

For Sale or Lease

Industrial Building

30 Stauffer Lane, Ephrata, PA



Building Information

Building Area:	
Total Area:	15,840 SF
Office Area:	990 SF
Warehouse Area:	14,850 SF
Construction:	Pre-engineered
HVAC:	Heat Pump w/Central Air - Offices Propane Unit Heaters - Warehouse
Roof:	Shingle/Metal
Electric:	Three (3) Phase, 800 Amps
Loading Doors:	
Drive-In Doors:	Two (2) 10' x 12'
Dock Doors:	One (1) 8' x 8'

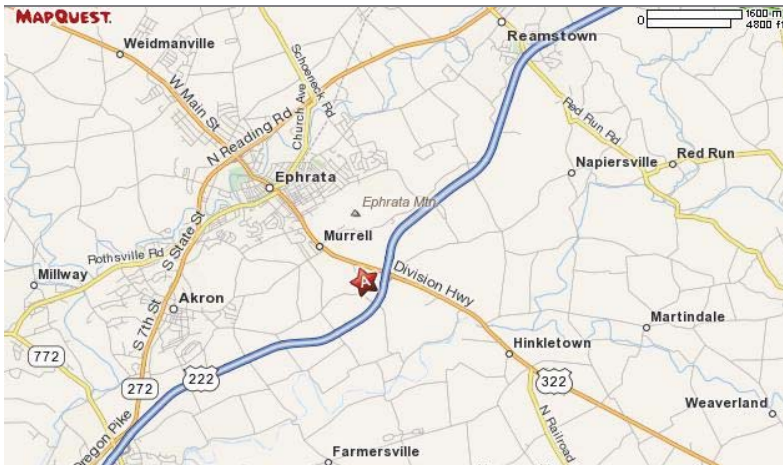
Site Information

County:	Lancaster
Municipality:	Ephrata Township
Lot Size:	1.26 Acres
Zoning:	Mixed Use (C-2)
Tax Parcel ID:	2707N-7-6
Parking:	Twenty (20) On-Site Spaces
Water :	On-Site
Sewer:	Public - Ephrata Township

Comments

Nice, clean industrial building with high-bay space built in 2004. 30' x 30' office with two (2) restrooms and kitchenette. Warehouse includes mezzanine and additional office and restroom area with small breakroom. Air intake equipment could be purchased, and the air compressor is negotiable.

Lease Rate:
\$4.75 / SF NNN
Sale Price:
\$745,000.00



Commercial Real Estate Services, Worldwide

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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