

FOR LEASE

181 E Stiegel Street



MANHEIM, PA 17545

DRY, HEATED DROP STORAGE SPACE

COMMON AREA AND SHARED DOCK DOORS



F. JEFFREY KURTZ, CCIM

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LEASE INFORMATION

Lease Rate:	\$5.00 SF (NNN)
County:	Lancaster
Municipality:	Manheim Borough
CAM:	\$1.89
Available SF:	9,000 SF

PROPERTY OVERVIEW

A dry, heated, drop storage space that is not secured and shared among other similar Co-Tenants. Common area and shared dock doors, drive in door and hallways. This 9,000 SF area is in an open space of the larger warehouse between other users. Security fencing can be added by a Tenant at their expense if required. Light assembly, distribution or manufacturing could be an approved use as well.

OFFERING SUMMARY

HVAC:	Gas	Lighting:	Fluorescent
Sprinklers:	Yes	Number of Floors:	2
Parking:	5 spaces	Flooring:	Concrete
Water:	Public		
Sewer:	Public		
Zoning:	PC-Planned Industrial/Corporate Center		

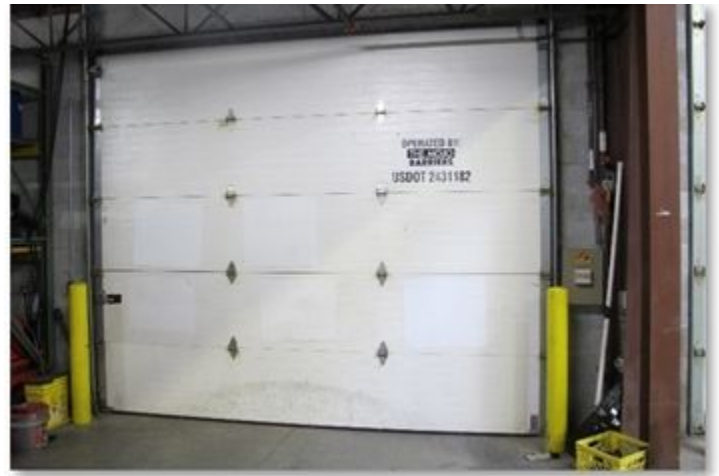


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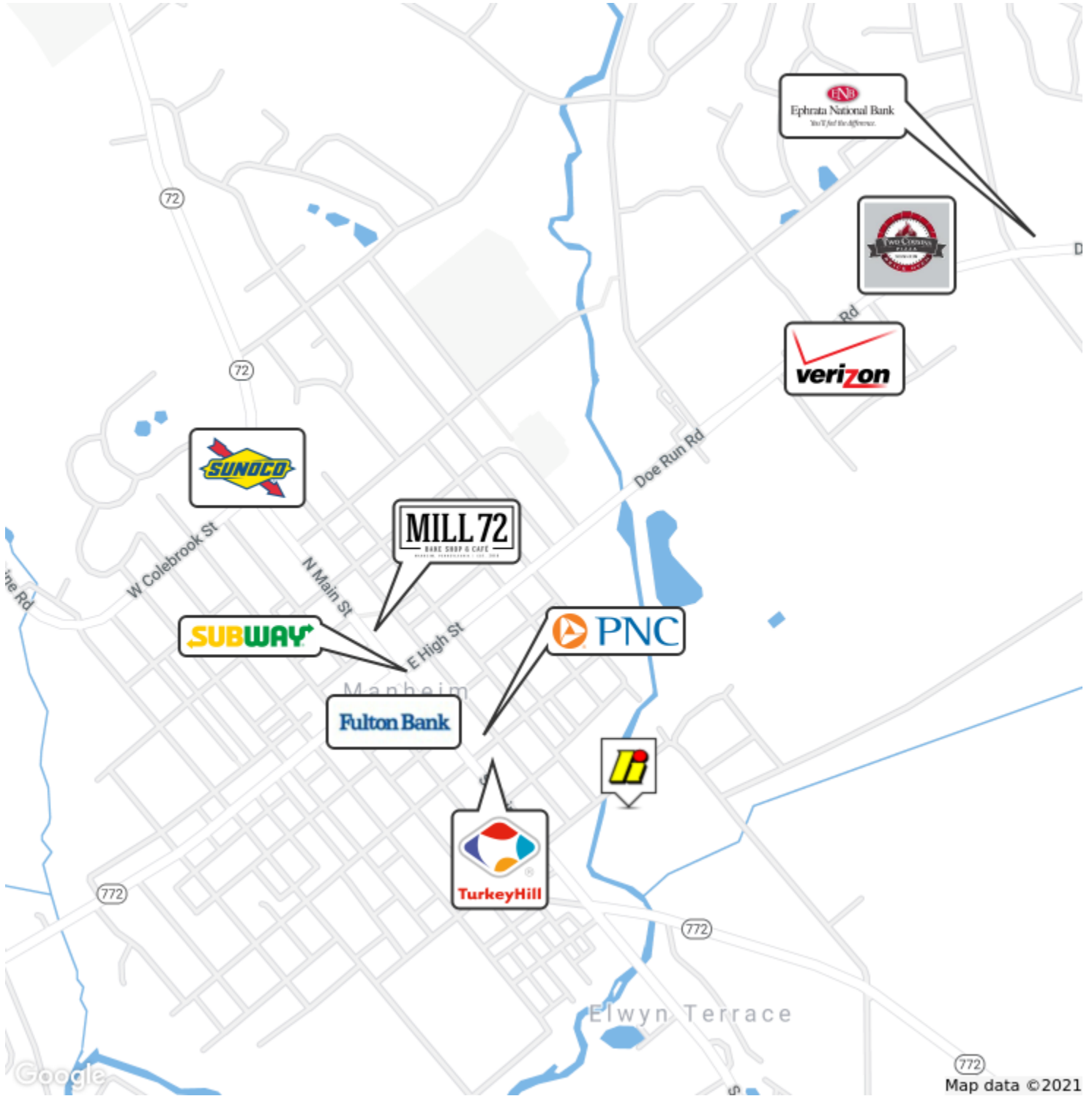
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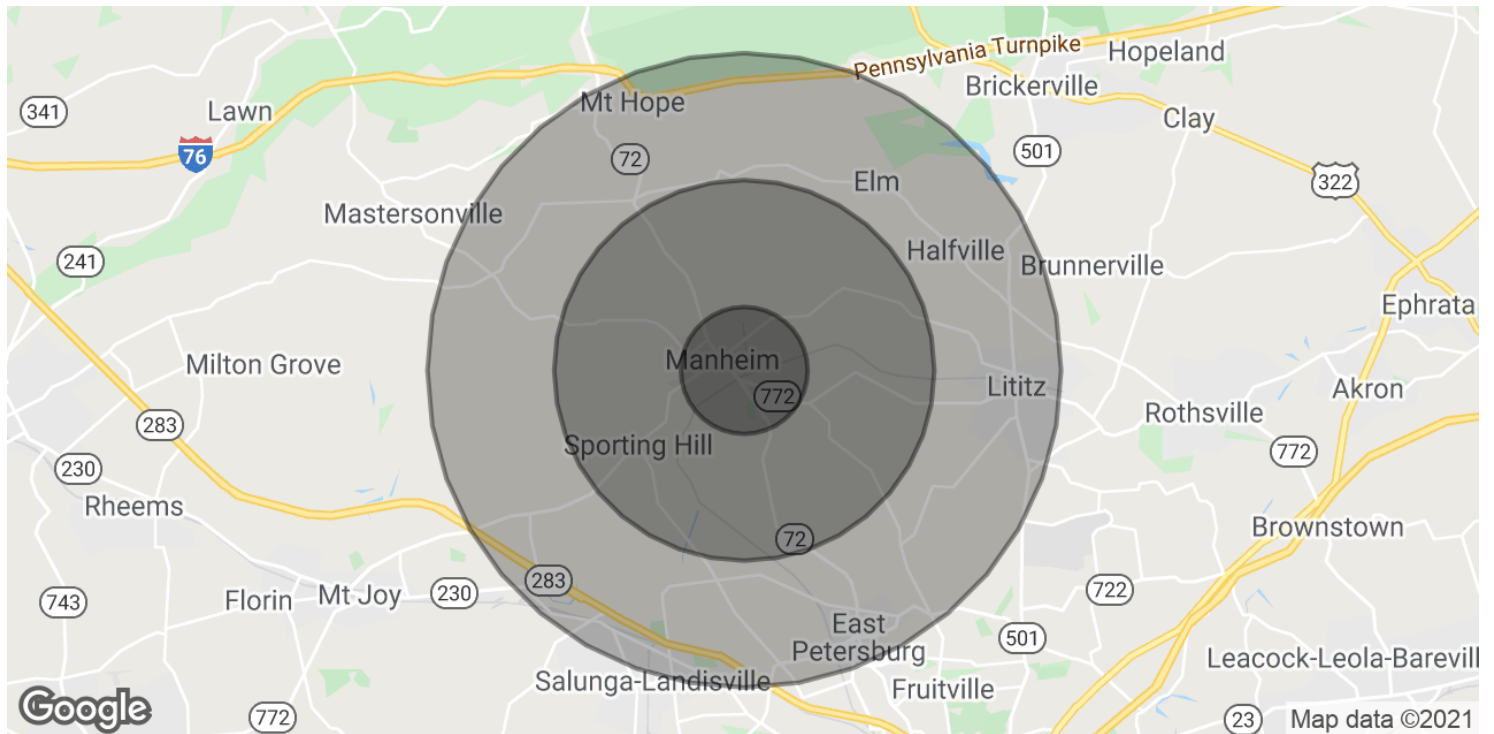


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,292	13,859	37,350
Average age	38.8	40.2	40.4
Average age (Male)	35.7	38.3	39.1
Average age (Female)	42.0	42.0	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,096	5,421	14,233
# of persons per HH	2.5	2.6	2.6
Average HH income	\$60,548	\$62,778	\$78,163
Average house value	\$159,948	\$166,875	\$236,290

* 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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