

FOR LEASE

OFFICE AND WAREHOUSE SPACE

15 - 37 NORTH LANE, LITITZ, PA 17543



OFFICE LEASE RATE: \$10.95/SF NNN (\$7,482.50/month)

WAREHOUSE LEASE RATE: \$ 4.50/SF NNN (\$1,500.00/month)

LEASABLE AREA: Office: 8,200 ± SF
Warehouse: 4,000 ± SF

LOT SIZE: 0.925 ± Acres

ZONING: Lititz Run Revitalization District - Lititz Borough

REAL ESTATE TAXES: \$17,602.43 (2018-2019)

PARKING: Sixty (60) ± On-Site Parking Spaces

ADDITIONAL COMMENTS: **Office Space:** 8,200 ±SF of professional office space with a mix of private offices and open floorplan with cubicles. Also includes a large conference room and kitchenette. Existing cubicles and office furniture can remain or be removed. Storage on lower level available. Space can possibly be subdivided.

Warehouse Space: 4,000 ± SF of warehouse space with one (1) roll-up garage door. Ideal for contractors, storage or service businesses.

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