

FOR LEASE
± 30,000 SF - WAREHOUSE / OFFICE
LANCASTER, PENNSYLVANIA



Location: **2320 Norman Road, Upper Leacock Township, Lancaster, PA 17601**

Distances to: Route 23 ± 1.8 miles Route 30 ± 2.8 miles Route 222 ± 3.7 miles
 Route 340 ± 2.0 miles Route 772 ± 3.0 miles PA Turnpike ± 15.5 miles

Zoning: **I-1 - Light Industrial District** permitted uses include: Agricultural operation; machine, tool and die and metal fabrication shops; printing and publishing; manufacturing, packaging, storage and/or wholesaling; microbreweries; repair shops; retail sales, service and rental of recreation equipment and supplies; shops, offices and showrooms for contractors; sawmills, sign makers; small engine repair shops, among others.

Lot Size: ± 2.82 acres (part of a 7.06 acre site)

Available Space:

- Warehouse / climate controlled production area / cooler and freezer space: ± 26,160 SF
- Office / lunchroom/ bathrooms / conference room / showroom: ± 3,840 SF
- Mezzanine space: ± 3,000 SF

Details:

- Built in 2005
- Block, aluminum & steel building
- Metal roof
- Ceiling heights: ± 22' clear
- Power: 650 AMPS; 3 Phase
- Loading Docks: 5 - 8' x 9' : 2 with levelers
- Drive-In Doors: 3 - 10' x 10', 12' x 14' and 14' x 14'
- Concrete floors

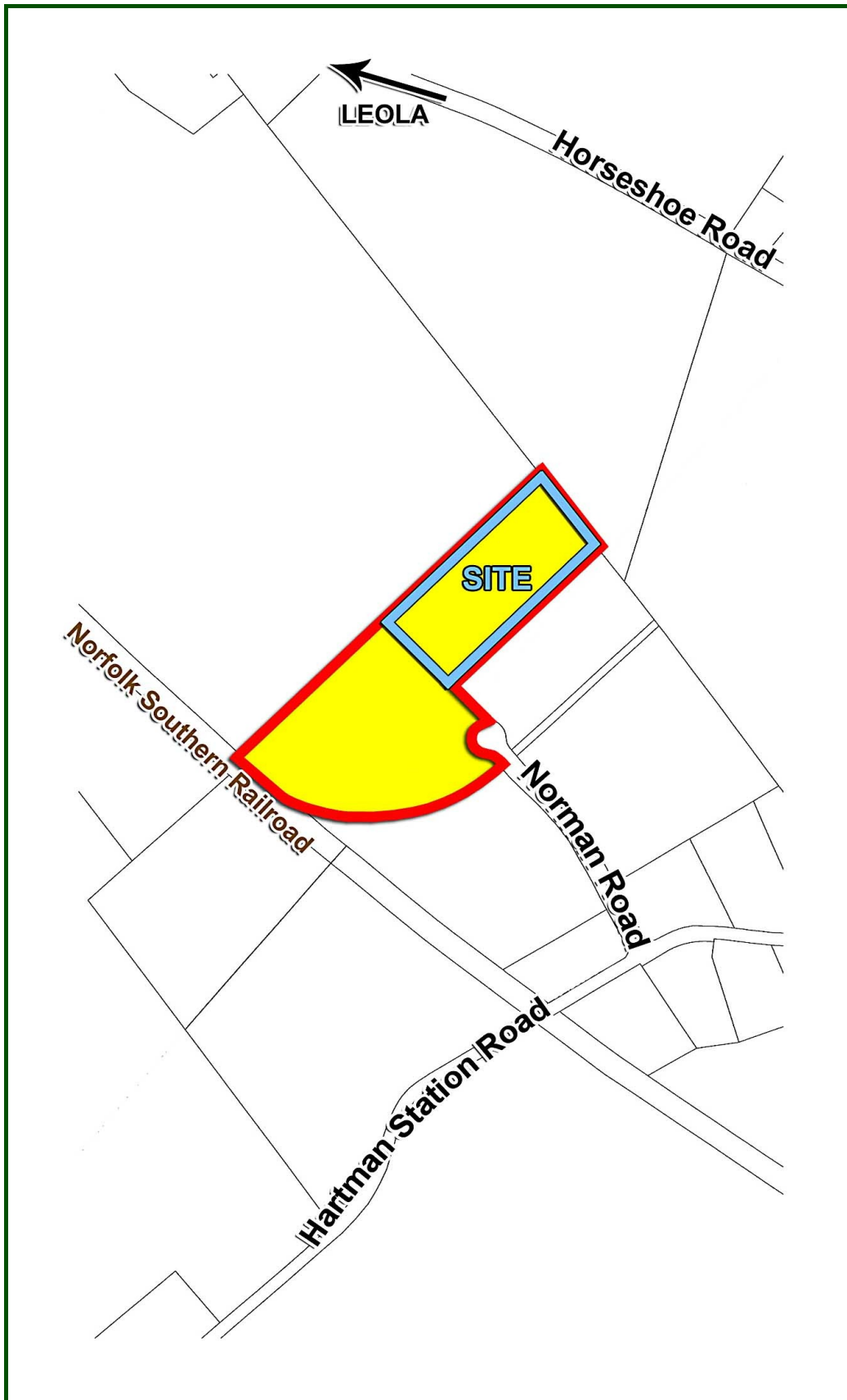
Utilities: Well water and public sewer

Demographics:	<u>2017</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
	Population:	23,789	94,721	319,024	462,570
	Average Household Income:	\$83,234	\$75,996	\$78,682	\$79,280

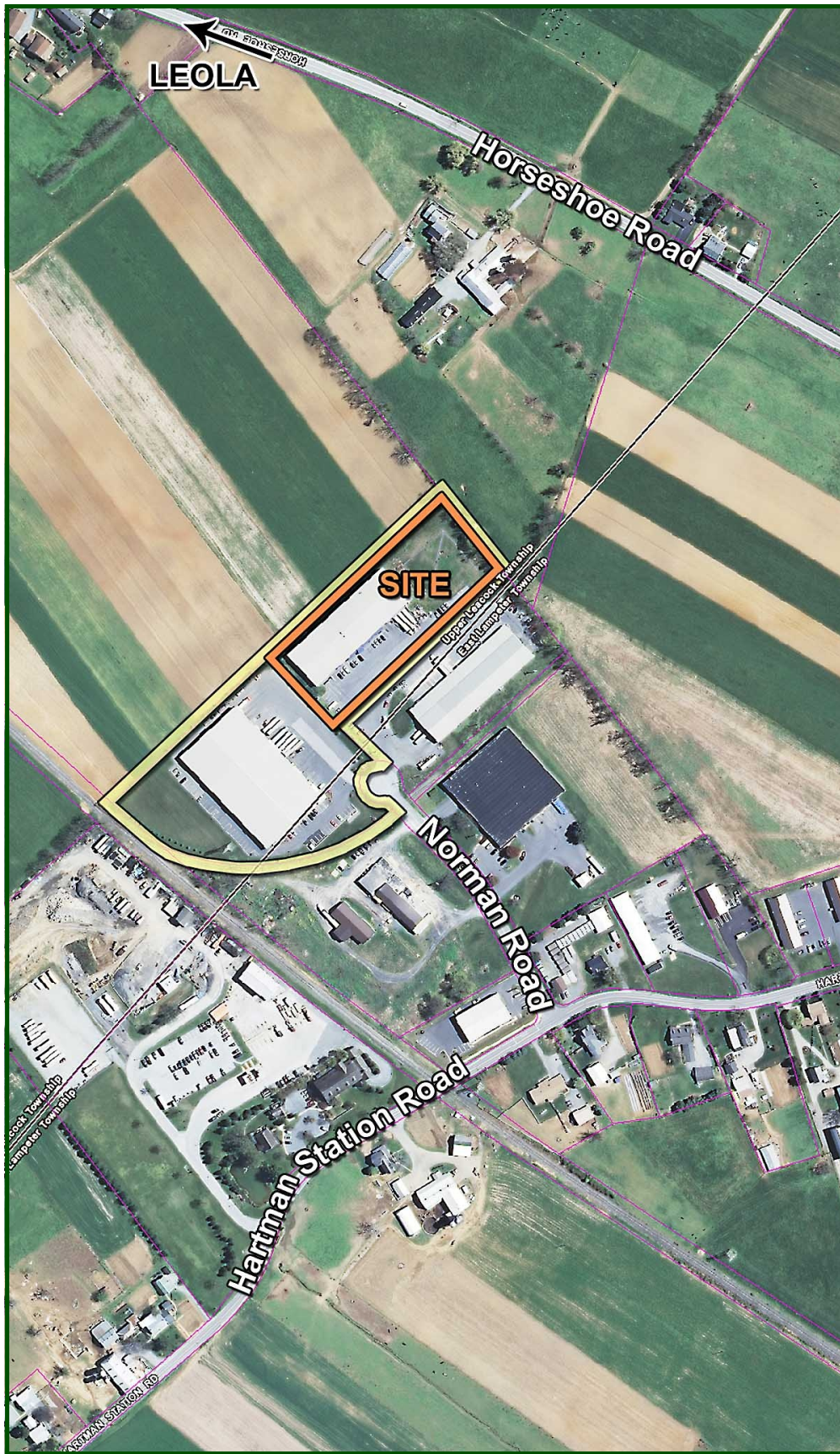
Lease Price: **\$ 6.50 PSF NNN**



TAX MAP



AERIAL



OFFICE PLAN

9A
DATE: 12/20/11
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: 1/4" = 1'-0"

PROPOSED NEW BUILDING FOR:
BEANIE'S CHUCK WAGON
2314 NORMAN ROAD LANCASTER, PA 17604

SCENIC RIDGE CONSTRUCTION
425 W. 100th St. Lancaster, PA 17602
PH: 717-461-1522 FAX: 717-461-1522

CONF. (29) OCCUPANTS
SHOW ROOM (17) OCCUPANTS
CONFERENCE
RECEPTION / CONVENIENCE
LOBBY
OFFICE
OFFICE
OFFICE
LUNCH
LUNCH
TECH.
MEN
WOMEN
Q.A. LAB
LOCKER
VEST.
ST.
ST.
HALLWAY
LANDSCAPING
CONV. PAD W/ 1' MAX. TRANSITION

H/C STORAGE DETAIL

NOTE: CONSULT WITH PANEL SHOPS TO DETERMINE THE LOCATION OF THE STORAGE CABINETS. THE LOCATION OF THE STORAGE CABINETS SHALL BE DETERMINED BY THE PANEL SHOPS. THE STORAGE CABINETS SHALL BE LOCATED IN THE OFFICE AREA. THE STORAGE CABINETS SHALL BE LOCATED IN THE OFFICE AREA. THE STORAGE CABINETS SHALL BE LOCATED IN THE OFFICE AREA.

OFFICE FLOOR PLAN
SCALE: 1/4" = 1'-0"

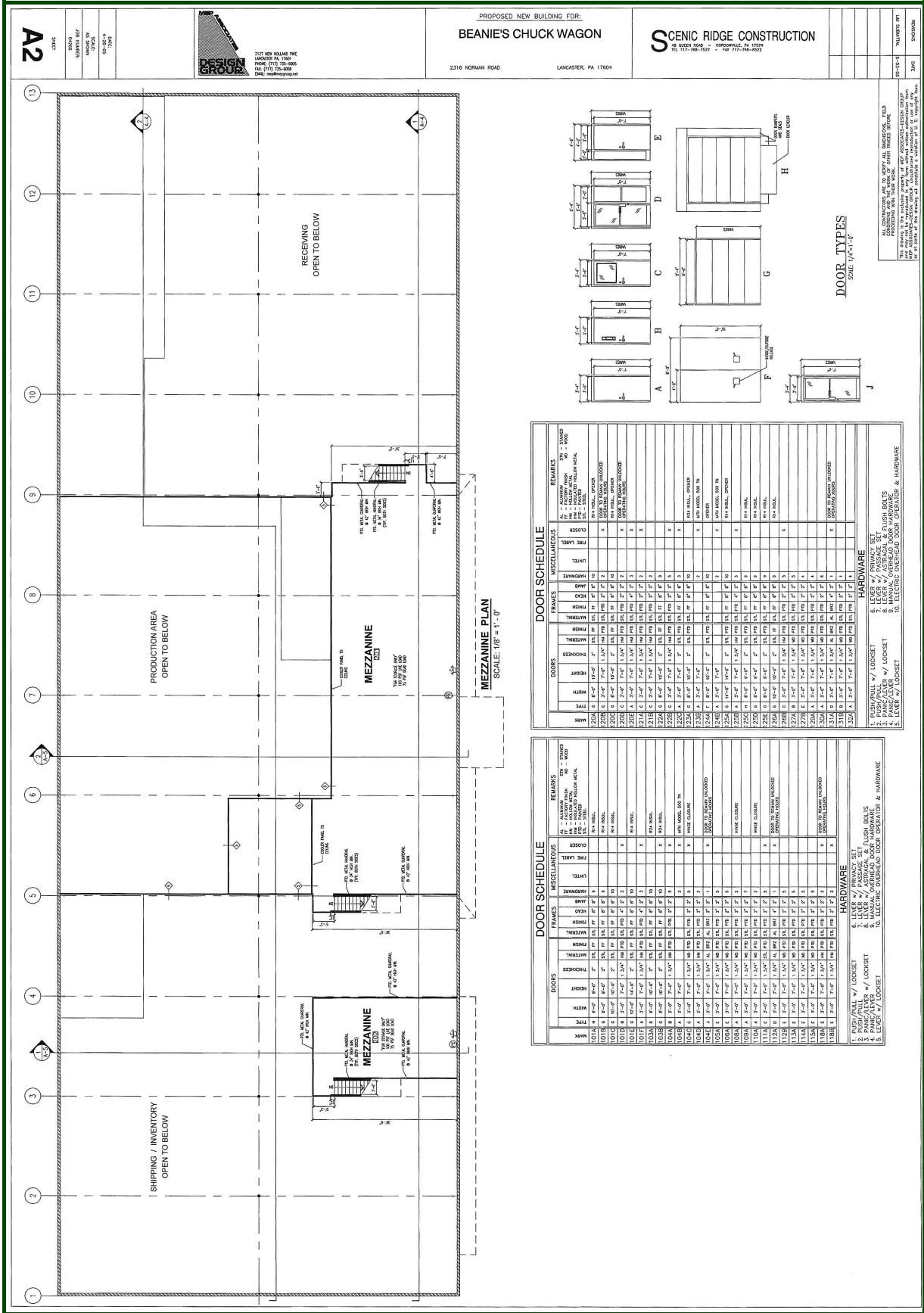
NOTE:
1) INTERIOR WALLS SHALL BE FINISHED WITH GYPSUM BOARD OR SPACELITE WHICH MAY JUSTIFY USE SHALL BE FINISHED IN A COORDINATING FASHION.
2) A TYPICAL OFFICE STAIRS SHALL BE FINISHED WITH THE SAME FINISH AS THE OFFICE FLOOR.
3) DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

TYPICAL DOOR ELEVATIONS
NOTE: DIMENSIONS ARE SHOWN IN PARENT BRACKETS.
DOOR TO INTERIOR SHALL BE 1'-0" MIN. WIDE BY 6'-8" MIN. HIGH.

WALL TYPES		
 WALL TYPE 1	 WALL TYPE 2	 WALL TYPE 3
 WALL TYPE 4	 WALL TYPE 5	 WALL TYPE 6
 WALL TYPE 7	 WALL TYPE 8	 WALL TYPE 9
 WALL TYPE 10	 WALL TYPE 11	 WALL TYPE 12
 WALL TYPE 13		

SCALE: 1/2" = 1'-0"

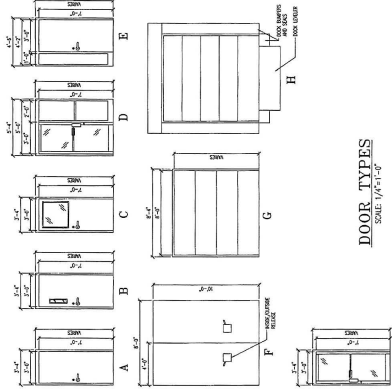
MEZZANINE PLAN



PROPOSED NEW BUILDING FOR:
BEANIE'S CHUCK WAGON
 2316 NORMAN ROAD
 LANCASTER, PA 17604

SCENIC RIDGE CONSTRUCTION
 1000 W. MARKET ST. #200
 LANCASTER, PA 17602

A2
 SHEET
 DATE
 DRAWN
 CHECKED
 APPROVED

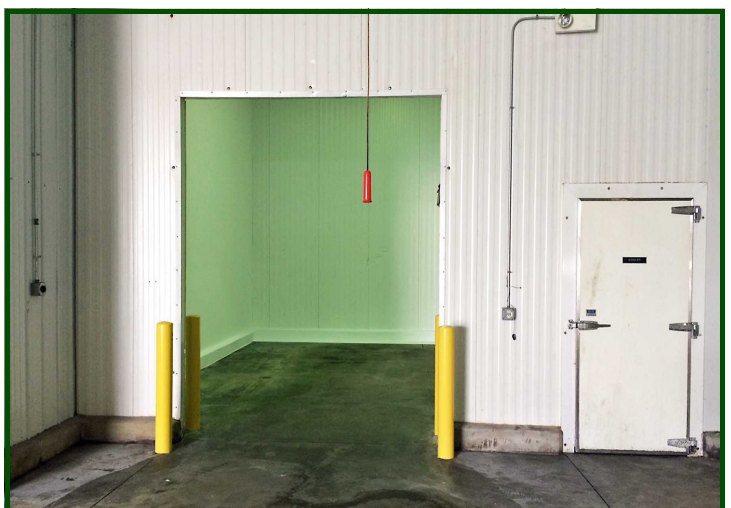


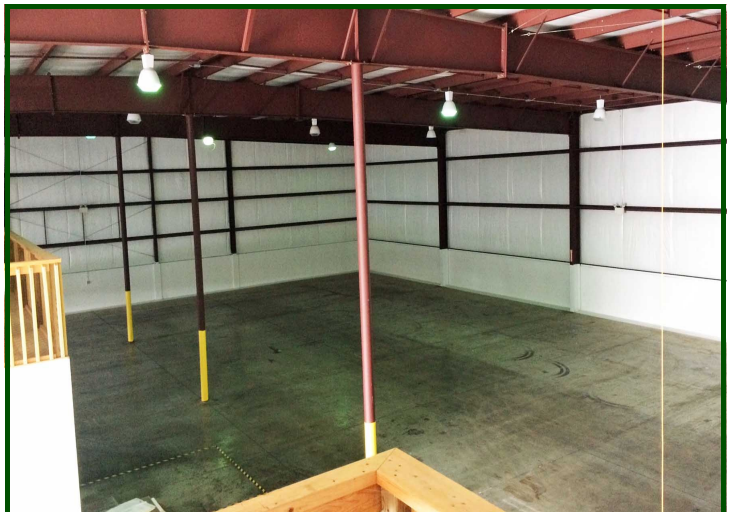
NO.	MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRESH	HEAD	LAB	MISCELLANEOUS	REMARKS
1200	A	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1201	B	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1202	C	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1203	D	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1204	E	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1205	F	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1206	G	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1207	H	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1208	I	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1209	J	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME

NO.	MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRESH	HEAD	LAB	MISCELLANEOUS	REMARKS
1210	A	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1211	B	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1212	C	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1213	D	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1214	E	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1215	F	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1216	G	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1217	H	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1218	I	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME
1219	J	1	3'-0"	7'-0"	1 1/2"	ALUMINUM	NO	NO		ALUMINUM FRAME	ALUMINUM FRAME

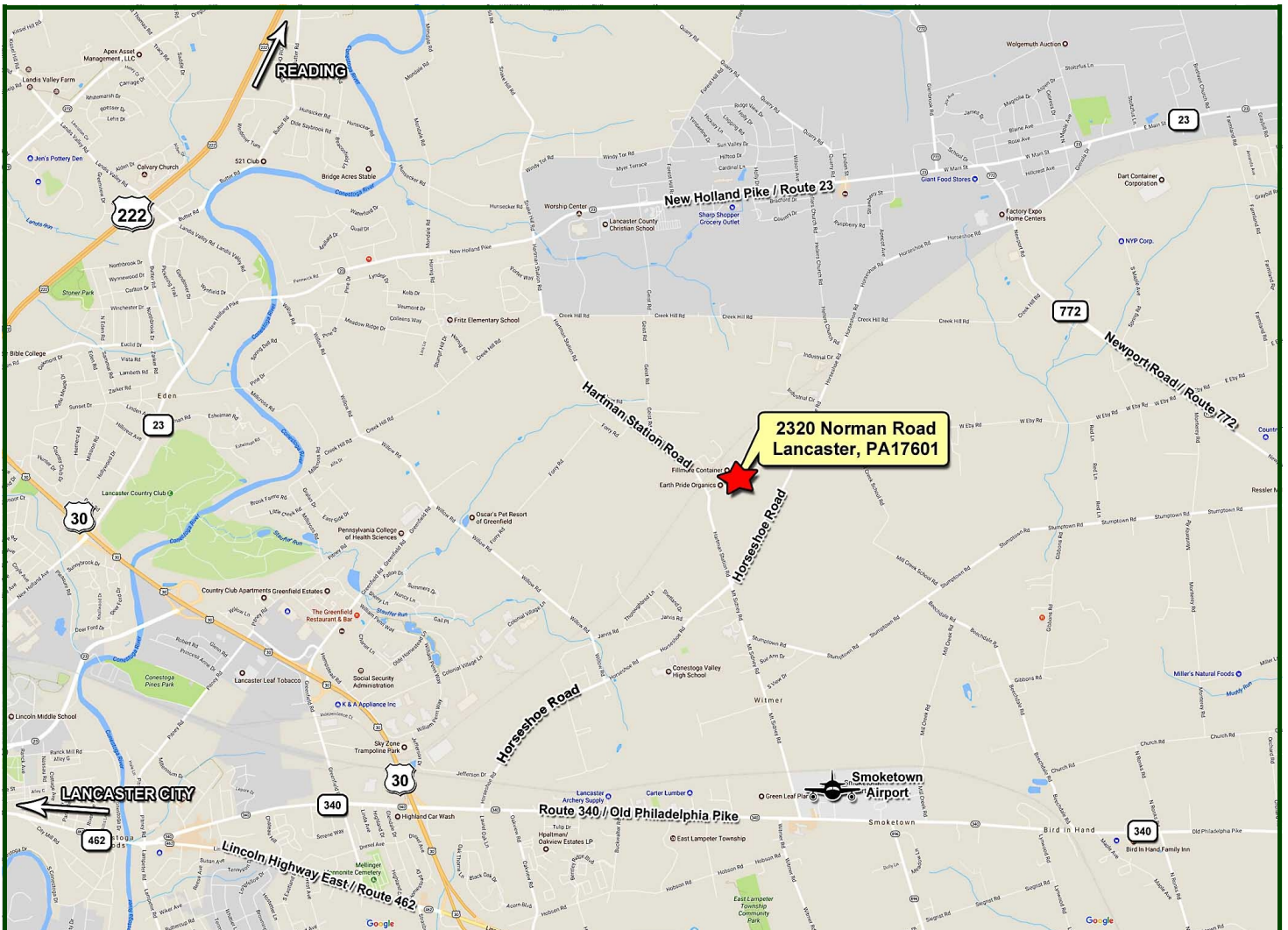
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PHOTOGRAPHS





LOCAL MAP



SCOTT D. BRADBURY



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