

For Lease



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

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For Lease

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Industrial Property



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Available Square Feet
10,272 SF

Lease Price
\$5.68/SF NNN – 10,272 SF (first and second floor)
\$7.95/SF NNN – 5,568 SF (first floor)
\$3.00/SF NNN – 4,704 SF (second floor)

Description

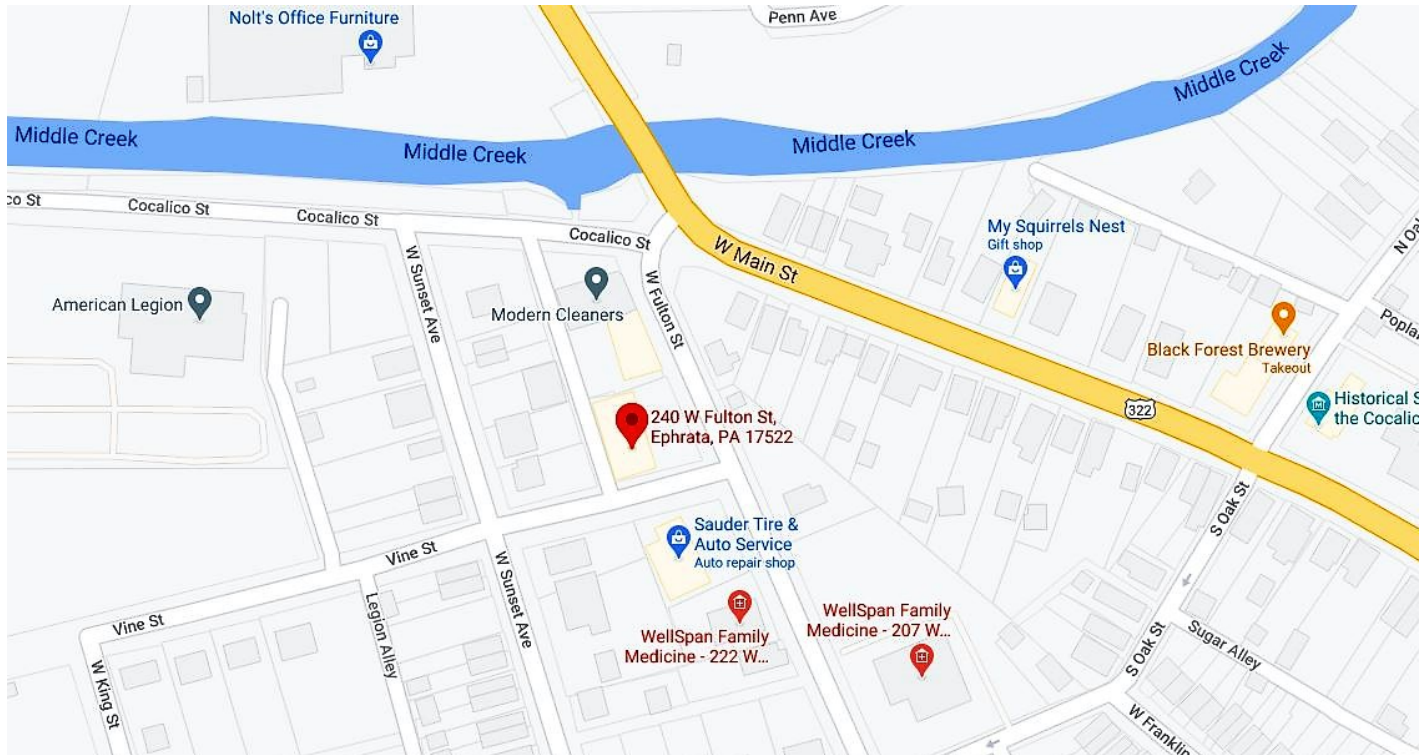
Former service station and tire repair shop for lease – 10,272 SF total on two floors. 5,568 first floor has three garage bays, office and storage. Upper 4,704 SF in storage for first floor business with a dock door. Spaces could be leased separately.

BUILDING INFORMATION

Total Square Feet	10,272 SF	Lighting	LED
Lease Rate	See above	Tractor Trailer Parking	No
Annual CAM	\$0.61 PSF Taxes & Ins.	Dock Doors	1
HVAC	Gas	Ceiling Height	10-12'
Sprinklers	No	Electric	200 AMP 3 Phase
Water	Public	Zoning	Neighborhood Commercial
Sewer	Public	Municipality	Ephrata
Parking	Lot	County	Lancaster

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2020 ESRI Data

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

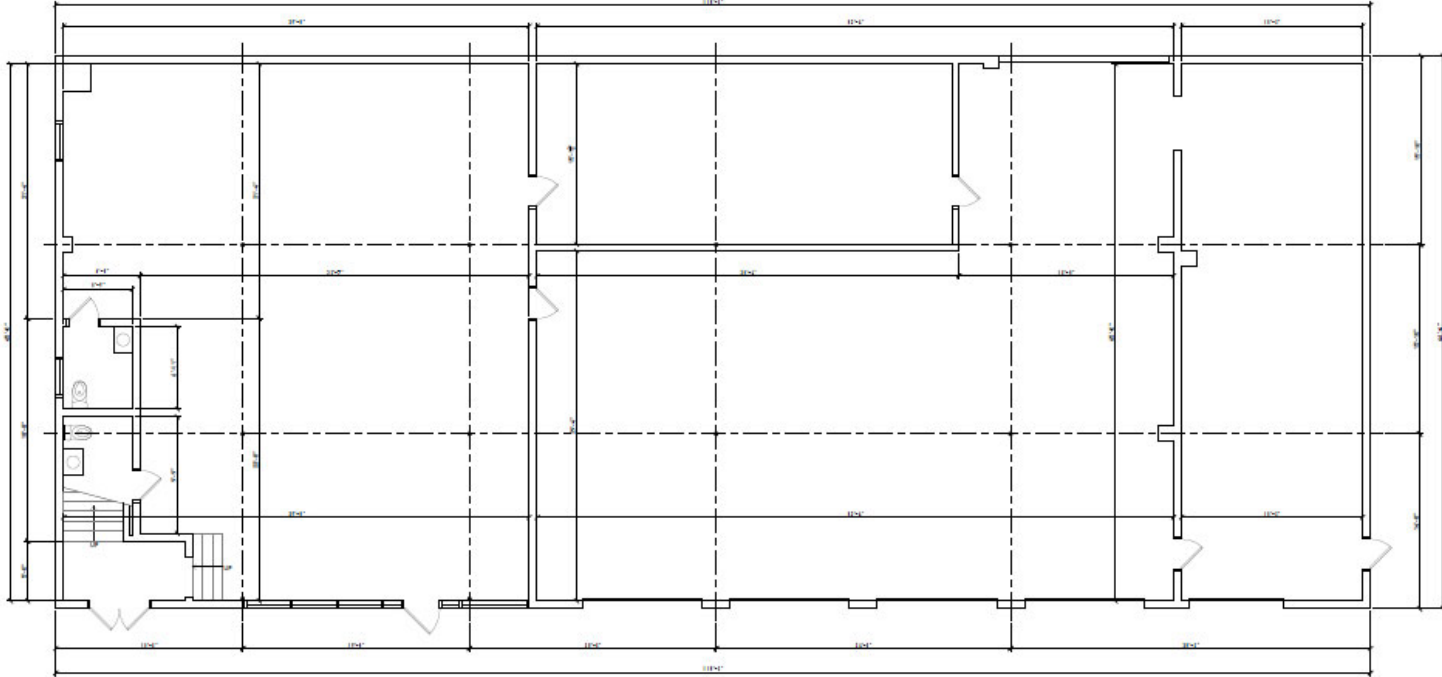
Average HHI	1 MILE – \$68,087
	3 MILES – \$76,319
	5 MILES – \$82,243

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



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



*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.



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