

For Lease



**240 W FULTON ST.
EPHRATA, PA 17522**

Jeff Kurtz, CCIM
jkurtz@high.net
717.293.4554 - Direct

For Lease

240 W Fulton St.
Ephrata, PA 17522

▶ Industrial Property



**240 W Fulton St.
Ephrata, PA 17522**

Available Square Feet
9,408

Lease Price
\$ 7.95 NNN

Description

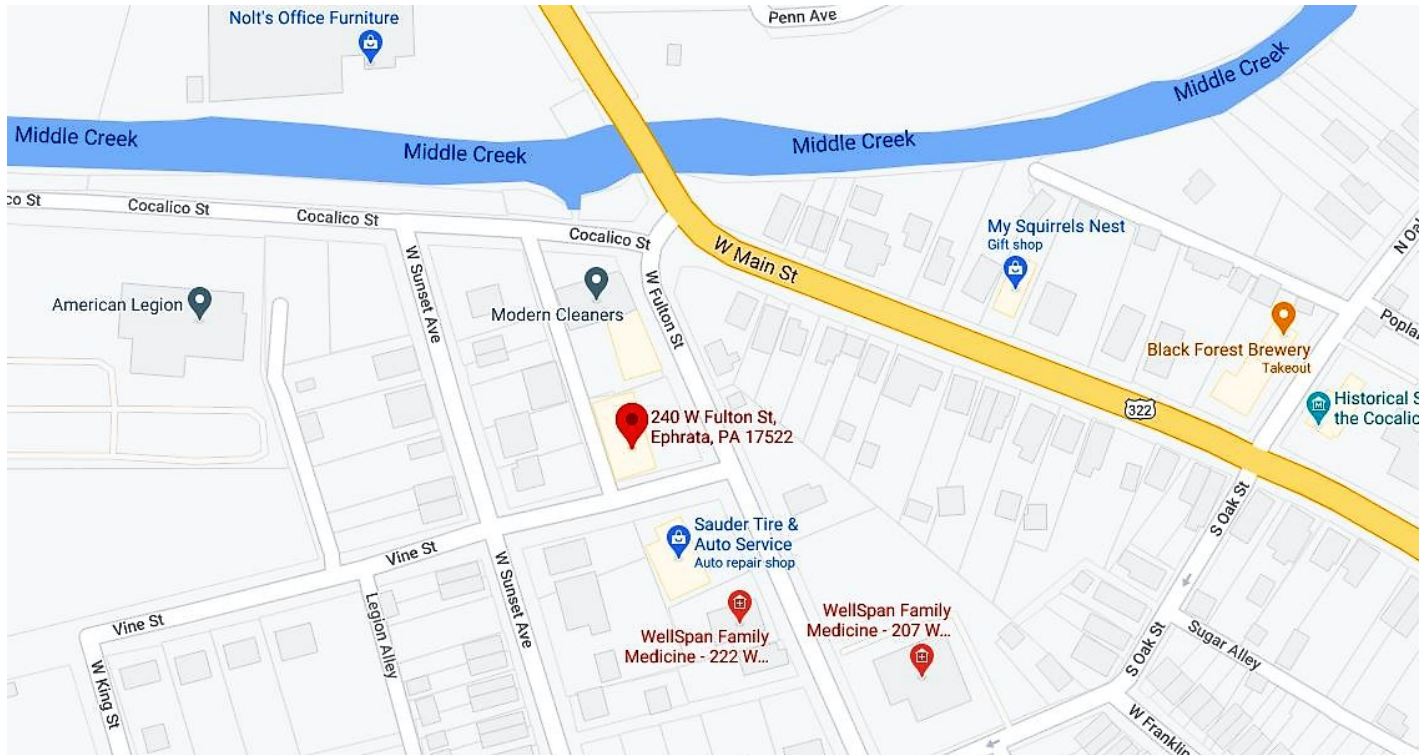
Former service station and tire repair shop for lease - 9,408 SF total on two floors. 4,704 first floor has three garage bays, office and storage. Upper 4,704 SF in storage for first floor business with a dock door. Spaces could be leased separately.

BUILDING INFORMATION

Total Square Feet	9,408 SF	Lighting	Standard
Lease Rate	\$7.95 NNN	Tractor Trailer Parking	No
Annual CAM	\$1.00 PSF	Dock Doors	1
HVAC		Ceiling Height	8-10'
Sprinklers	No	Electric	200 AMP 3 Phase
Water	Public	Zoning	Neighborhood Commercial
Sewer	Public	Municipality	Ephrata
Parking	Lot	County	Lancaster

240 W Fulton St.
Ephrata, PA 17522





2020 ESRI Data

Population	1 MILE – 11,797
	3 MILES – 32,406
	5 MILES – 57,407

Average HHI	1 MILE – \$68,087
	3 MILES – \$76,319
	5 MILES – \$82,243

Households	1 MILE – 4,933
	3 MILES – 12,770
	5 MILES – 21,388



Proximity to Major Roads

US-222	2 Miles
US-322	1 Miles
I-76	7 Miles



*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
Lancaster, PA 17601
717.291.2284
717.293.4488 Fax
1.800.638.4414

5000 Ritter Road, Suite 201
Mechanicsburg, PA 17055
717.697.2422
717.697.0870 Fax
1.800.213.0094

525 Highlands Boulevard, Suite 107
Coatesville, PA 19320
610.380.8437
610.380.0583 Fax

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.