

For Lease

717.293.4477



2904 WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584


An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

William Boben, CCIM, SIOR
717.209.4012 – direct line
bboben@high.net

- Property Information Sheet
- Property Photos
- Location Map
- Aerial Photo/Tax Map
- Zoning Map



► *Warehouse/Office Building*



*2904 Willow Street Pike North
Willow Street, PA 17584*

Available Square Feet:

4,400 square feet

Lease Rate:

\$5.95/SF N/N/N

Description:

Small warehouse with convenient access off Willow Street Pike. Ideal for building trades, e-commerce or distribution.

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PROPERTY INFORMATION

Total Square Feet Available	4,400 square feet
Construction	Masonry with steel frame and brick exterior
Condition	Well-maintained, clean span
Year Constructed	1987
Floor Type	Concrete slab
General Contractor	Wilbur McMichael
Number of Floors	Two-story bi-level, lower area available
Ceiling Height	10' clear
Sprinklers	Non-sprinklered
HVAC	Gas heat with central A/C
Electric	3-phase, 220 volt, 440 volt capacity
Restrooms	Private
Roof	Rubber flat roof

Wall Finishes	Masonry and painted dry-wall
Lighting	Fluorescent overhead
Water & Sewer	Public
Gas	On-site provided by UGI utilities
Parking	Six (6) dedicated spaces
Docks Doors	(1) 8' x 10'
Drive-in Doors	(1) 8' x 10'
Zoning	Commercial Highway
Topography	Flat loading/parking area
Date Available	Immediate possession

Geographic Information

County	Lancaster County
Municipality	West Lampeter Township
Location	Willow Street
Acres	.55 acres
Road Frontage/Access	Willow Street Pike

Estimated Annual Expenses

Gas	\$300
Electric	\$1,584
Water	\$170
Sewer	\$480
Taxes	\$2,159
Total	\$4,693

Real Estate Taxes (2017)

Assessment	\$345,800
Taxes (2016/2017)	County: \$1,291.56 Municipal: \$414.96 School: \$7,105.98 Total: \$8,812.51

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Loading Area/Entrance



Parking Area



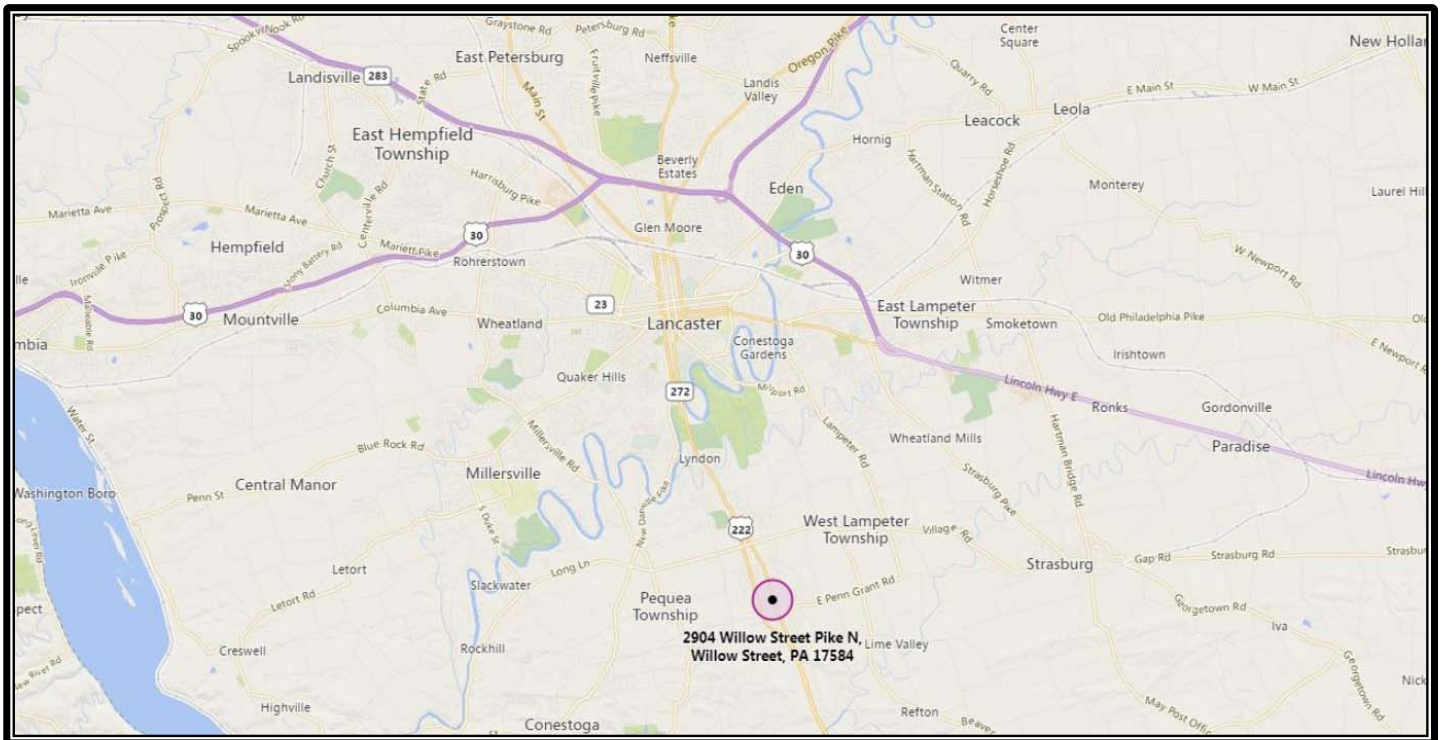
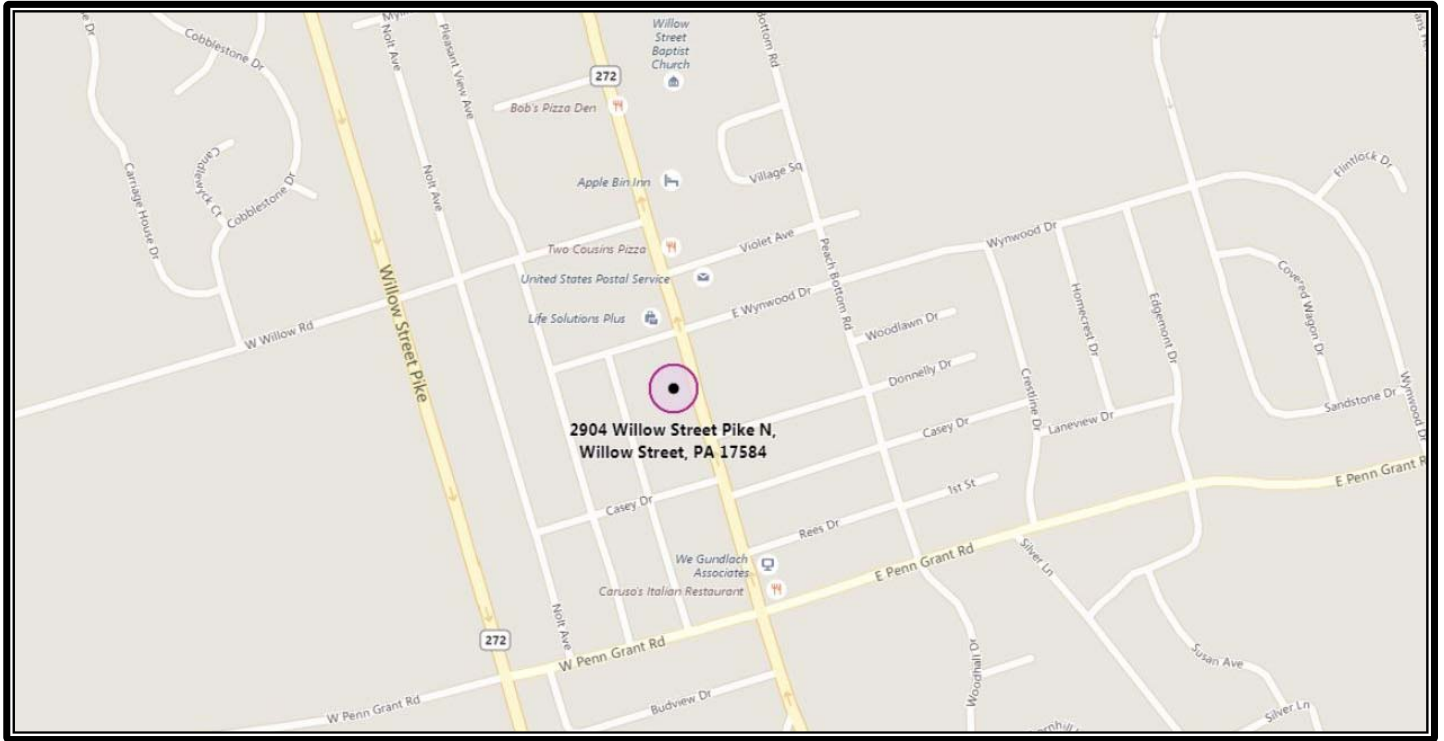
Showroom/Office

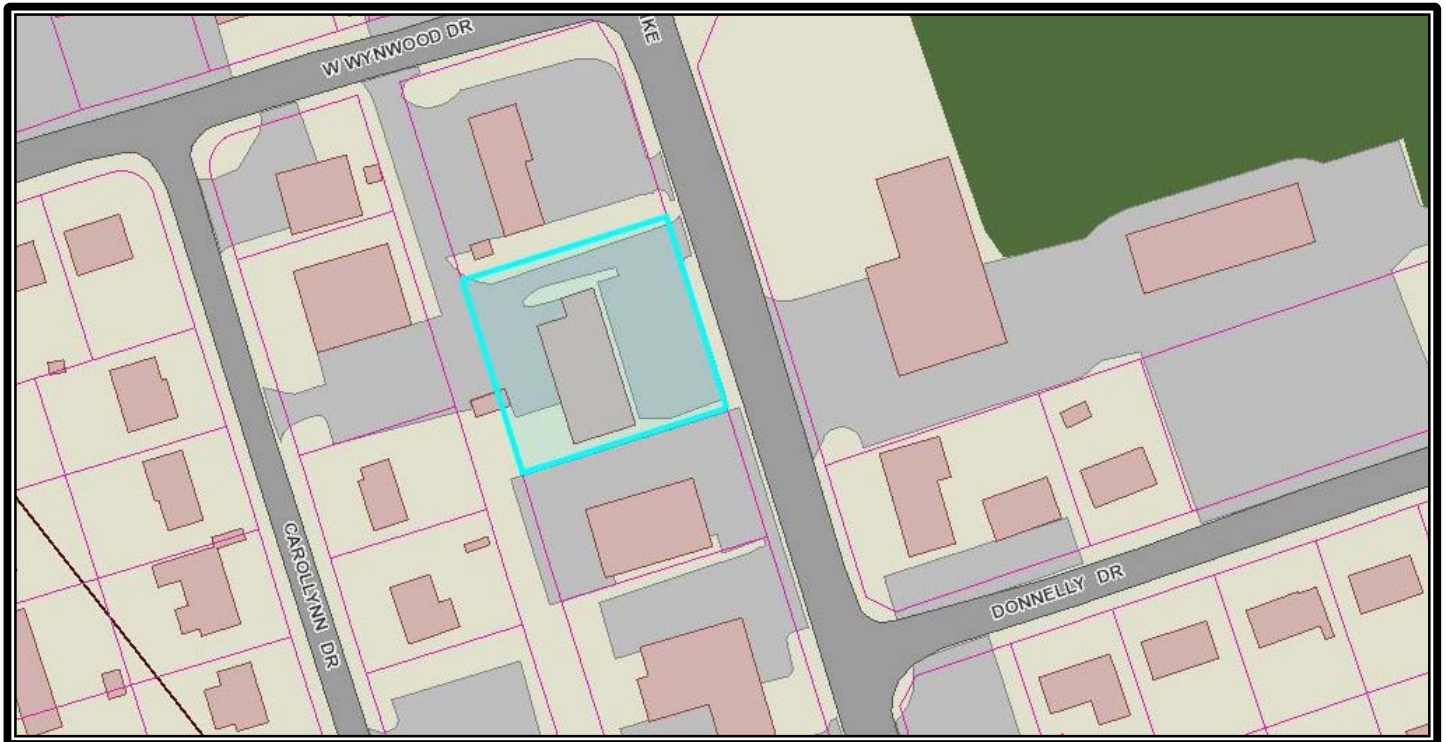
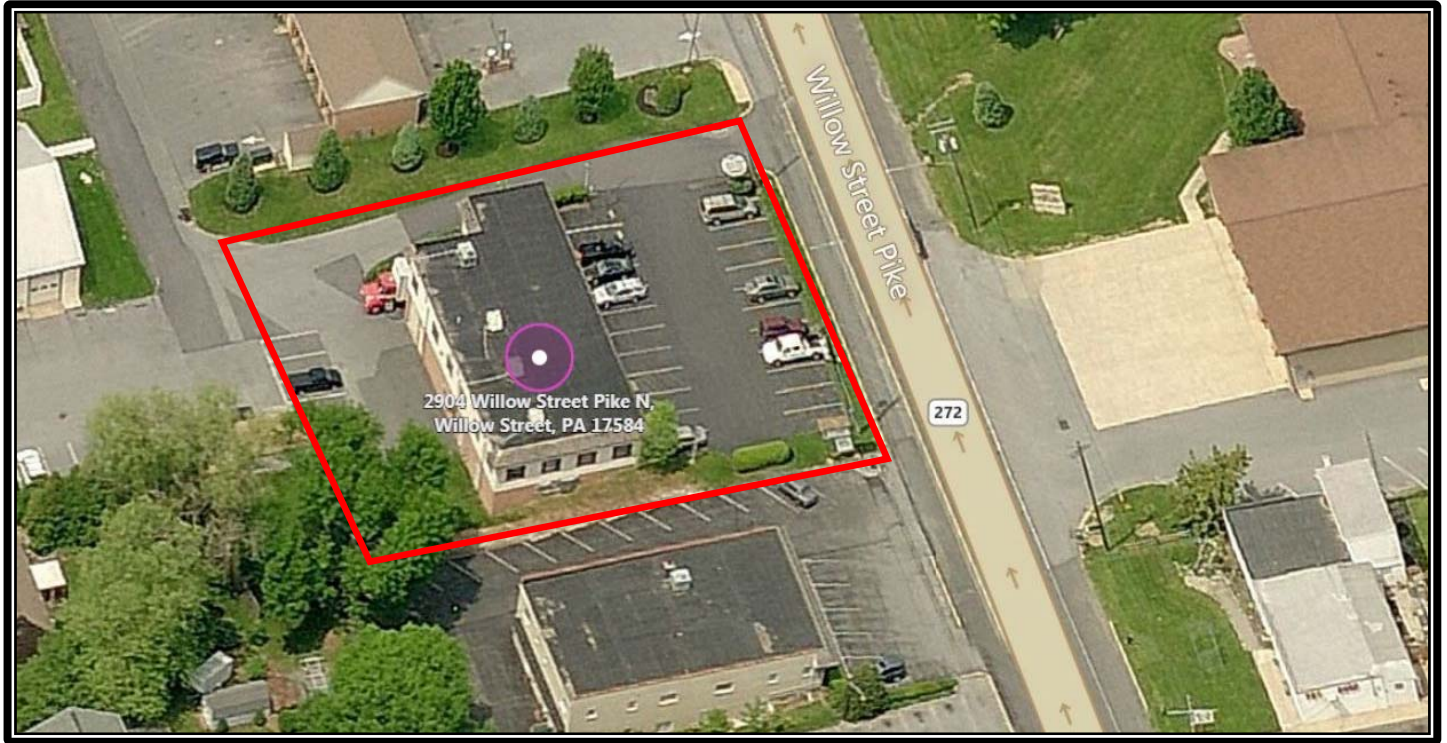


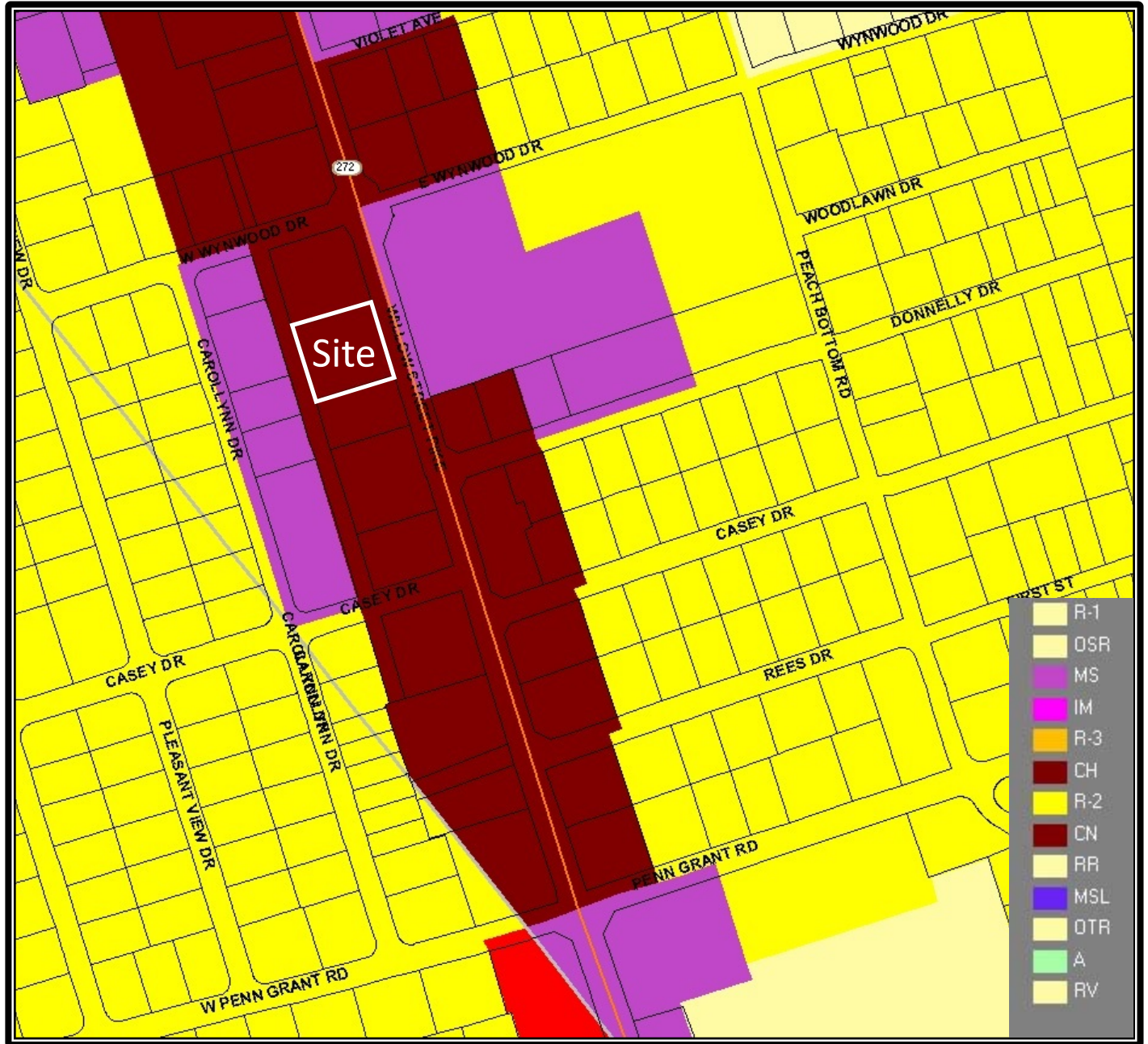
Shop/Warehouse



Interior Doors







Commercial Highway Zoning



1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201

Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103

Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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