

For Sale or Lease

Industrial Buildings

66-126 Keller Avenue, Lancaster, PA



Lease Rates:

66 Keller Avenue: \$36,000/year plus Utilities
118 - 126 Keller Avenue: \$150,000/year NNN

Sale Price:

\$1,750,000.00 - \$2,150,000.00

Building Information

Building Area:

#66	Total - 5,471 SF Office - 861
#118 - 126	Total - 26,500 SF Office - 4,000 SF Service Bays / Warehouse - 22,500 SF
#66 - 126	Total - 36,540 SF Office - 4,800 SF Service Bays / Warehouse - 31,740 SF

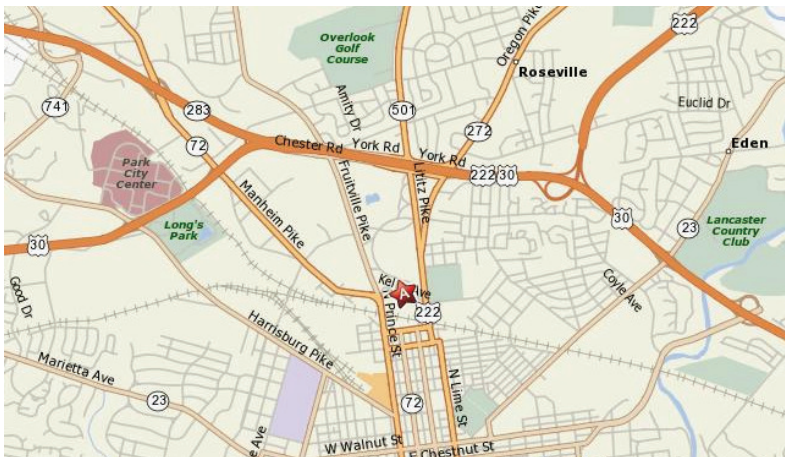
Construction: Masonry/Concrete Block/Metal/Dryvit
HVAC: Heat Pump w/Central Air - Offices
Gas Unit Heaters - Service Bays / Warehouse
Roof: Rubber/Metal
Electric: Three (3) Phase, 600 Amps

Site Information

County:	Lancaster
Municipality:	Manheim Township
Lot Size:	1.99 - 3.68
Zoning:	Industrial (I-1)
Tax Parcel ID:	39012J8 - 12 - 3/4
Parking:	One Hundred (100) On-Site Spaces
Water :	Public - City of Lancaster
Sewer:	Public - Lancaster Area Sewer Authority

Comments

Prime location at intersection of Fruitville Pike / Manheim Pike / Keller Avenue. Four (4) building industrial complex ideal for auto / truck services, wholesale sales, distribution, contractors and retail businesses. Main building includes a combination of offices, showroom, service bays and storage areas. Smaller buildings include multiple drive-in service bays and small office areas. Plenty of on-site parking or outside storage areas. Buildings for lease or sale, additional acreage and buildings also available at adjusted pricing.



NAI Commercial Partners, Inc.

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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