

FOR SALE

402 S Chiques Road



MANHEIM, PA 17545

CONVENIENT PROXIMITY TO I-83

25+ PARKING SPACES

20' CEILING HEIGHT

14' X 14' GRADE DOOR

BRIAN DAVISON, CCIM, SIOR

717.293.4513

bdavison@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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### SALE INFORMATION

Sale Price:	\$995,000
County:	Lancaster
Municipality:	East Hempfield
Available SF:	4,100 SF
Acres:	1.79 Acres
Tax Account Number:	2906972100000
Deed Reference:	5392-274

### PROPERTY OVERVIEW

This well located property is directly off I-283 at Spooky Nook Road. Currently known as the Leed Truck Center, this property has a large, heated garage with 20' ceilings and an oversized 14 x 14 grade level door. It also has a detached office building with ADA restroom and a third building with another office and shed storage. The convenient location of this property says it all.

### OFFERING SUMMARY

HVAC:	Propane	Total Taxes:	8,653
Sprinklers:	No	Dock Door/Grade Doors:	1; 14' x 14'
Parking:	Parking Lot	Lighting:	Fluorescent
Water:	Well	Ceiling Height (ft):	20.0
Sewer:	Septic	Flooring:	Concrete
Zoning:	Community Business Center		



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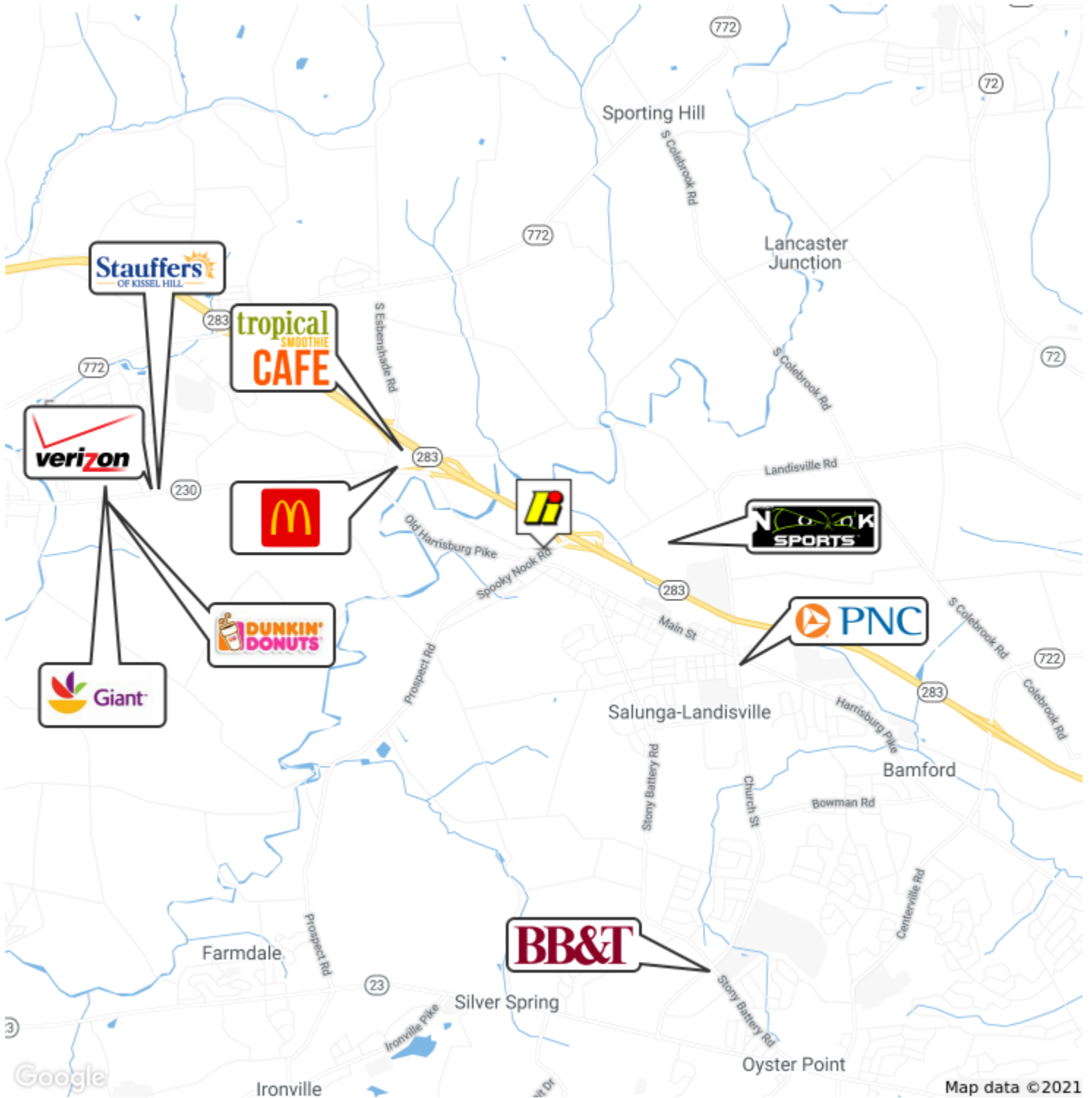
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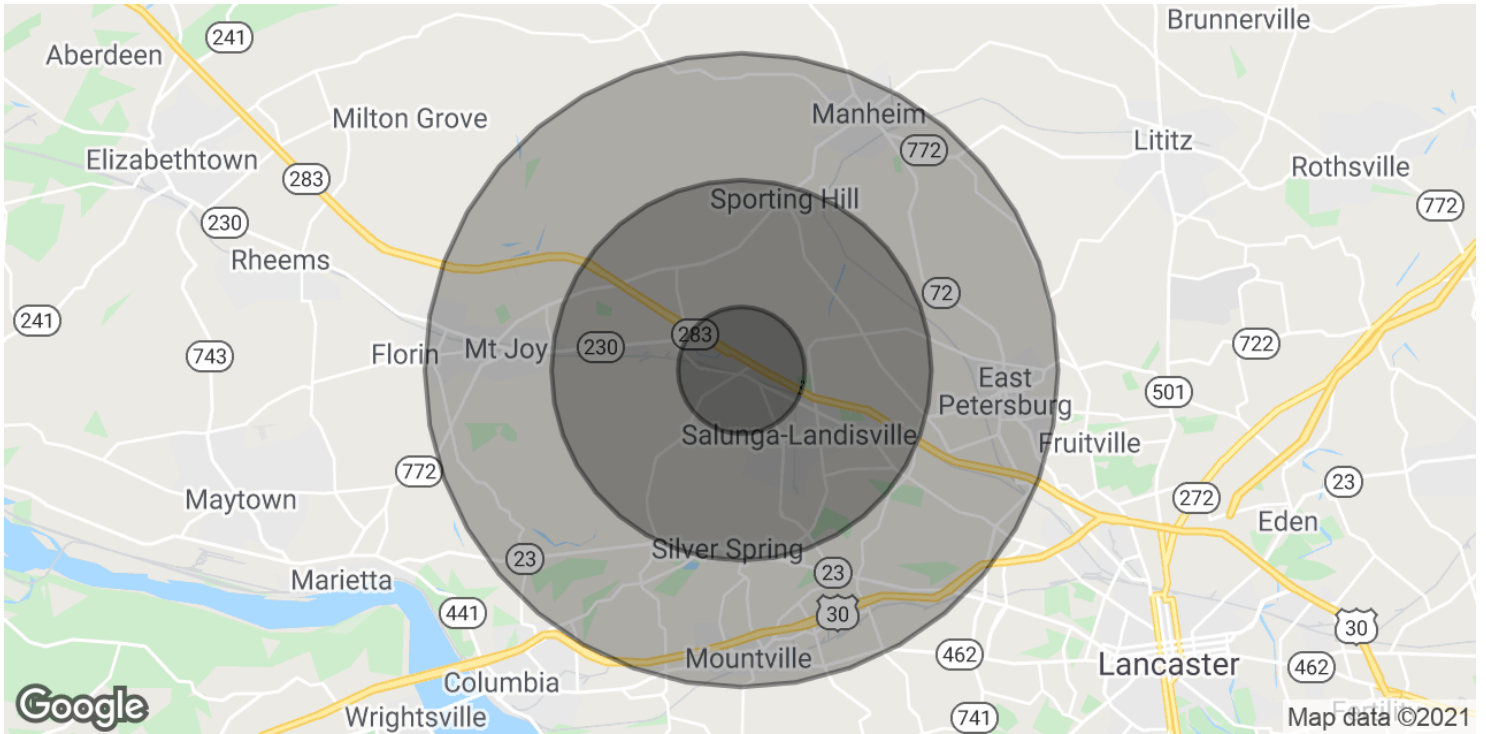


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,414	19,045	59,556
Average age	42.8	42.4	41.1
Average age (Male)	41.8	41.8	40.0
Average age (Female)	44.0	43.3	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	919	7,300	23,341
# of persons per HH	2.6	2.6	2.6
Average HH income	\$80,545	\$79,337	\$77,466
Average house value	\$222,700	\$221,592	\$231,189

\* Demographic data derived from 2010 US Census

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*An Affiliate of High Real Estate Group LLC*

*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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Lancaster, PA 17601  
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5000 RITTER ROAD SUITE 201  
P.O. Box 1367  
Mechanicsburg, PA 17055