

For Lease



**531 N 4TH ST
DENVER, PA**

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For Lease

531 N 4th St
Denver, PA

► *Industrial/Flex Property*



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Available Square Feet

27,254

Lease Price

\$ 5.25 NNN

Description

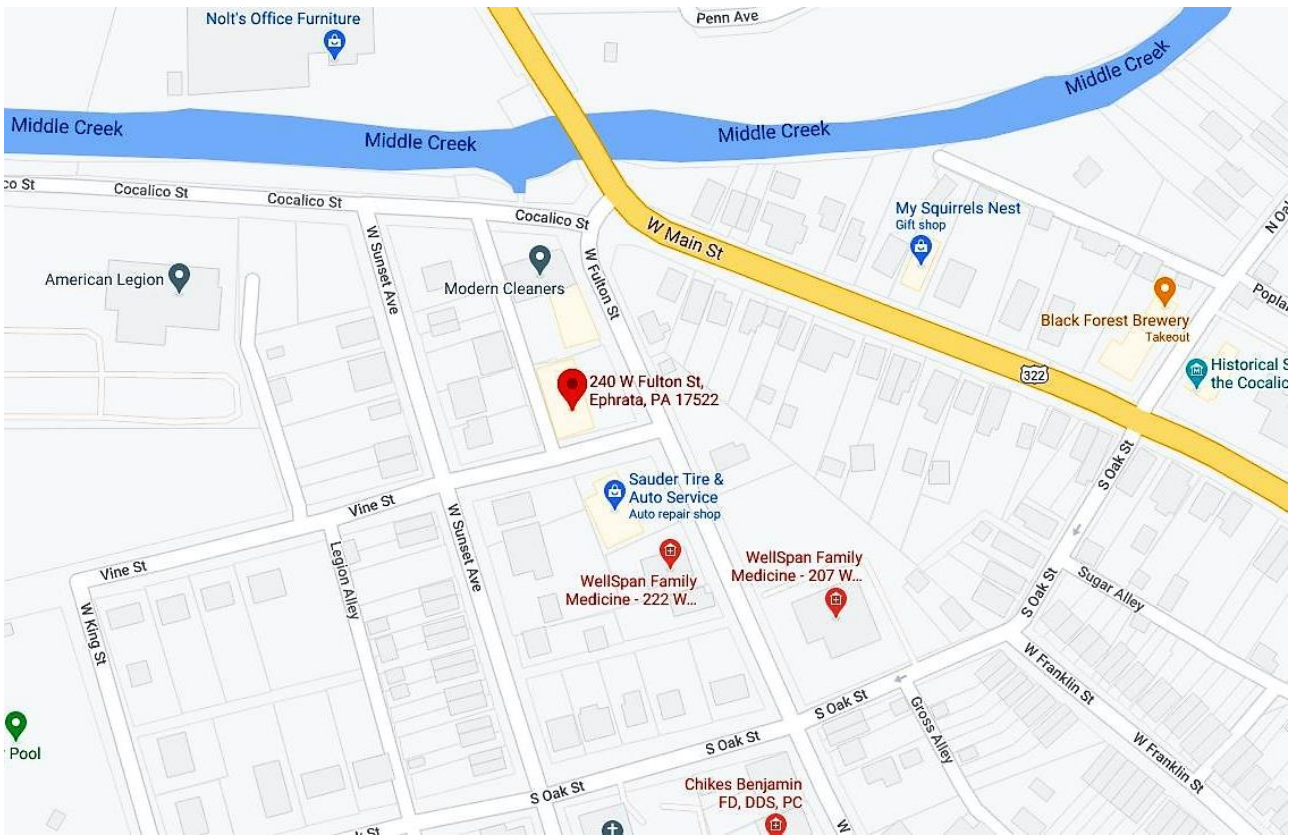
Sub Lease opportunity for +/- 37,254 SF of a mix of warehouse, flex and office space. Spaces have heat and only the office is air conditioned. One drive in and one dock door. Space is available February 1, 2021 & Sub lease through 12/31/22.

BUILDING INFORMATION

Total Square Feet	27,254 SF	Lighting	Fluorescent
Lease Rate	\$ 5.25 NNN	Tractor Trailer Parking	3 spaces
Office Square Feet	1,000 SF	Parking	25 spaces
Warehouse Square Feet	26,254 SF	Dock Doors	1
Annual CAM	\$ 1.25 PSF	Ceiling Height	10-18'
HVAC	In Office	Electric	3 phase 200 Amp
Sprinklers	Yes	Zoning	Industrial
Water	Public	Municipality	Denver Boro
Sewer	Public	County	Lancaster

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2020 ESRI Data

Population

1 MILE – 3,866
3 MILES – 18,220
5 MILES – 43,517

Average HHI

1 MILE – \$80,481
3 MILES – \$90,938
5 MILES – \$88,366

Households

1 MILE – 1,439
3 MILES – 6,561
5 MILES – 16,070





*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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