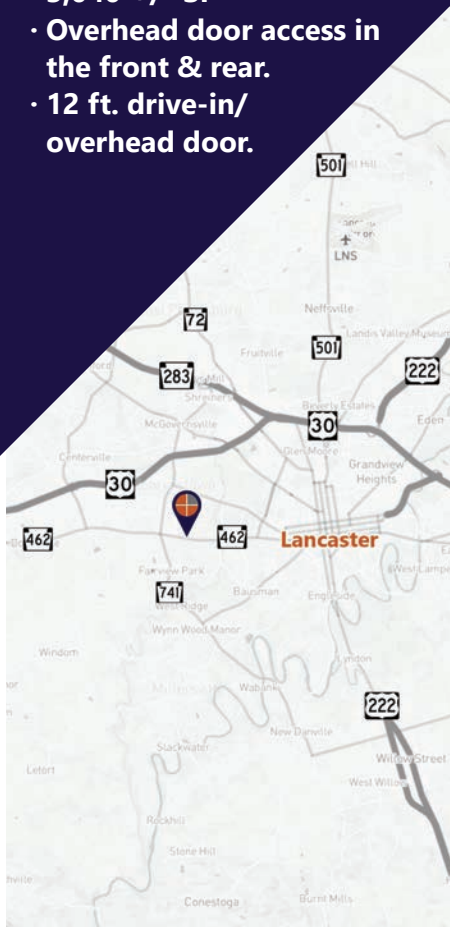


## FOR LEASE

- 3,040 +/- SF
- Overhead door access in the front & rear.
- 12 ft. drive-in/overhead door.



**Darin R. Wolfe**  
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drwolfe@truecommercial.com

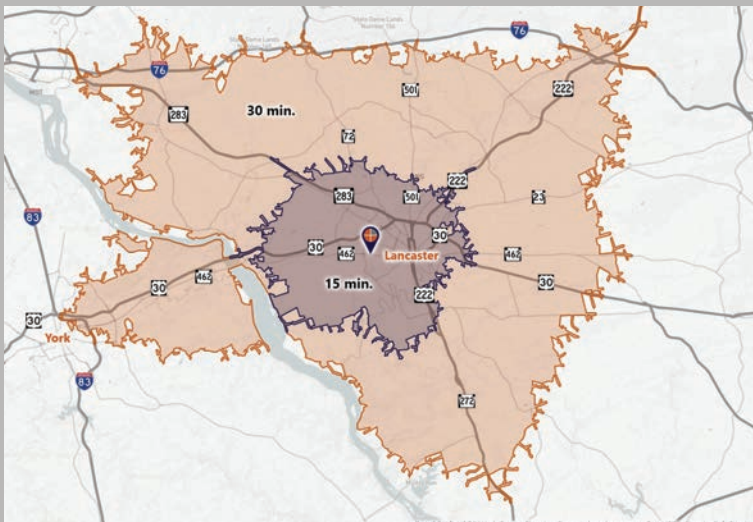
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# WAREHOUSE SPACE AT WHEATLAND CENTER

## DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
US Route 30	2.2	7.0
PA Route 283	3.9	11.0
US Route 222	6.0	10.0
PA Turnpike Reading Interchange	21.6	24.0
Interstate-83 / US Route 30 Interchange	22.1	30.0
Harrisburg International Airport	31.7	37.0
Interstate-83 / Interstate-81 Split	38.2	45.0
Interstate-695 (Baltimore, Maryland)	63.2	68.0
Demographics 1855 Columbia Ave. Lancaster		
	15 min.	30 min.
Total Population	201,976	510,095
Population Density (Pop per Sq. Mile)	1,886.2	793.9
Total Households	77,670	194,943
Total Daytime Population	219,439	511,060
Per Capita Income	\$35,713	\$37,443
Total (SIC01-99) Businesses	8,450	20,142
Total (SIC01-99) Employees	137,414	288,407

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Excellent, clean warehouse space available at Wheatland Center. This uniquely-located in-line space adjacent to Certified Carpet features overhead door access in the front and rear of the space via a 12' drive in/overhead doors. The space also features a well-lit interior, 12.5' clear heights, and is very clean. Some heat. Depending on use, utilities may be included. Excellent space for rack storage. No restrooms in space but access may be possible. Parking to be determined with Landlord.

Columbia Avenue location in East Hempfield Township allows convenient access to downtown Lancaster, US Route 30 and Route 283. Additionally, surrounding population density makes the space ideal for contractors, home improvement specialists, and similar industries and users.

## PROPERTY DETAILS

- Available Space: ..... 3,040 +/- SF
- Lease Rate: ..... \$2,500/month/Gross
- Lease Terms: ..... Negotiable
- Zoning: ..... Community Business Center
- Date Available: ..... Immediately
- Year Built: ..... 1962
- Heat: ..... Radiant Unit
- Water/Sewer: ..... Public
- Construction: ..... Block/Brick
- Clear Ceiling Height: ..... 12.5 ft.
- Column Spacing: ..... Open
- Drive-In/Overhead Door: ..... 2 (12 ft.)
- Man Doors: ..... 1

## TRAFFIC COUNTS

- Columbia Ave./Route 462: ..... 16,106 VPD
- Rohrerstown Rd./Route 741: ..... 19,404 VPD
- Good Drive: ..... 10,785 VPD



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# ESTABLISHED REGIONAL AREA MAP



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# BUILDING PHOTOS



**SPACE EXISTING**



**SPACE EXISTING - ACCESS BAYS TO BE FILLED**



**REAR DRIVE-IN DOOR**



**REAR DRIVE-IN DOOR ACCESS**

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