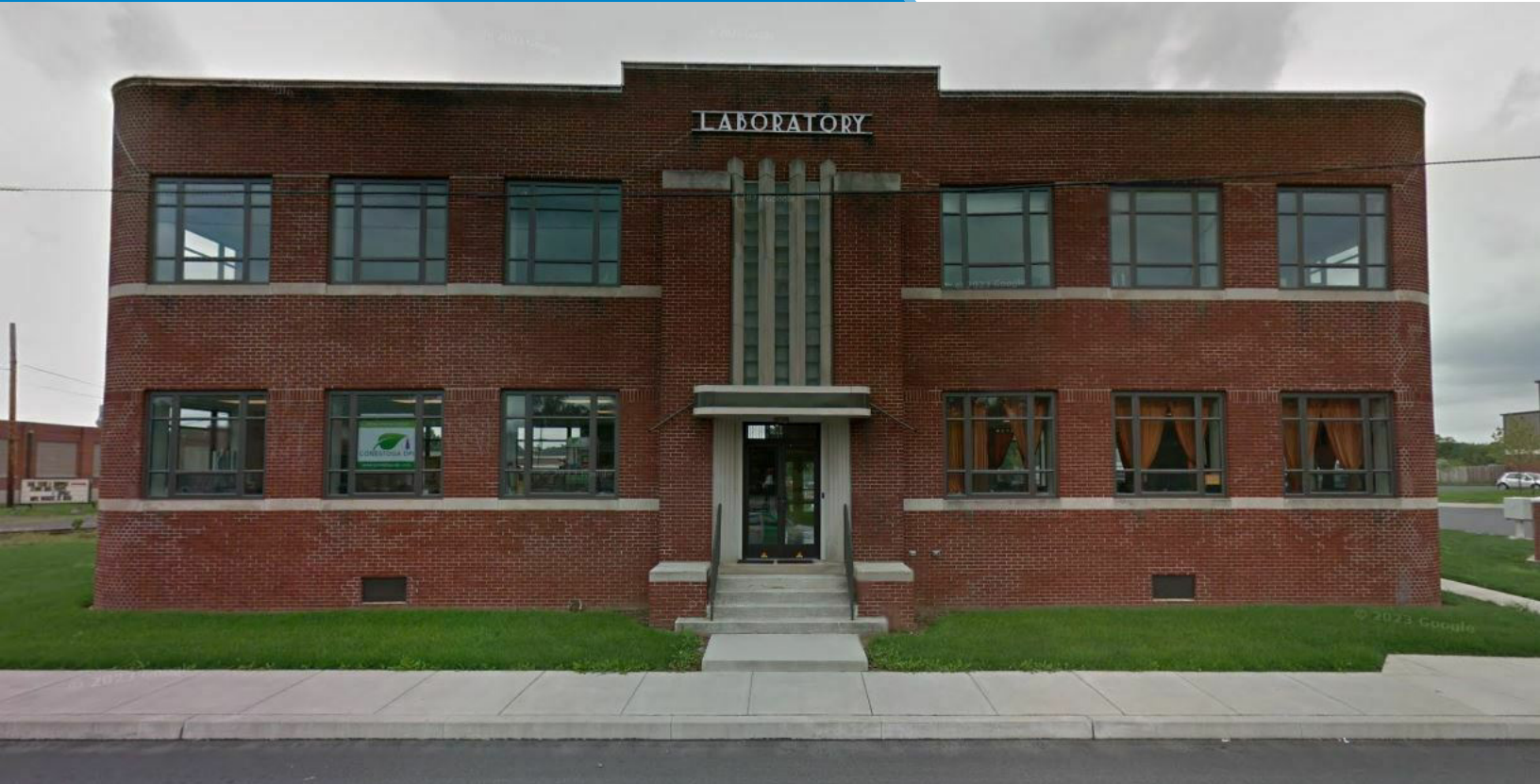


FOR LEASE

181 East Stiegel Street



MANHEIM, PA 17545

OPEN CONCEPT

LOTS OF NATURAL LIGHT

CLOSE TO DOWNTOWN MANHEIM WITH  
PRIVATE PARKING



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

[jkurtz@high.net](mailto:jkurtz@high.net)

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://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

181 East Stiegel Street



**LEASE INFORMATION**

Lease Rate:	\$10.00 SF/yr (MG; Gross; NNN)
County:	Lancaster
Municipality:	Manheim Boro
Available SF:	101: 1,077 102: 1,192

**PROPERTY OVERVIEW**

This is OFFICE space ONLY NOT warehouse. Former laboratory stand alone building, space is clean and bright and is on the first floor. This listing is for 1,077 SF but can be combined with the next door first floor space of 1,192 SF. This is a Net lease, the CAM and utilities is billed quarterly and is about \$2,000. There are common area hallways, entries, stairs, restrooms, kithcen/breakroom that is shared with other Tenants. Tenants are billed back quarterly for their pro rata share of Electric, Gas, Trash, Security, Lawn Care, Snow Removal, Cleaning & Supplies.

**OFFERING SUMMARY**

HVAC:	Electric Hot Water, Heating Fuel - Natural Gas	Lighting:	Fluorescent
Sprinklers:	No	Ceiling Height (ft):	8-10'
Parking:	Parking Lot	Flooring:	Vinyl
Water:	Public		
Sewer:	Public		
Zoning:	PC Planned Industrial		



F. JEFFREY KURTZ, CCIM, SIOR  
717.293.4554  
jkurtz@high.net

FOR LEASE

181 East Stiegel Street

**High** ASSOCIATES<sup>LTD.</sup>  
An Affiliate of High Real Estate Group LLC



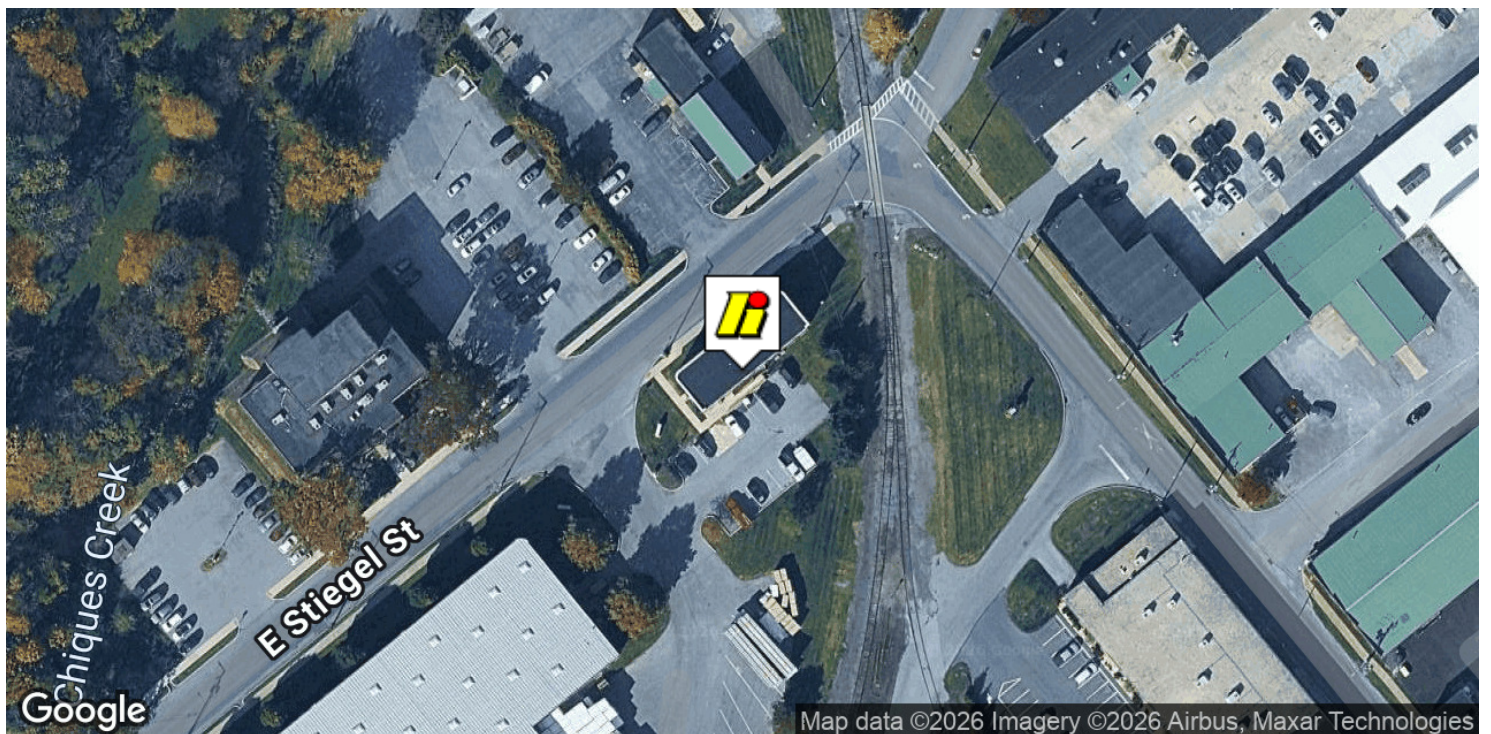
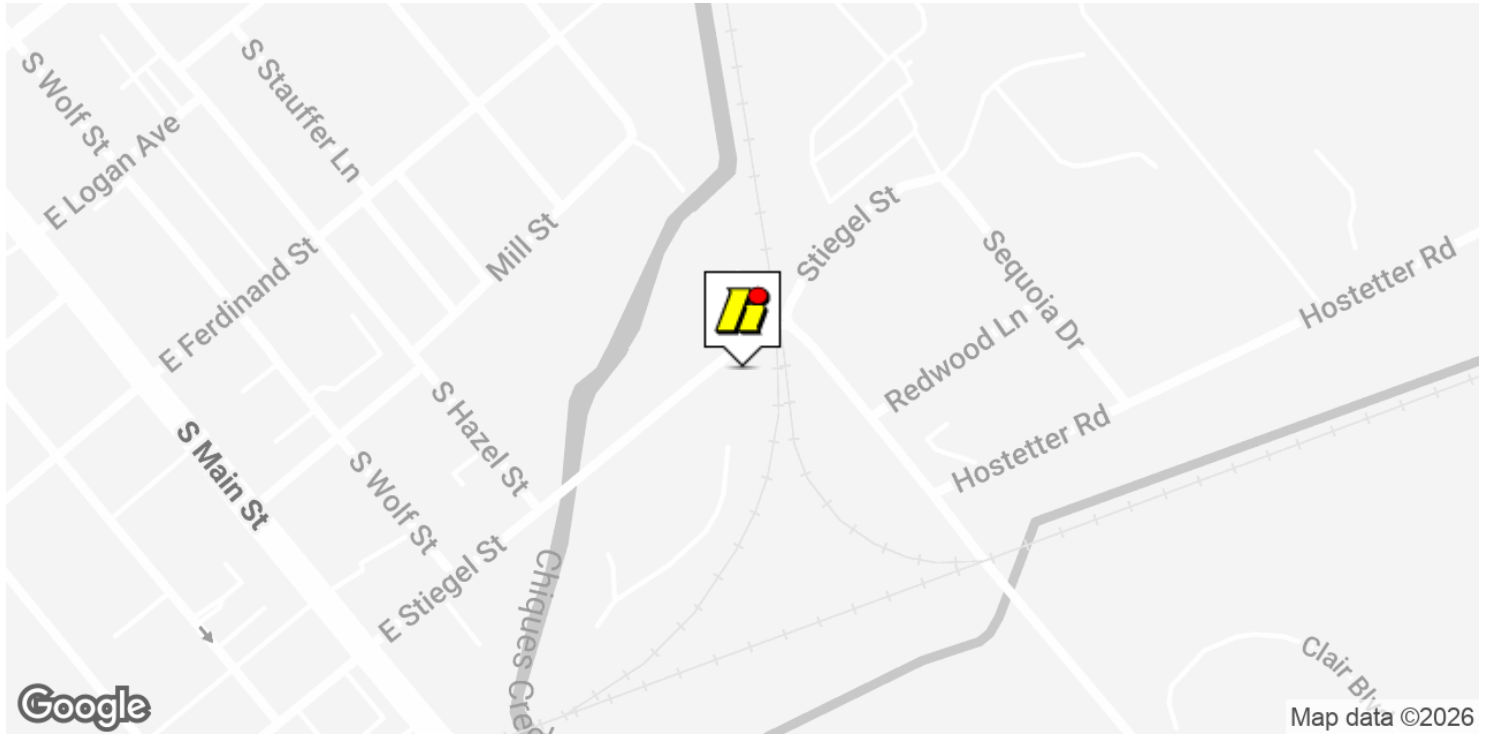
F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

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

FOR LEASE

# 181 East Stiegel Street

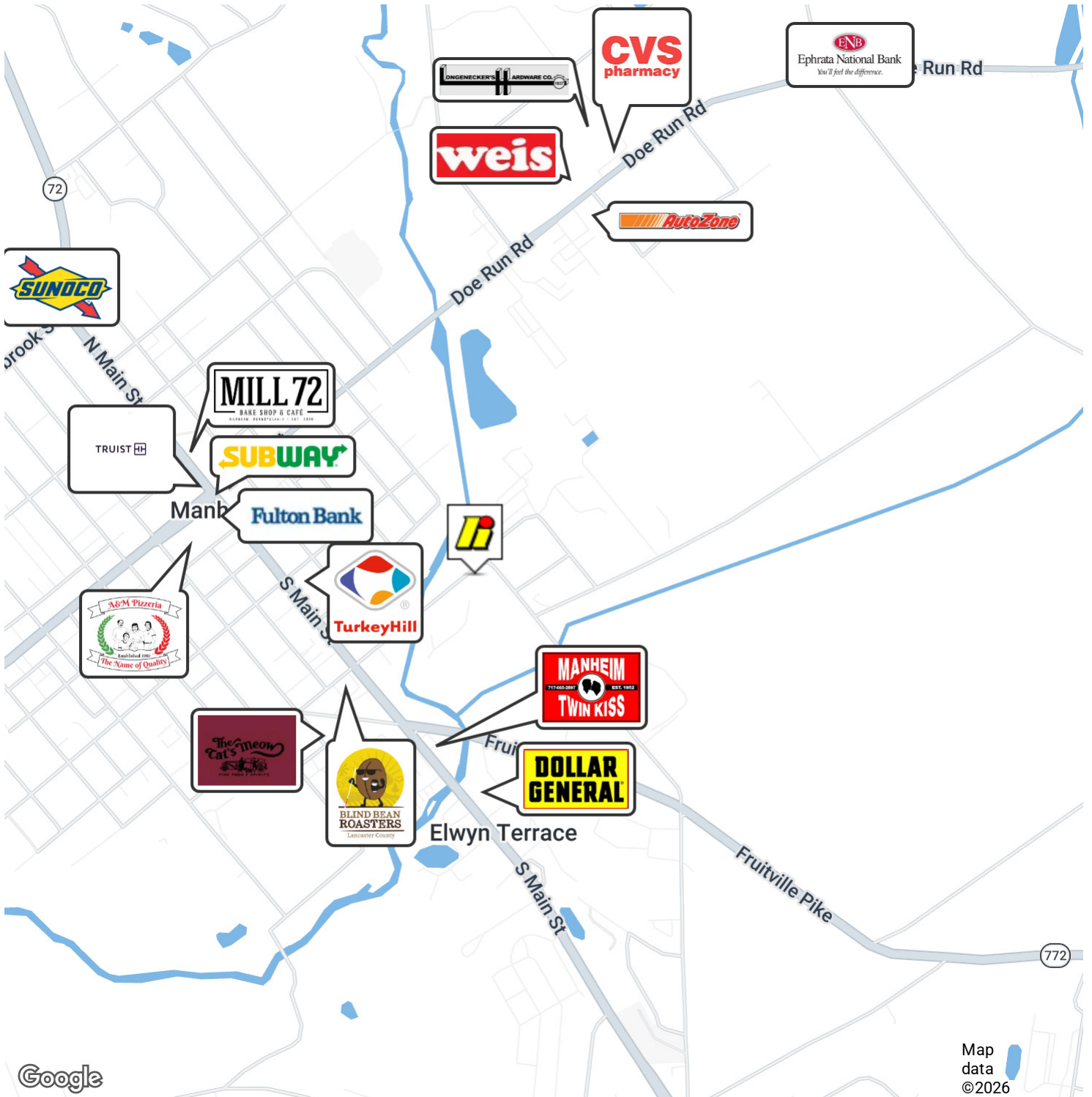


F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

FOR LEASE

# 181 East Stiegel Street



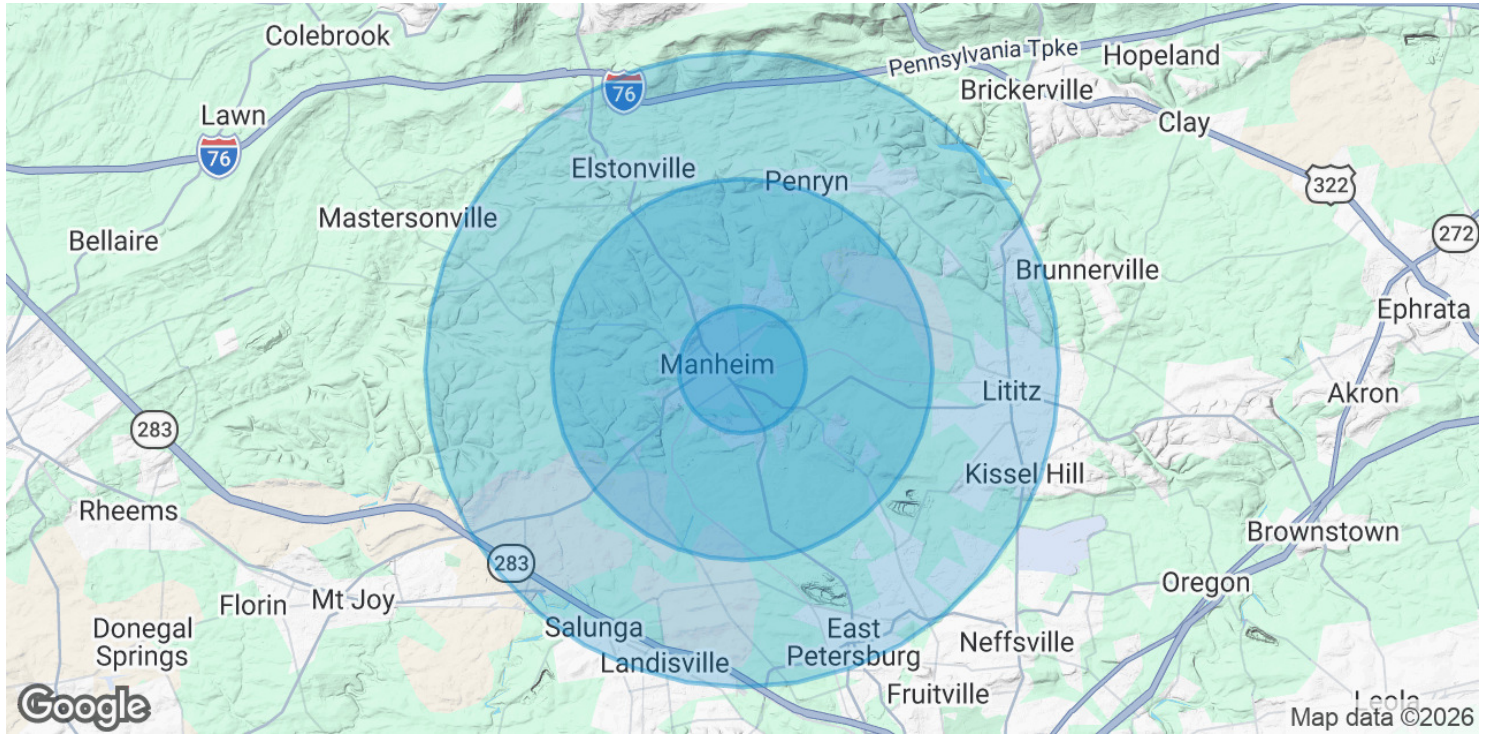
Google

Map data ©2026

F. JEFFREY KURTZ, CCIM, SIOR  
717.293.4554  
jkurtz@high.net

FOR LEASE

# 181 East Stiegel Street



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

FOR LEASE

181 East Stiegel Street



*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