

# FOR LEASE INDUSTRIAL BUILDING

2910 OLD TREE DRIVE, LANCASTER, PENNSYLVANIA



<b>LEASE RATE:</b>	\$5.95/SF Gross
<b>LEASED AREA:</b>	20,729 - 28,630 SF (Dry Warehouse Space)
<b>CONSTRUCTION:</b>	Masonry and Metal
<b>CEILING HEIGHT:</b>	22' - 24' Clear
<b>COLUMN SPACING:</b>	56' X 50'
<b>FLOORS:</b>	6" Reinforced Concrete, 3000# PSI
<b>HEAT:</b>	Unheated
<b>LIGHTING:</b>	T-5 Fluorescent (Motion Activated)
<b>LOADING DOORS:</b>	(4) Dock Doors with Levelers
<b>SPRINKLER:</b>	Dry
<b>PARKING:</b>	Ample On-Site
<b>ZONING:</b>	(E) Enterprise
<b>LOCATION:</b>	3/4 mile from US Route 30 (Centerville Exit), 7 miles from PA Route 222, 4 miles from PA Route 283, 17 miles from PA Turnpike Exit 266, 20 miles from PA Turnpike Exit 286
<b>AVAILABILITY:</b>	Immediate (Listing offered as a sub-lease through June 2020)

**Daniel A. Berger, CCIM, SIOR**

**Daniel Berger, Jr.**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (717) 735-6001 Fax

[dan@uscommercialrealty.net](mailto:dan@uscommercialrealty.net)

[danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)