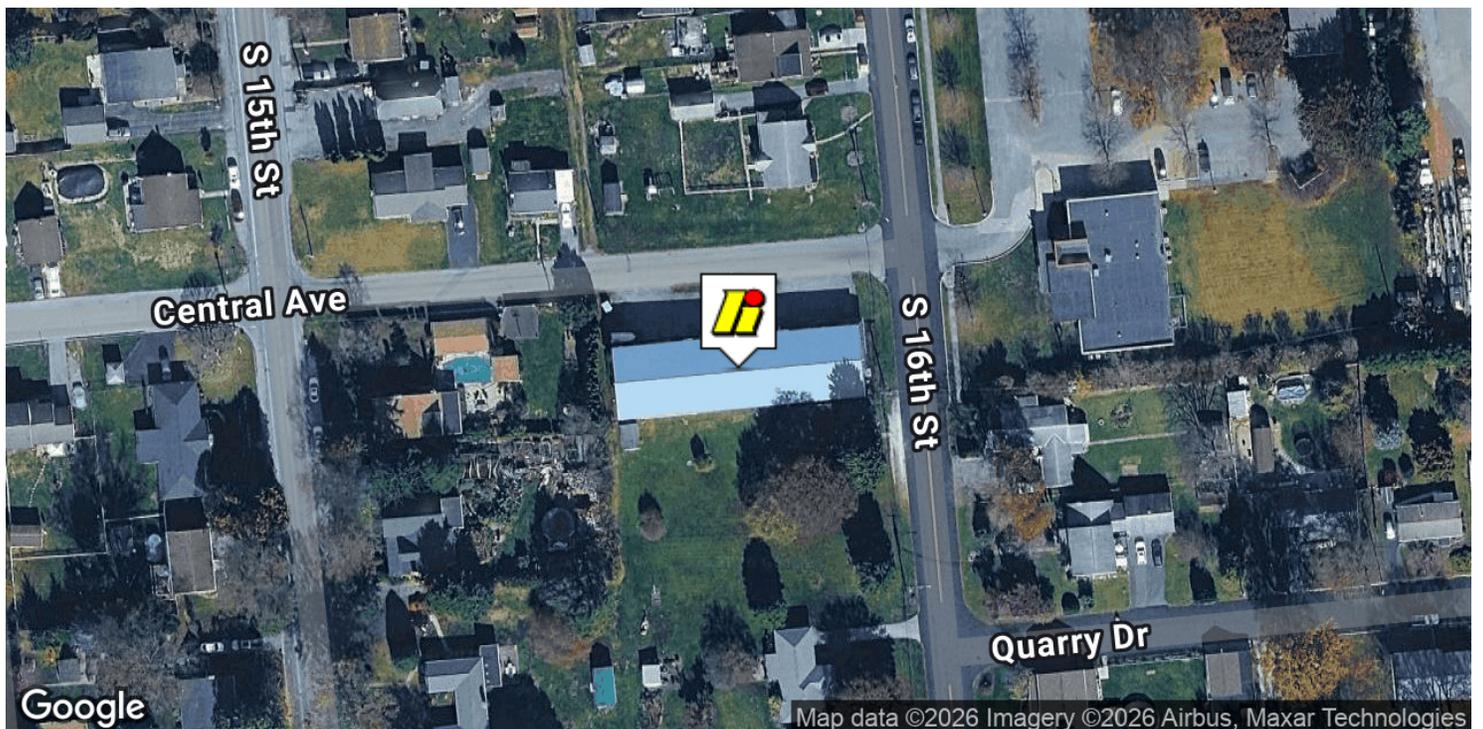
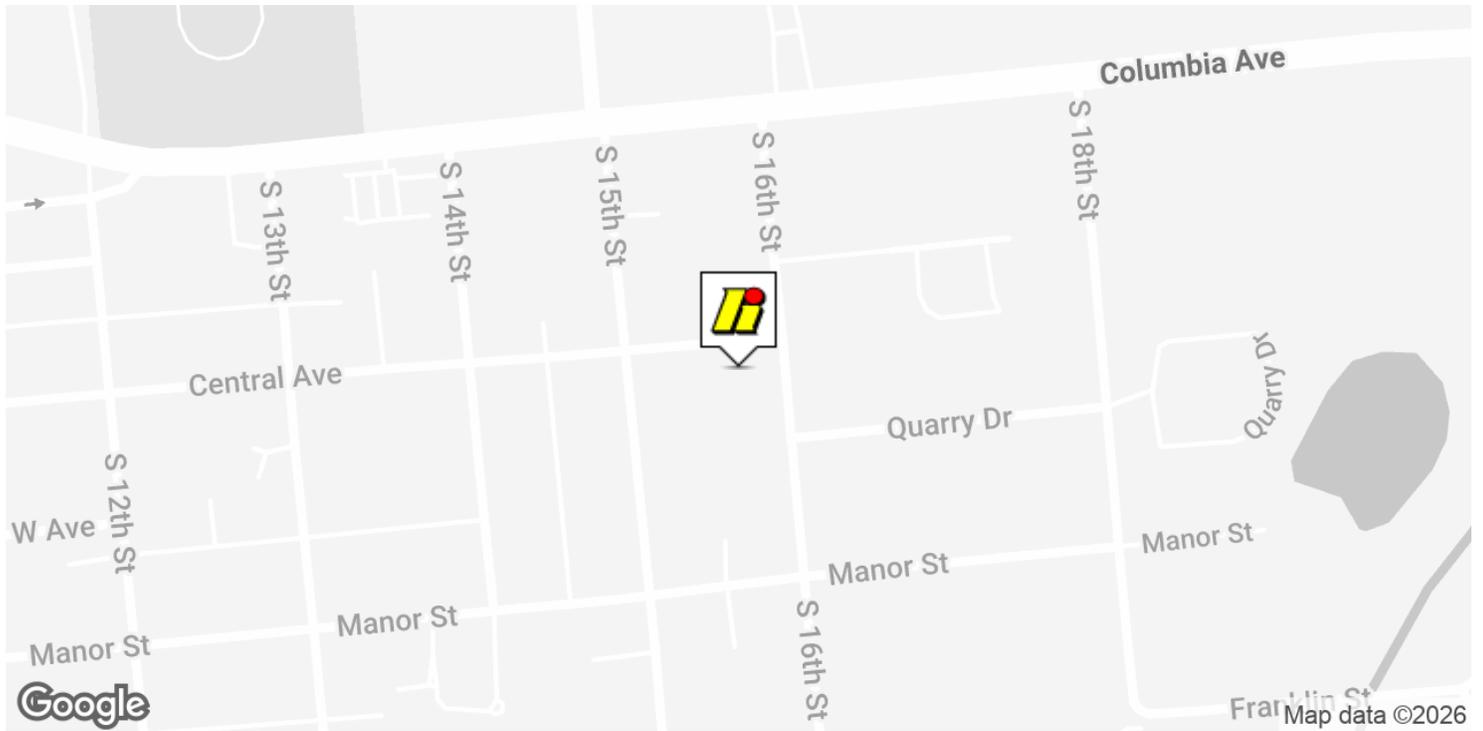
aramsay@high.net

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

FOR LEASE

602 S 16th St

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



ALTHEA RAMSAY CARRIGAN

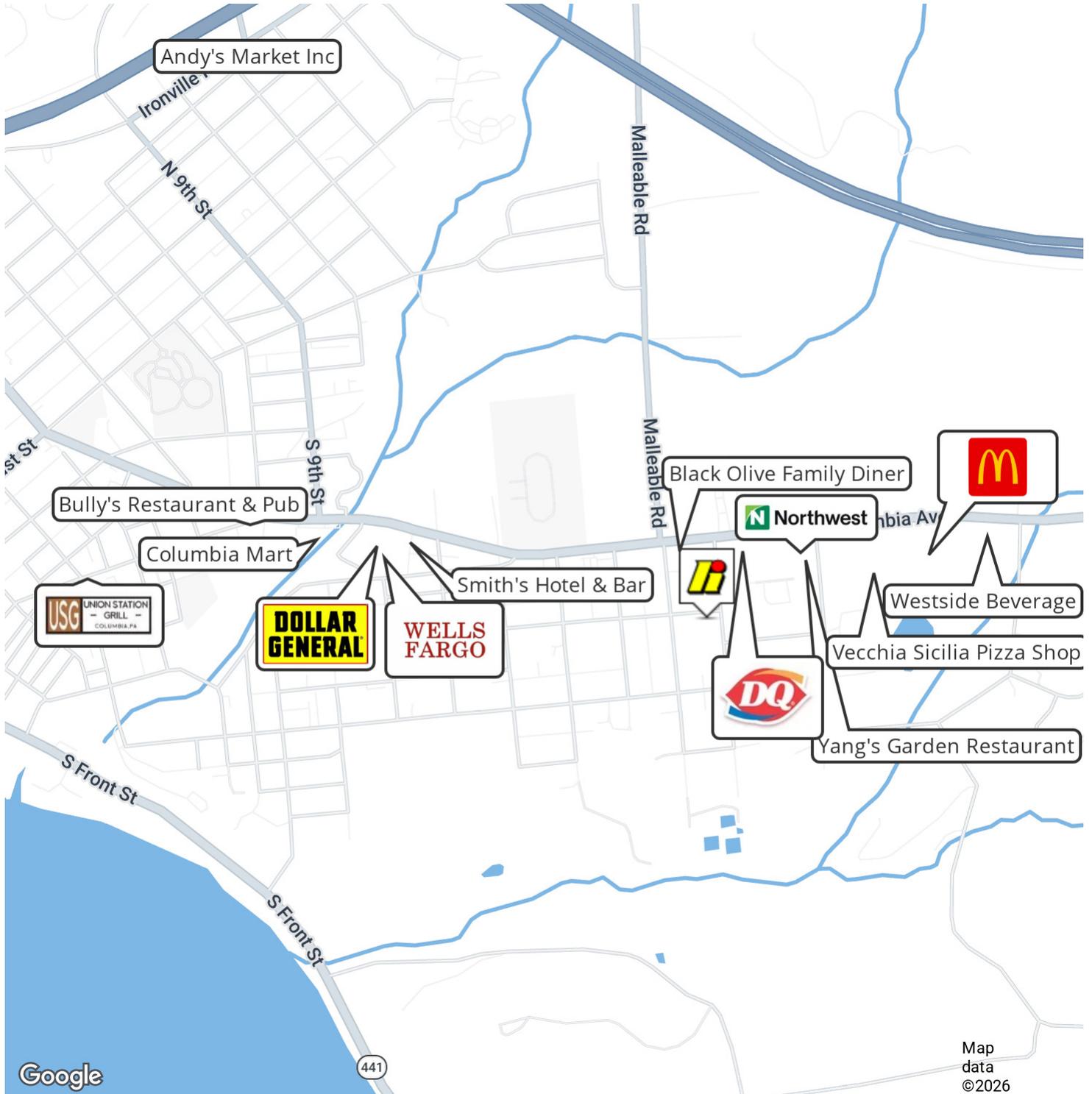
717.669.8861

aramsay@high.net

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

FOR LEASE

602 S 16th St



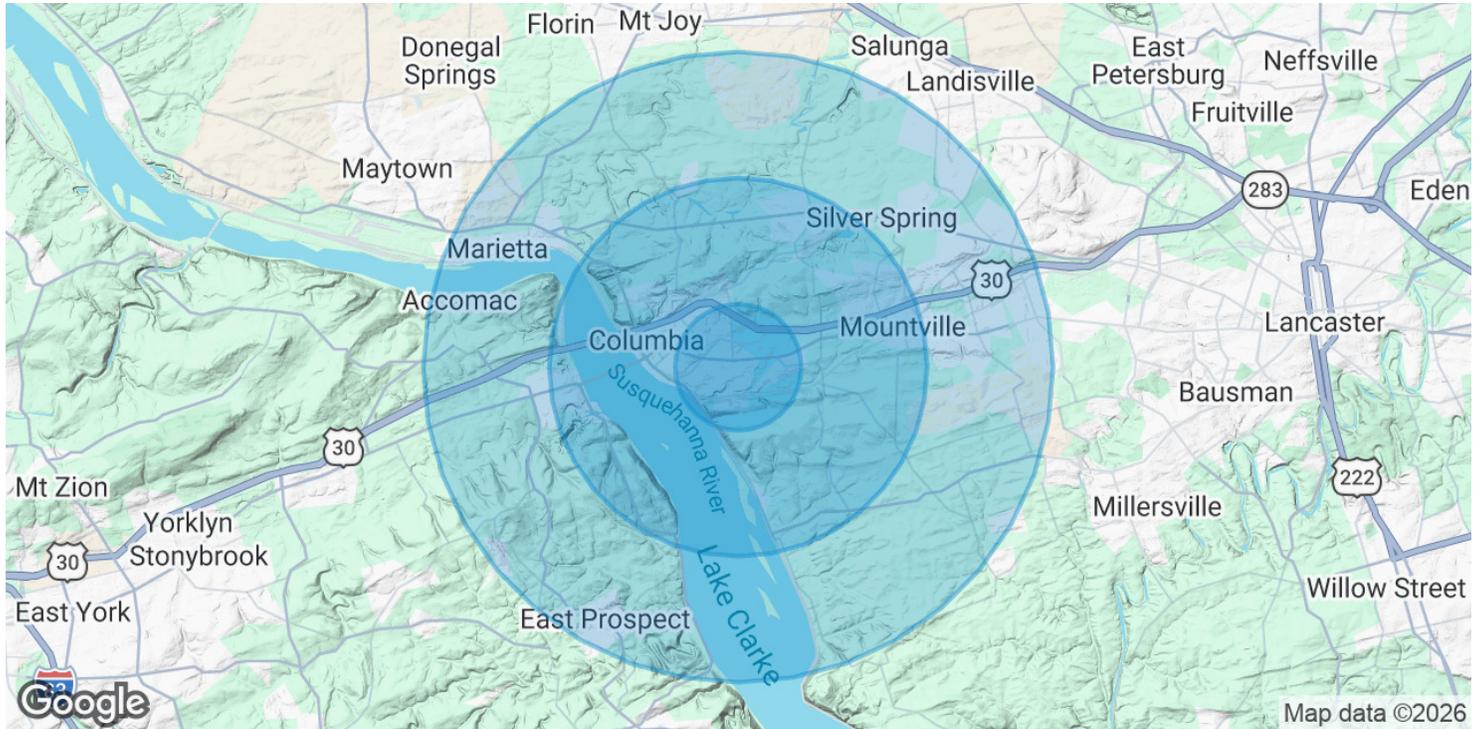
ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

FOR LEASE

602 S 16th St



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,934	27,018	51,445
Average Age	47.2	43.6	43.3
Average Age (Male)	46.3	42.4	42.8
Average Age (Female)	47.7	44.4	44.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,604	11,177	21,105
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,911	\$92,018	\$101,246
Average House Value	\$212,569	\$256,134	\$275,558

2023 American Community Survey (ACS)

ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

FOR LEASE

602 S 16th St



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
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422