

FOR LEASE



1350 C NEW DANVILLE PIKE
LANCASTER, PA 17603

Brian Davison, CCIM, SIOR
717.293.4513 – direct line
bdavison@high.net



Flex Space



*1350 C New Danville Pike
Lancaster, PA 17603*

Available Square Feet

2,000 +/- square feet of flex space
940 +/- square feet of office
1,060 +/- square feet of warehouse/garage space

Lease Rate

\$2,000/month gross
Tenant pays utilities

Description

Conveniently located flex space with 940 +/- square feet of office and 1,060 square feet of warehouse. Includes approximately ¼ of an acre of secure gated parking. The entire suite is air conditioned.

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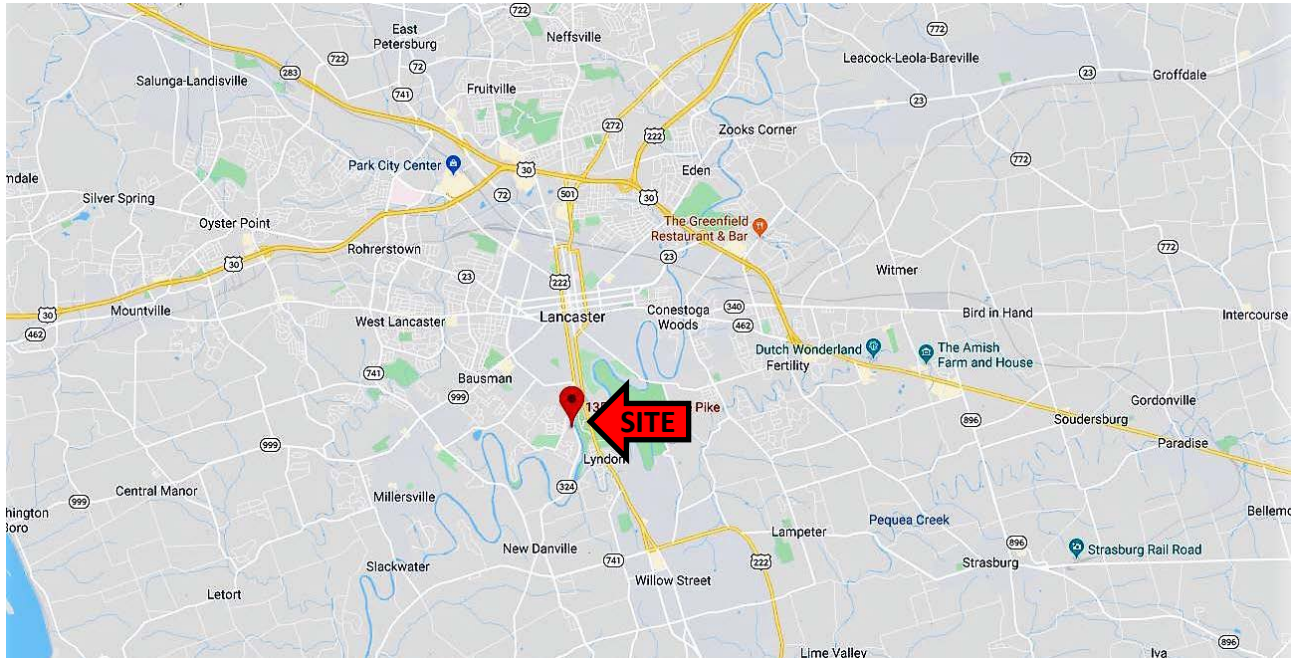
BUILDING INFORMATION

Total Square Feet	2,000 +/- square feet
Office Square Feet	940 +/- square feet
Warehouse Square Feet	1,060 +/- square feet
Year Constructed	1970
Construction Type	Masonry and frame
Floor	Concrete/VCT/carpet
Number of Restrooms	Two
Ceiling Height	10 feet clear
Ceiling Type	Drop ceiling

Heating	Electric forced air
Air Conditioning	Central A/C in the entire suite
Electric	220 volt (2019 average around \$200 per month)
Sprinklerd	No
Overhead Door	One 8' x 8' overhead door
Bays	One bay
Lighting	Fluorescent
Water	Well water
Sewer	Public
Parking	Secured gated parking area
Municipality	Lancaster Township
County	Lancaster County
Tax Parcel Number	340-01512-0-0000
Deed Reference	646415
Zoning	Residential (R-2), Non-Conforming Use
Acres	.25 +/- acre
Topography	Level with rock hill at rear
Road Access	New Danville Pike
Signage	Available on monument sign

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An Affiliate of High Real Estate Group LLC

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