

For Lease

717.293.4477



181 EAST STIEGEL STREET
MANHEIM PA 17545

F. Jeffrey Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
rdevenney@high.net



Warehouse



*181 E Stiegel Street
Manheim PA 17545*

Total Square Feet:

Warehouse: 9,000 SF

Lease Rate:

\$5.00 SF NNN

Description:

A Dry, heated, drop storage space that is not secured and among other similar Co-Tenants. Common area and shared dock doors, drive in door and hallways. This 9,000 SF area is in an open space of the larger warehouse between other Users. Security fencing can be added by a Tenant at their expense if required. Some light assembly, distribution or manufacturing could be approved here too.

BUILDING INFORMATION

Available Square Feet	9,000 SF	HVAC	Gas
Floor Type	Concrete	Water Source	Public
Ceiling Height	10' to 12'	Sewer	Public
Parking	5 spaces	Electric	200+ amp Services and Three Phases
Construction	Brick	Hot Water	Electric
Year Constructed	1920	Cooling Type	Heat Pump
Number of Floors	2	Zoning	PC-Planned Industrial/Corporate Center

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.

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181 East Stiegel Street
Manheim, PA 17545

Municipality

Manheim Borough

County

Lancaster

Acres

6.85

\$1.89 per SF for the Common Areas, Taxes and Insurance

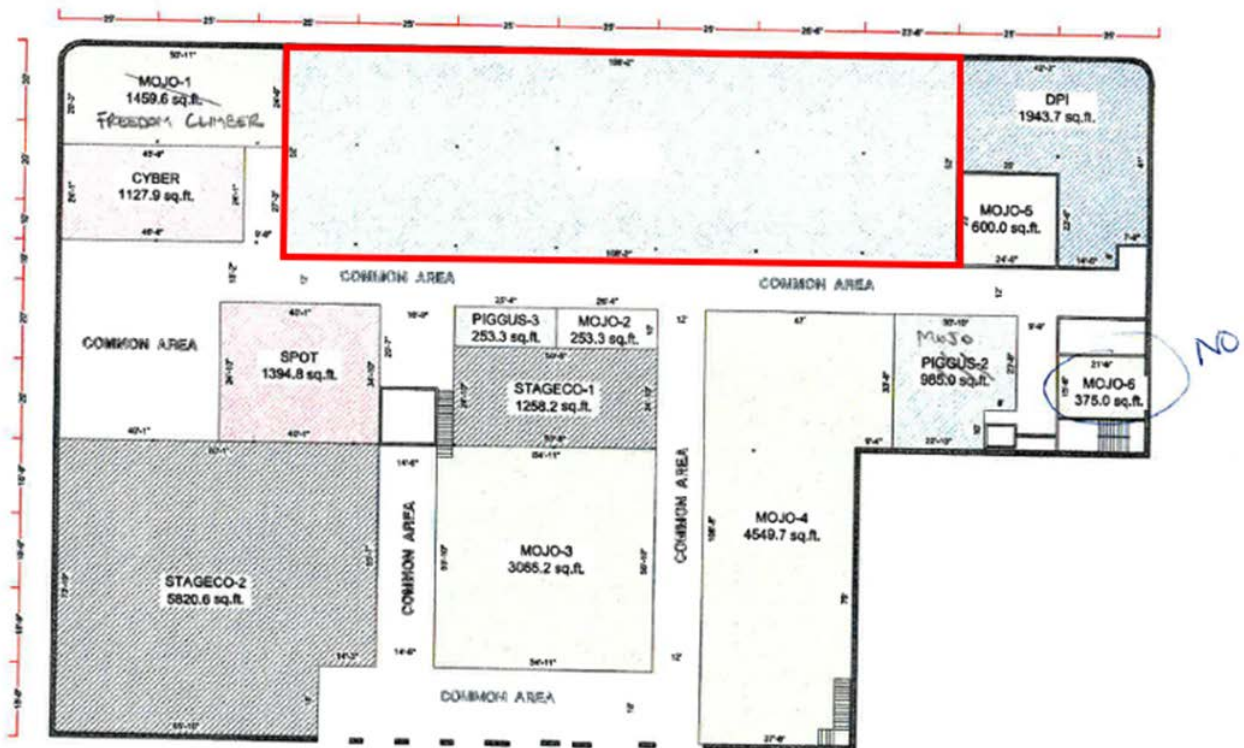
CAM Charges

Tenant is billed quarterly for their share of the additional operating expenses, to include electric, gas, trash, security, lawn care, snow removal, cleaning & supplies.

First Floor – 9,000 SF Available for Dry, Drop Storage priced at \$5.00 Per SF NNN.

Common area charges are billed at \$1.89 Per SF plus Tenant is billed quarterly for their share of the additional operating expenses, to include:

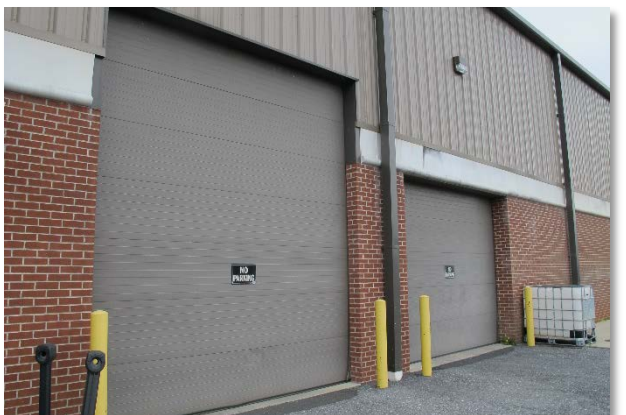
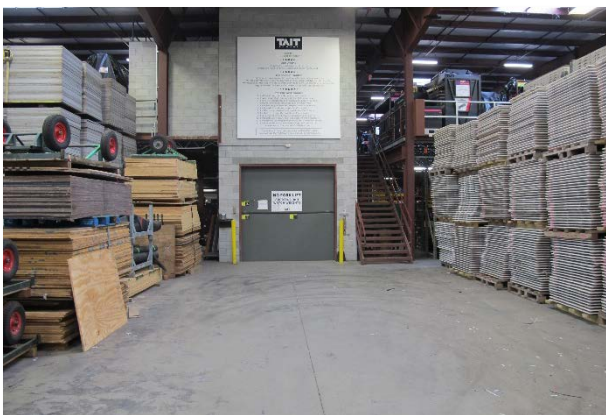
Electric, Gas, Trash, Security, Lawn Care, Snow Removal, Cleaning & Supplies.



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Warehouse Property Photos

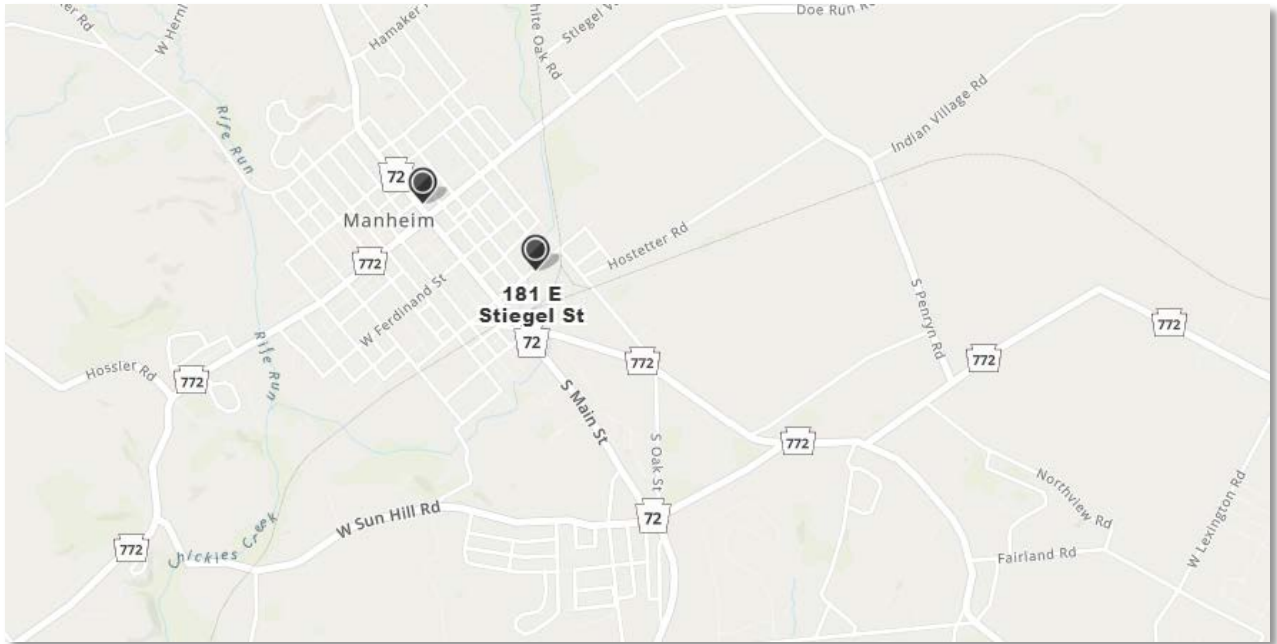
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Manheim, PA 17545



Warehouse Property Photos

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Manheim, PA 17545







*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

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