

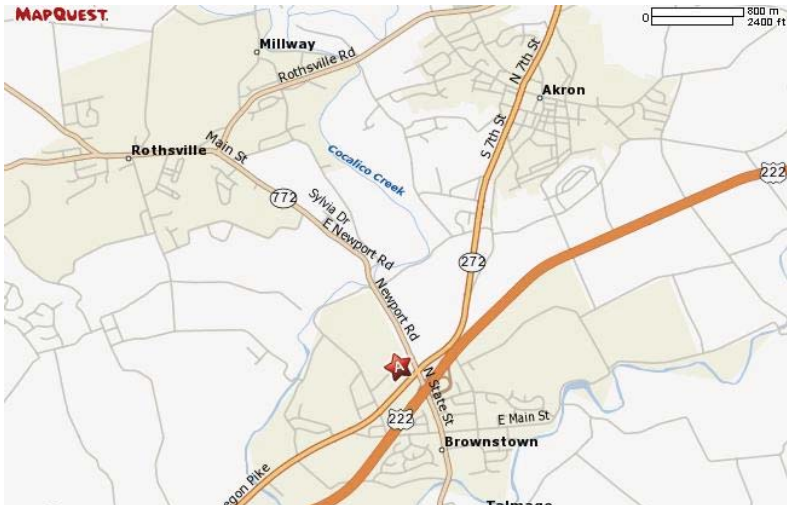
For Sale

Industrial Buildings

33 Industrial Road, Ephrata, PA 17522



List Price: \$1,200,000.00



Building Information

Total Building Area:	15,360 SF
Building 1:	14,580 SF
Service Bays/	
Production Area:	13,770 SF
Office/Showroom Area:	810 SF
Building 2:	780 SF
Office/Showroom Area:	780 SF
Ceiling Heights:	10 - 16+ Feet
Construction:	Pre-engineered
Exterior:	Metal
Roof:	Metal
HVAC:	Gas Unit Heaters; Propane w/Central Air; Heat Pump (Office only)
Grade Door(s):	Nine (9)

Site Information

Total Land Area:	1.50 Acres
County:	Lancaster
Municipality:	West Earl Township
Zoning:	Industrial (I)
Tax Parcel ID:	210-04563-0-0000
Parking:	30 Spaces On-site
Water & Sewer:	Public

Comments

Property contains two (2) single story industrial buildings, both with finished office/showroom area. Current auto body tenant has Right of First Refusal. Lease expires in 2014. Conveniently located off of the Brownstown exit of Rt. 222.



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