

For Lease

# Showroom/Warehouse

1031 Dillerville Rd, Lancaster, PA 17603



**Lease Rate: \$4.75 NNN**

## Building Information

Total Building Area:	8,100 SF
Showroom Area:	3,000 SF
Warehouse Area:	5,100 SF
Year Built:	1945
Ceiling Heights:	10 - 18 Ft
Construction:	Masonry; Wood
HVAC:	Central Air; Propane
Electric:	280 Volt; 400 Amps
Dock/Grade Door(s):	Three (3) Grade

## Site Information

Total Land Area:	3.60 Acres
County:	Lancaster
Municipality:	Lancaster City
Zoning:	C-3 Regional Commercial
Tax Parcel ID:	339-20320-0-0000
Parking:	50 +/- spaces
Water & Sewer:	Public

## Comments

Former Red Rose Pool location. Great visibility for showroom/service user. Includes (2) buildings with more than an acre of secured outside storage: Building #1 is 3,000 SF showroom plus 3,000 SF warehouse; Building #2 is 2,100 SF quonset storage building. Taxes and insurance are \$1.52/SF. Tenant pays snow, water & sewer, and all utilities in addition. Total property is also for sale.



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



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