

FOR SALE

80-90 N. Donerville Road



MOUNTVILLE, PA 17554

**THREE PARCELS TOTALING
5 ACRES**

SEVEN BUILDINGS

INDUSTRIAL ZONING

WELL DIVERSIFIED INVESTMENT

BRIAN DAVISON, CCIM, SIOR

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FOR SALE

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SALE INFORMATION

Sale Price:	\$3,300,000
Acres:	5
Building 1:	Home/Office Building
Building 2:	Warehouse/Flex Building
Building 3:	Self Storage
Building 4:	Self Storage
Building 5:	Residential Home
Building 6:	Residential Home
Building 7:	Residential Home

PROPERTY OVERVIEW

This is a three-parcel property totaling approximately 5 acres and consisting of 7 main buildings. It has a mix of residential, self-storage, office and flex/warehouse spaces that make it an excellent, well diversified investment. It's located in West Hempfield Township, close to Rt 30 and is zoned I-2, General Industrial District.

OFFERING SUMMARY

County:	Lancaster
Municipality:	West Hempfield
Water:	Public
Sewer:	Public
Zoning:	I-2, General Industrial District

ADDITIONAL COMMENTS

The additional land offers room for expansion and income for the next owner.



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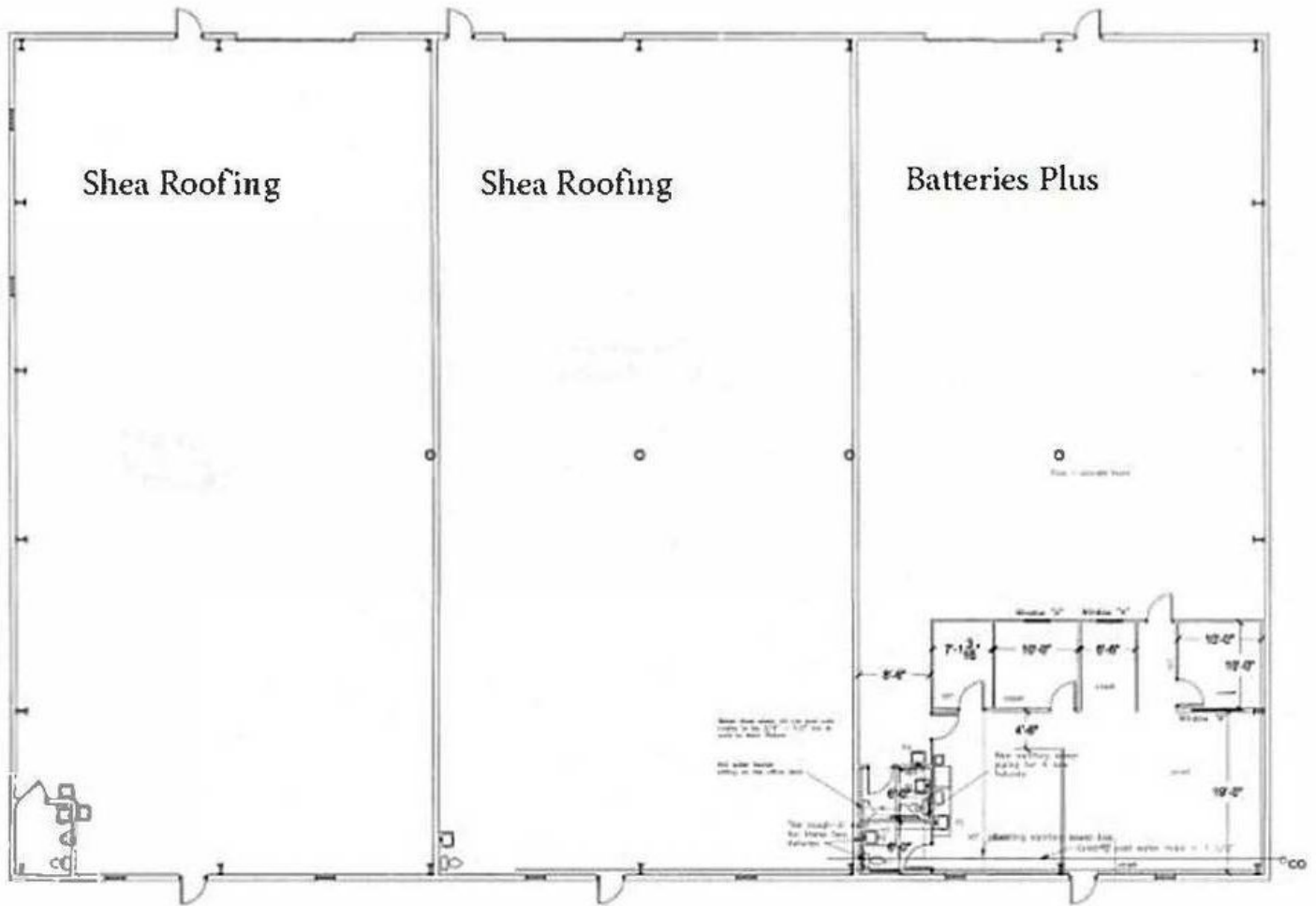
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80-90 N. Donerville Road Building #2



Building #2

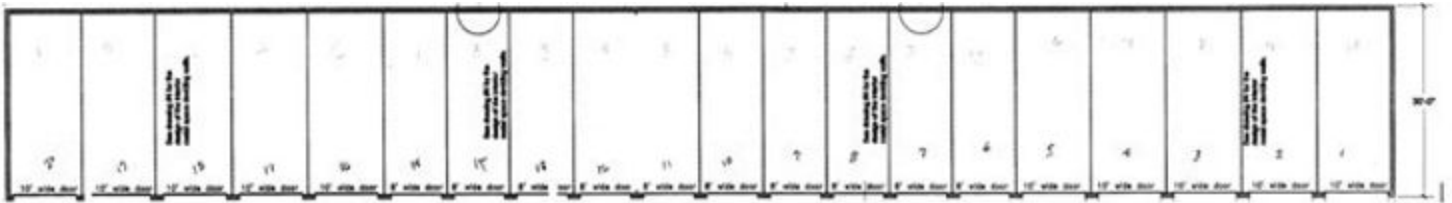
Building 2 of 5 at 90 Donerville Road, is a warehouse/flex building with 3 main bays, each totaling approximately 5,000 sf, for a total building size of about 15,000 sf. All suites have 18' high ceilings and a 10' x 16' grade level door. The entire building is leased.

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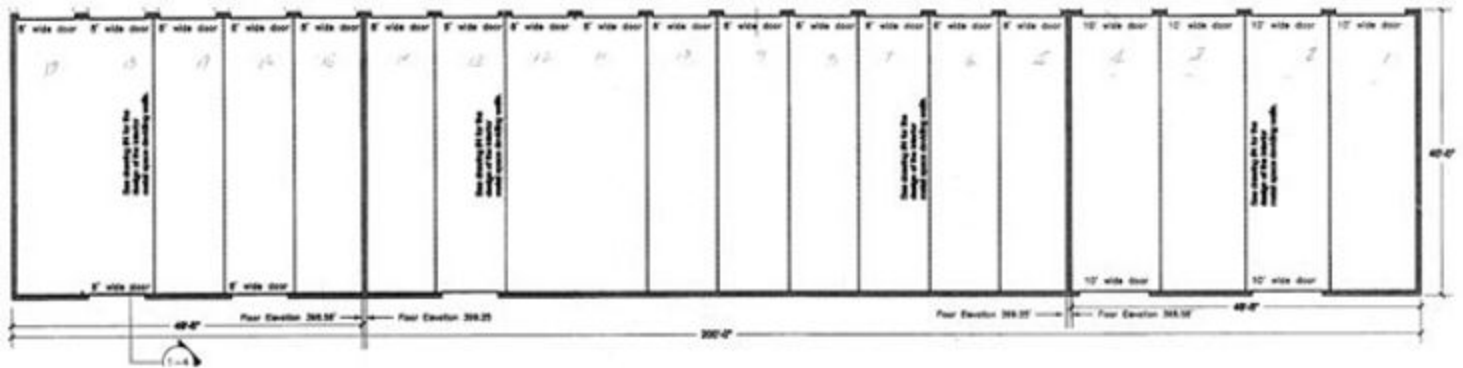
80-90 N. Donerville Road Buildings #3 & #4



Building #4 (AKA Building A)

Building 4 of 5 at 90 Donerville Road, is the second self-storage building currently consisting of 19 suites. It has 10' high ceilings, is also completely leased and has a waiting list. The size configuration of the spaces are as follows:

- 1 - 20' x 30'
- 9 - 12' x 30'
- 8 - 10' x 30'



Building #3 (AKA Building B)

Building 3 of 5 at 90 Donerville Road, is the first self-storage building currently consisting of 16 suites. It has 10' high ceilings and several of the suites have additional rear doors for potential expansion space, in the event a warehouse tenant needs more space. The building is currently leased and has a waiting list. The size configuration of the spaces are as follows:

- 2 - 20' x 40'
- 4 - 12' x 40'
- 11 - 10' x 40'

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80-90 N. Donerville Road Buildings #5 - #7



Building #5

Building 5 of 5 at 90 (AKA 88) Donerville Road, is a single-family residential home currently leased to a long-term tenant. It is a one level brick rancher, approximately 1,222 square feet and sits on a 2.97-acre parcel with buildings 1-4. It has 3 bedrooms, 1 bathroom, finished lower level and a 1 car garage. It is served by public water and sewer and is Zoned I-2 General Industrial District.

Building #6

82 Donerville Road, is a single-family residential home currently leased to a long-term tenant. It is a one level brick rancher, approximately 1,280 square feet and sits on a 0.9-acre parcel with a large back yard. It has 2 bedrooms, 1 bathroom, partially finished basement and a 1 car garage. It is served by public water and sewer and is Zoned I-2 General Industrial District.

Building #7

80 Donerville Road, is a single-family residential home currently leased to a long-term tenant. It is a one level brick rancher, approximately 1,190 square feet and sits on a 1.08-acre parcel with a large back yard. It has 3 bedrooms, 1 bathroom, partially finished basement and a 1 car garage. It also has a large two car out building in need of repair. It is served by public water and sewer and is Zoned I-2 General Industrial District.



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FOR SALE

80-90 N. Donerville Road



80, 82 and 90 Donerville Road									
Annual Property Operating Data									
Building	1	2	2	3	4	5	6	7	Totals
Address (Donerville Rd)	90	90	90 (98)	90	90	90 (88)	82	80	
Tenant	Shea	Shea	Battery	Storage	Storage	Res	Res	Res	
Rental Income	0	67,644	53,760	32,719	35,333	16,488	15,528	15,348	236,820
Vac. and Credit Loss	0	0	0	0	0	0	0	0	0
Gross Operating Income	0	67,644	53,760	32,719	35,333	16,488	15,528	15,348	236,820
Expenses (Paid by LL)									
School Tax	21,350						2,926	2,808	27,084
County/West Hemp.	6,218						835	801	7,854
Rental License									0
Insurance	7,417						645	665	8,727
Water	379					Well?	44		423
Sewer	400					400	398	400	1,598
Trash/Recycle						285	285	285	855
Outside/Lawn Care	720								720
Snow									0
Maintenance	1,872					2,244	1,419	583	6,118
Replace Res.									0
Natural Gas/Oil									0
Electric	1,692								1,692
Communication									0
Security/Fire	2,111								2,111
Pest Control									0
Janitorial									0
Advertising/Office	1,385								1,385
Property Mgmt. 3%	7,105					0			7,105
Misc.	495					147		0	642
Total Expenses (Paid by LL)	51,144	0	0	0	0	3,076	6,552	5,542	66,314
Net Operating Income	-51,144	67,644	53,760	32,719	35,333	13,412	8,976	9,806	170,506
								Price	\$3,300,000
								Cap Rate	5.17%

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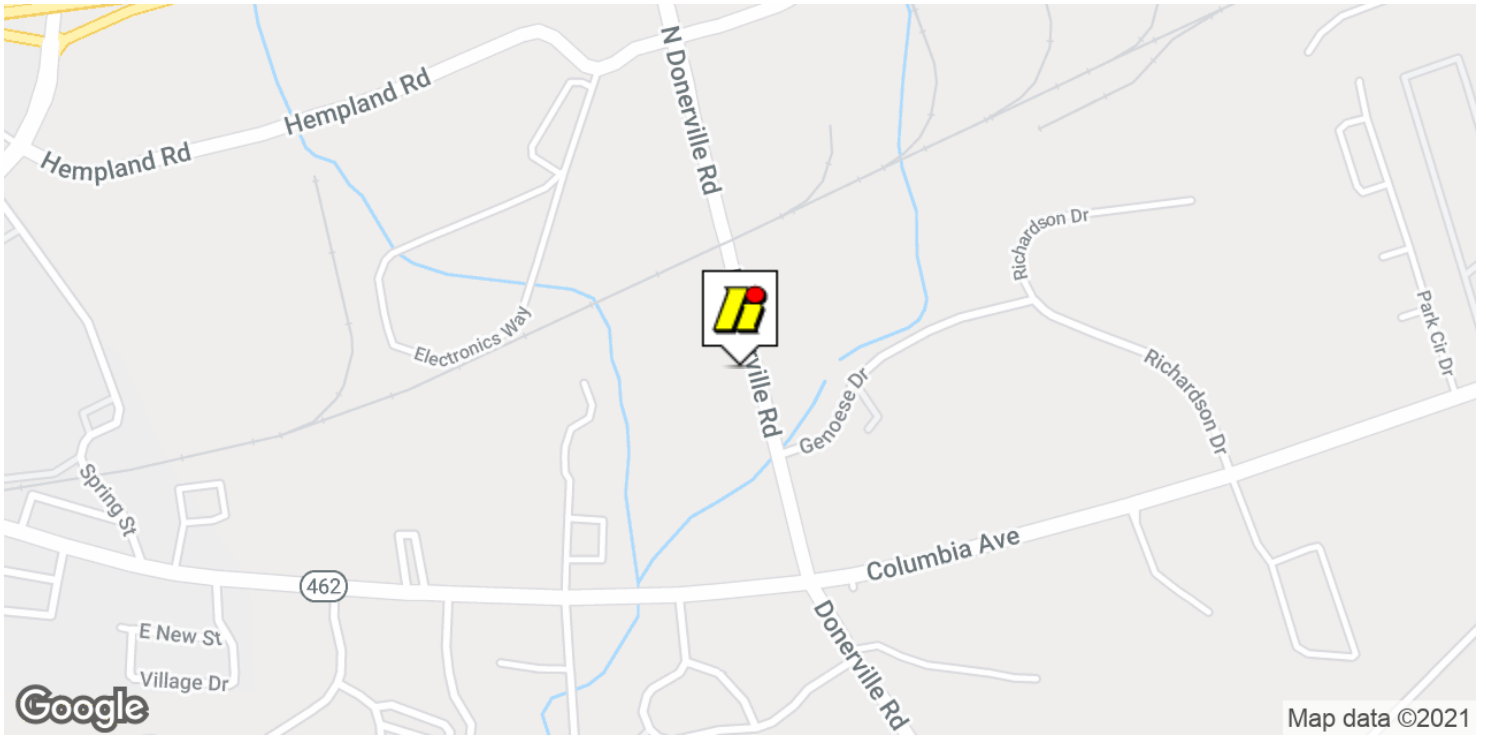
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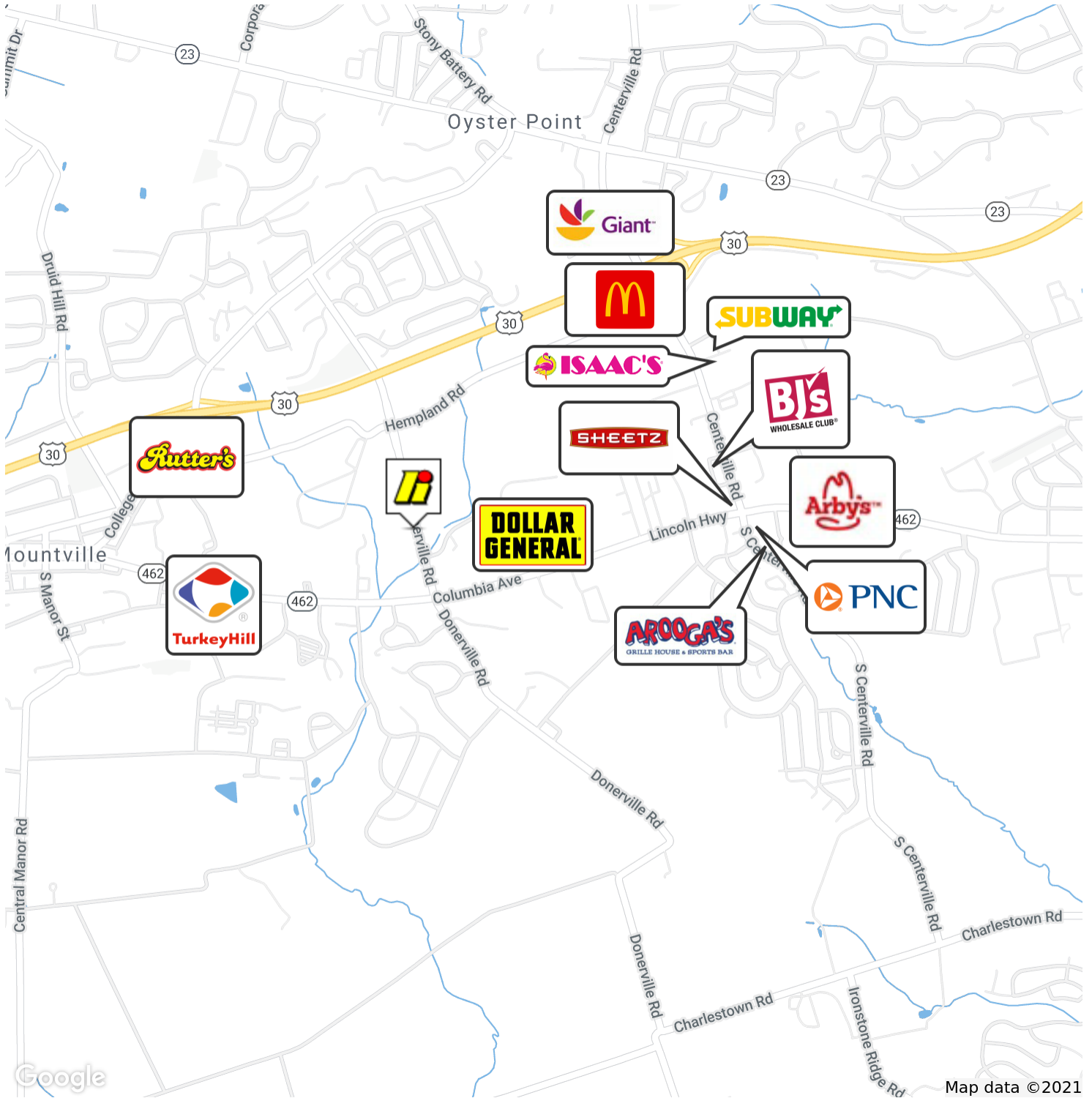
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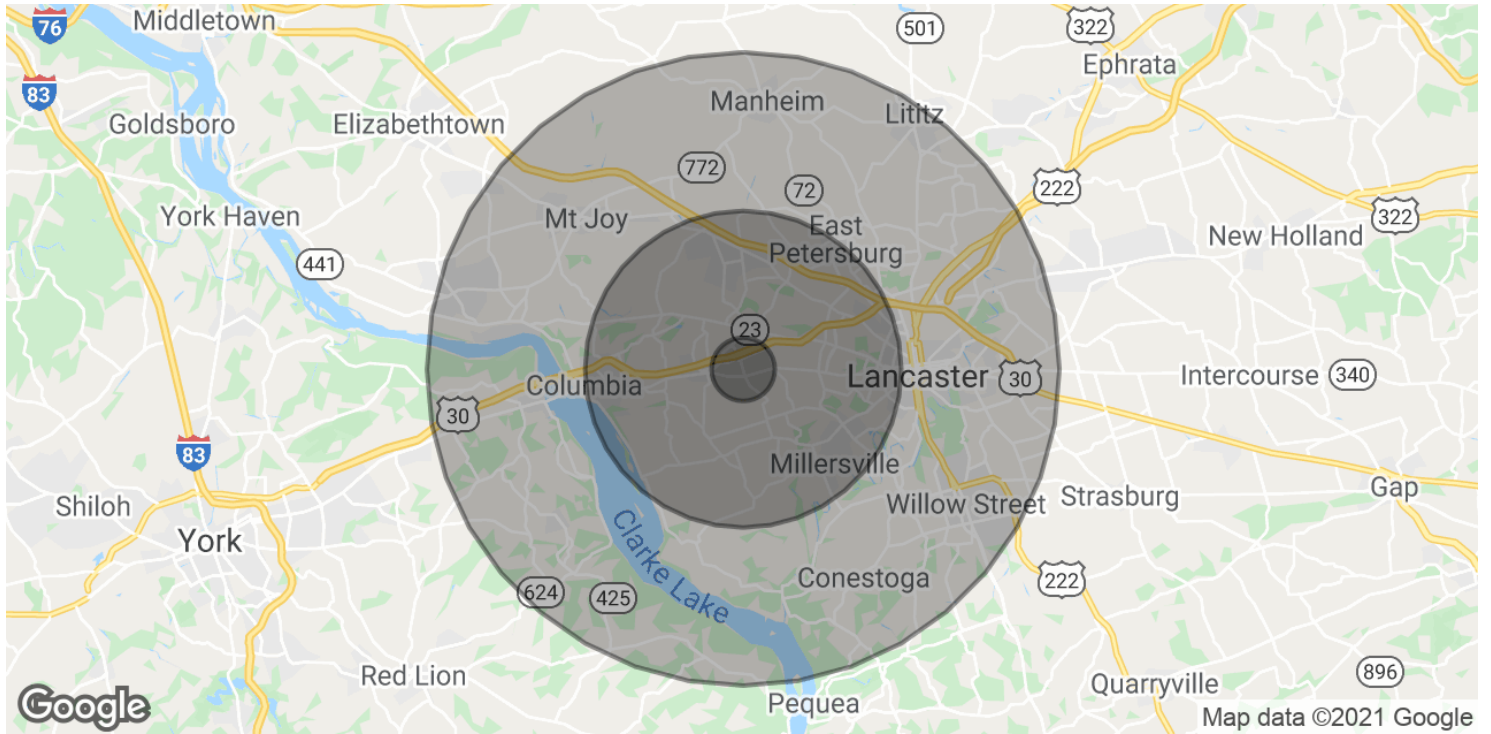


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,610	85,429	309,110
Average age	39.5	40.1	38.0
Average age (Male)	37.7	38.9	36.8
Average age (Female)	41.1	41.1	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,454	33,611	120,803
# of persons per HH	2.5	2.5	2.6
Average HH income	\$76,145	\$77,105	\$66,728
Average house value	\$224,578	\$229,622	\$208,011

* Demographic data derived from 2010 US Census

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*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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