

FOR LEASE

72 West Main Street



REINHOLDS, PA 17569

WAREHOUSE/FLEX SPACE

12' CEILINGS IN WAREHOUSE

BOX TRUCK DOCK DOOR ACCESS

OFFICE SPACE CAN CONVERT TO
WAREHOUSE



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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:	3,200 SF
Warehouse Breakdown SF:	1,520 SF
Office Breakdown SF:	1,680 SF
Lease Rate:	\$5.95 SF/yr
CAM:	\$0.74
County:	Lancaster
Municipality:	West Cocalico Township

PROPERTY OVERVIEW

This small flex has 1,520 SF of warehouse with 15' ceiling height and the balance of the 3,200 SF is fully conditioned office space. This space can be Demo'd and converted to more warehouse at an additional cost to the Tenant. Propane gas heat. Three phase electrical service. One dock door that is 8' x 10'. CAM of \$.74 Per SF cover taxes, Insurance, water, sewer, snow removal and lawn care.

OFFERING SUMMARY

HVAC:	Propane Gas Ceiling Heat	Dock Door/Grade Doors:	One
Parking:	Dedicated - Common Area - Shared	Lighting:	Fluorescent
Water:	Public	Ceiling Height (ft):	Warehouse - 12'
Sewer:	Public		
Zoning:	Industrial/Commercial District		



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72 & 76 West Main Street



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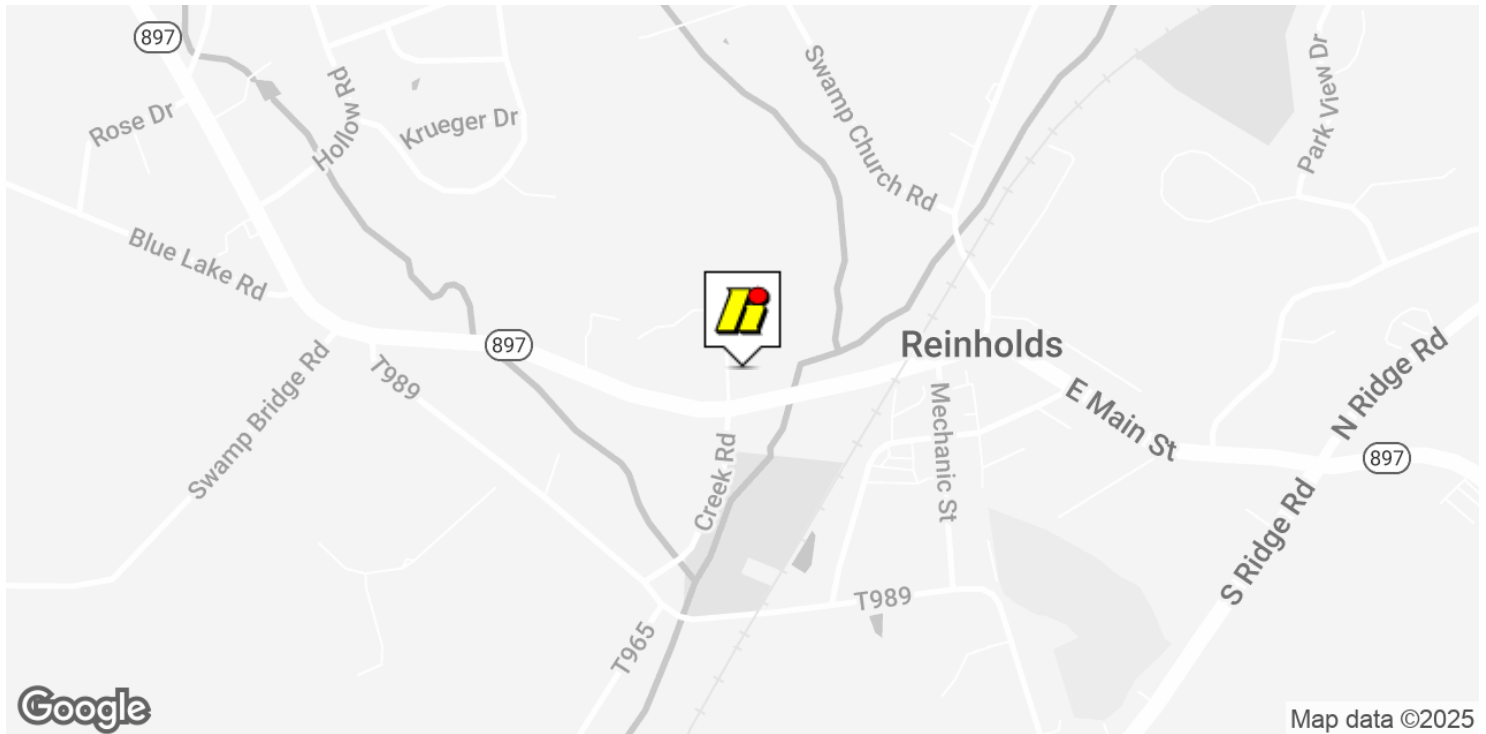
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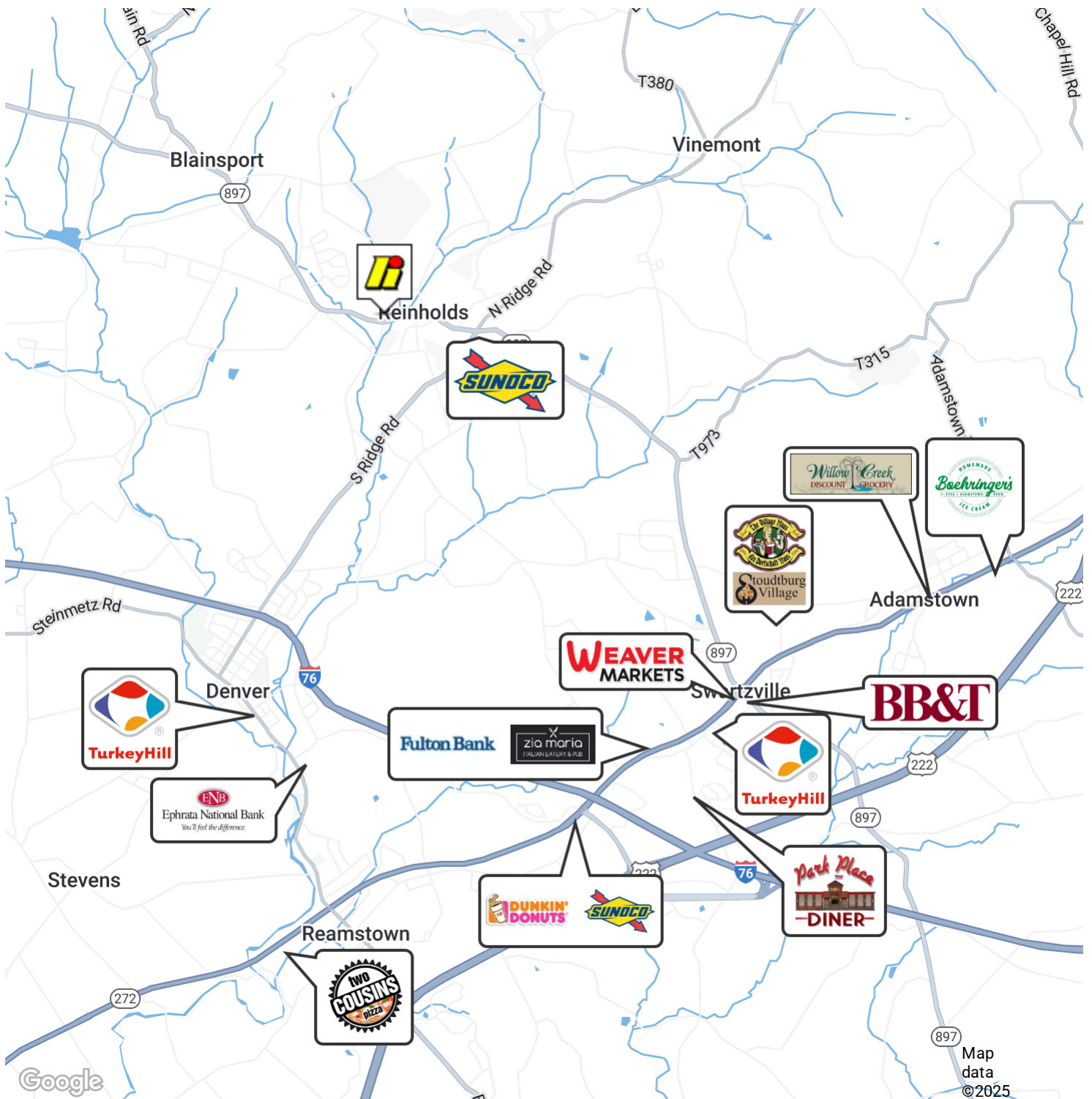
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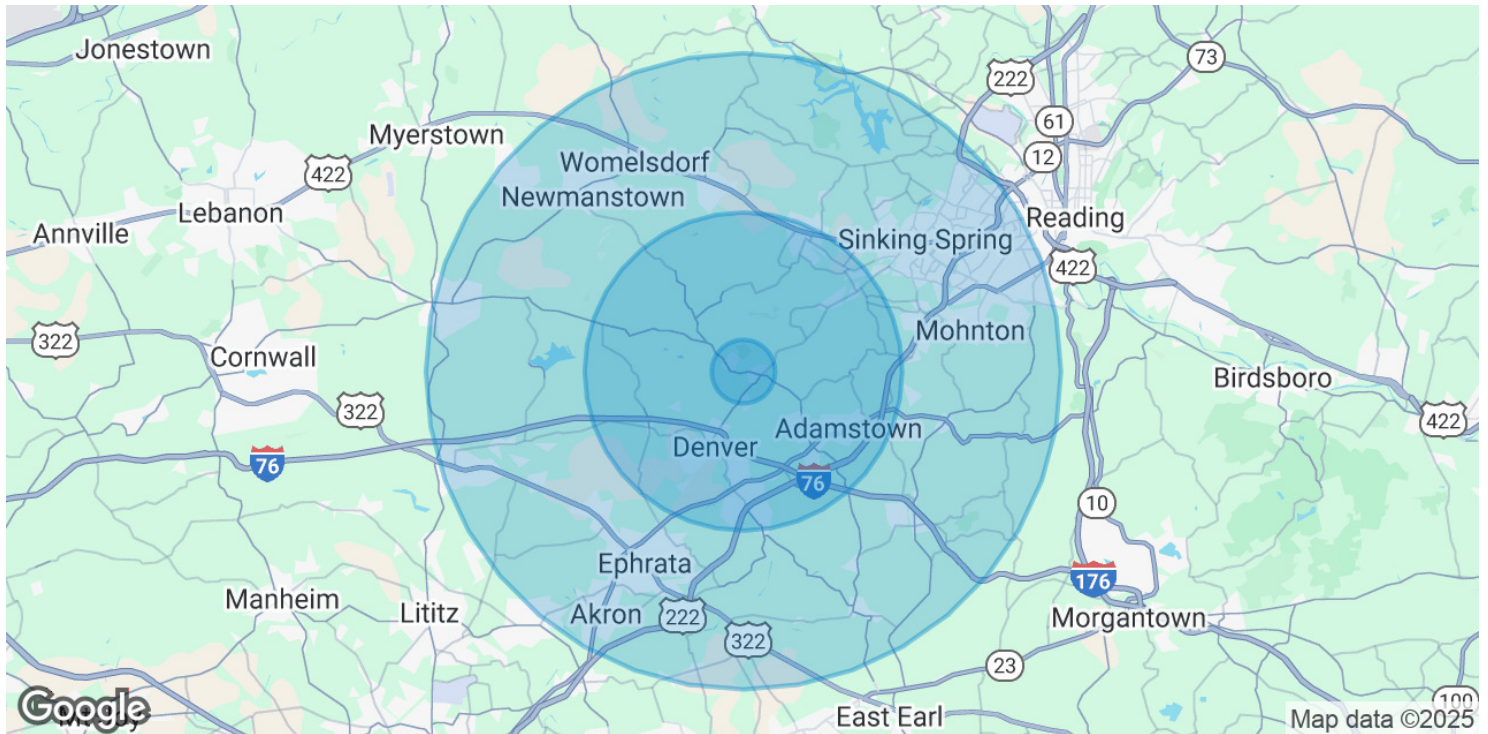
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	964	35,796	156,520
Average Age	38.0	38.9	39.5
Average Age (Male)	35.1	37.7	37.8
Average Age (Female)	39.9	39.9	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	334	12,684	59,156
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$68,114	\$69,396	\$69,583
Average House Value	\$217,930	\$221,568	\$210,280

* Demographic data derived from 2020 ACS - US Census

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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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