

# FOR LEASE

## ± 15,000 SF WAREHOUSE 'TO BE BUILT'

### LANCASTER, PA



**Location:** 3032 Lincoln Highway East, Paradise, East Lampeter Township, Lancaster County, PA 17562

**Building Size:** ±15,000 SF

**Lot Size:** ± 5.30 Acres

<b>Demographics:</b>		<u><b>1 Mile</b></u>	<u><b>3 Miles</b></u>	<u><b>5 Miles</b></u>
<b>2018</b>	Population:	1,825	9,457	27,067
	Median HH Income:	\$57,330	\$60,322	\$63,571

**Traffic Counts:** Lincoln Highway East (Route 30)      17,447 Vehicles Per Day (both directions)

**Zoning:** **V-C Village Commercial** - permitted uses include: Agricultural operation, bed and breakfast, campgrounds, day care facility, dry cleaner and/or laundromat, emergency service facility, financial institution, forestry, funeral home, greenhouse, grocery store, home improvement and/or building supply store, hotel and/or motel, library, manufacturing, medical, dental, vision care and/or counseling clinic, museum, nursery, offices, personal service facility, places of worship, recreation use, restaurant containing no drive-through service lanes, retail bakery or confectioner, retail sales or craft store single-family detached dwellings, tourist home, United States Post Office, veterinary office, among others.

**Utilities:** Water: Well  
Sewer: Public

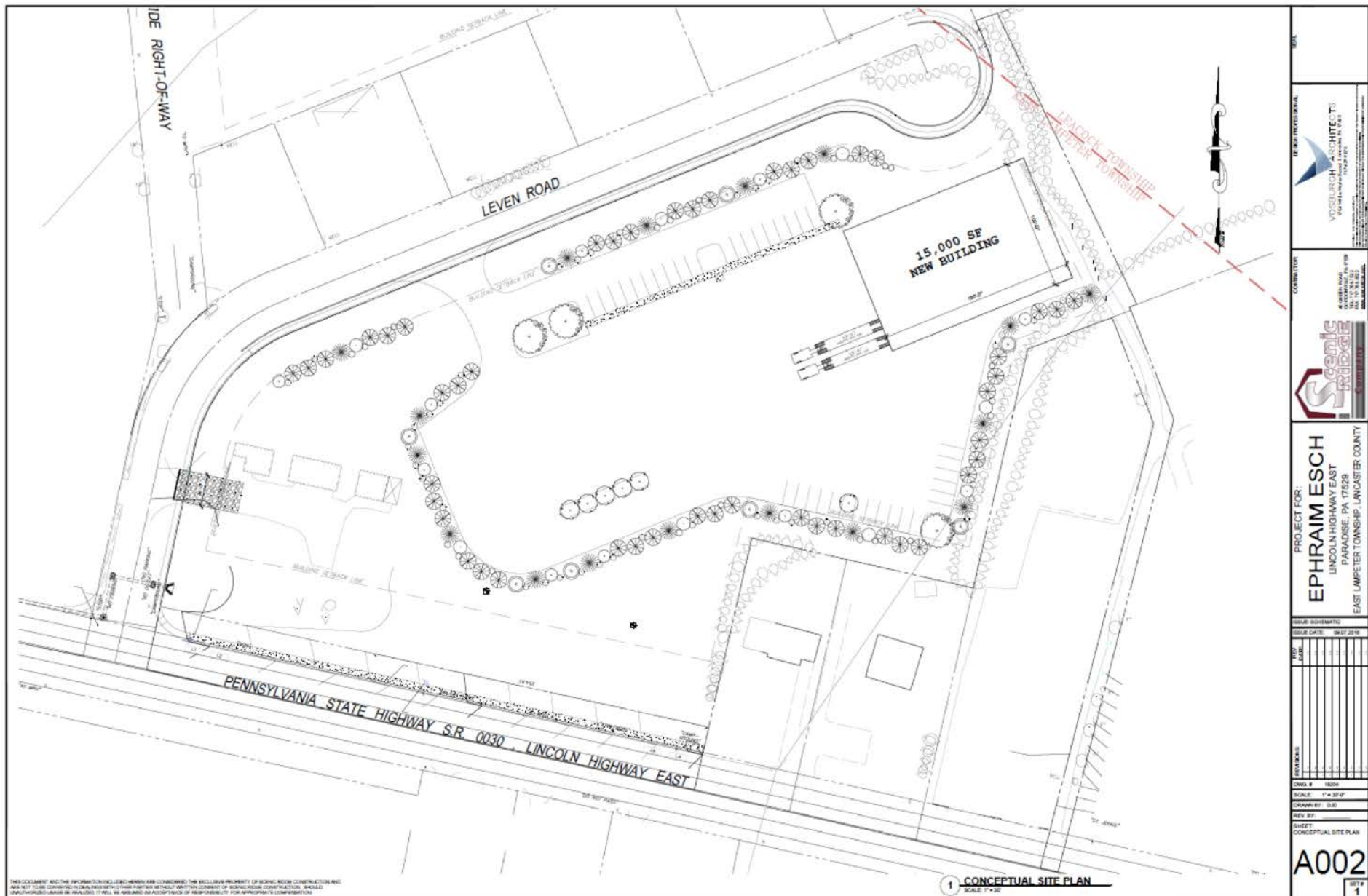
**Taxes:** \$3,281.97

**Lease Rate:** \$5.95 PSF NNN

\*Building lay-out subject to change



# Site Plan



DESIGN PROFESSIONAL  
**VOSBURGH ARCHITECTS**  
 530 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19106  
 TEL: 215 427-1777  
 FAX: 215 427-1778

CONTRACTOR  
**Scenic Bridge**  
 1100 W. MARKET ST., SUITE 100  
 PHILADELPHIA, PA 19107  
 TEL: 215 382-1111  
 FAX: 215 382-1112

PROJECT FOR:  
**EPHRAIM ESCH**  
 LINCOLN HIGHWAY EAST  
 PARADISE, PA 17529  
 EAST LAMETER TOWNSHIP, LANCASTER COUNTY

ISSUE SHEET NO.:

ISSUE DATE: 06/27/2018

DATE	DESCRIPTION

OWNER: ESCH

SCALE: 1"=30'-0"

DRAWN BY: DLS

REV BY:

SHEET: CONCEPTUAL SITE PLAN

**A002**

1

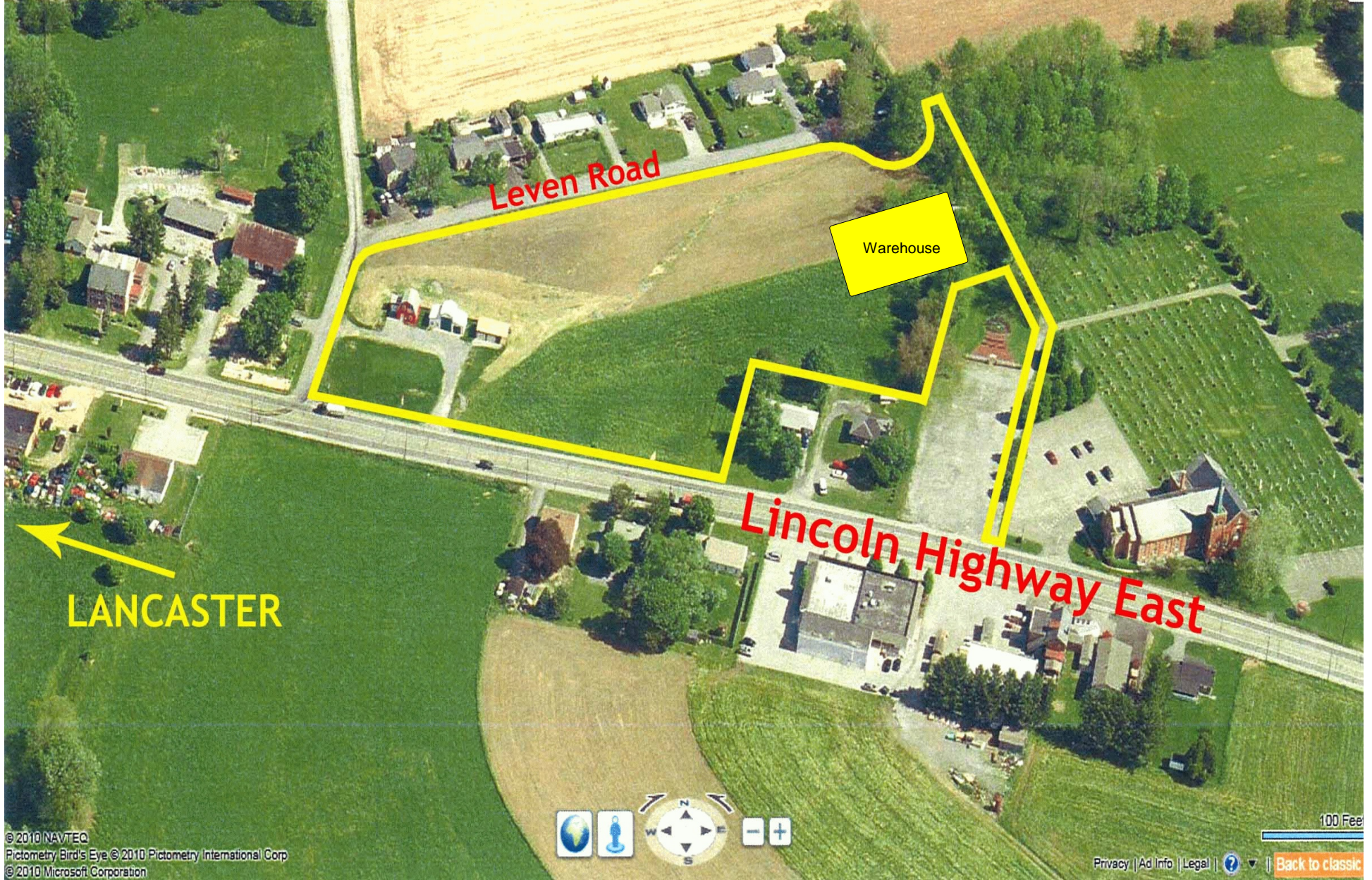
**1 CONCEPTUAL SITE PLAN**  
 SCALE: 1"=30'

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Aerial

World United States Pennsylvania Lancaster

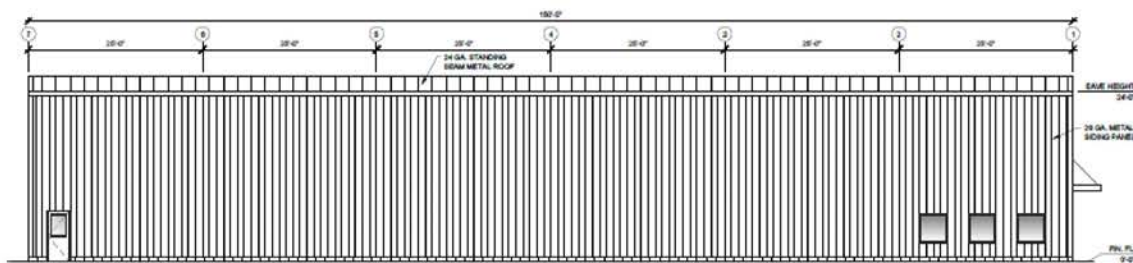


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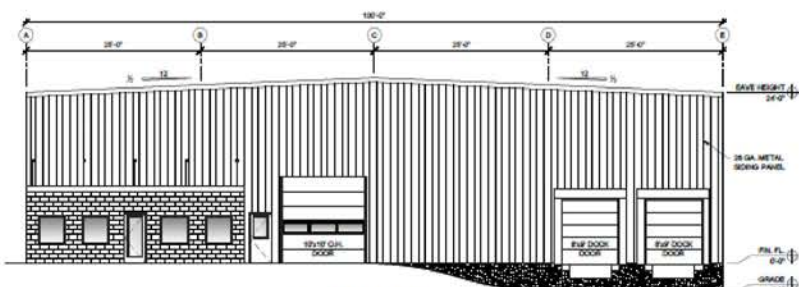
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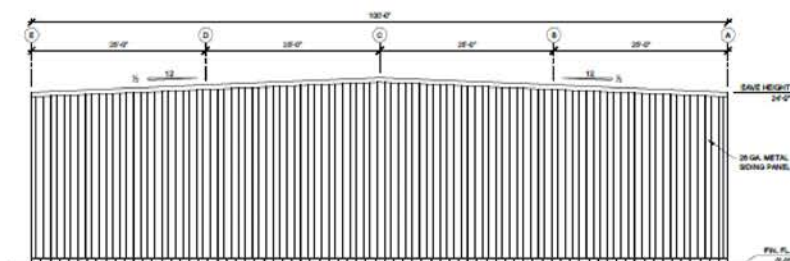
# Elevation Plan



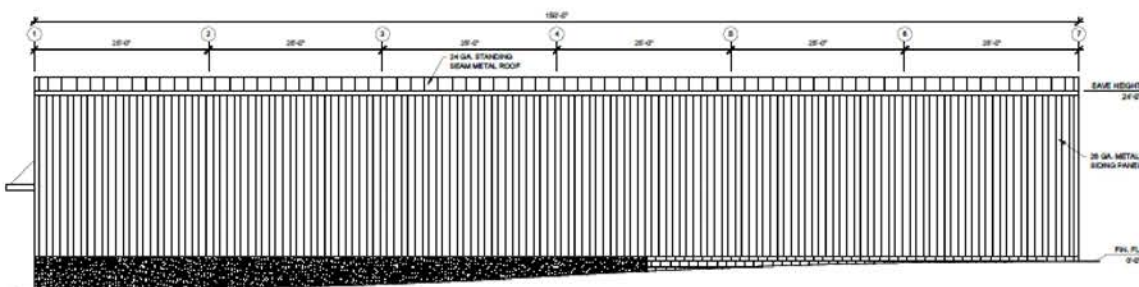
1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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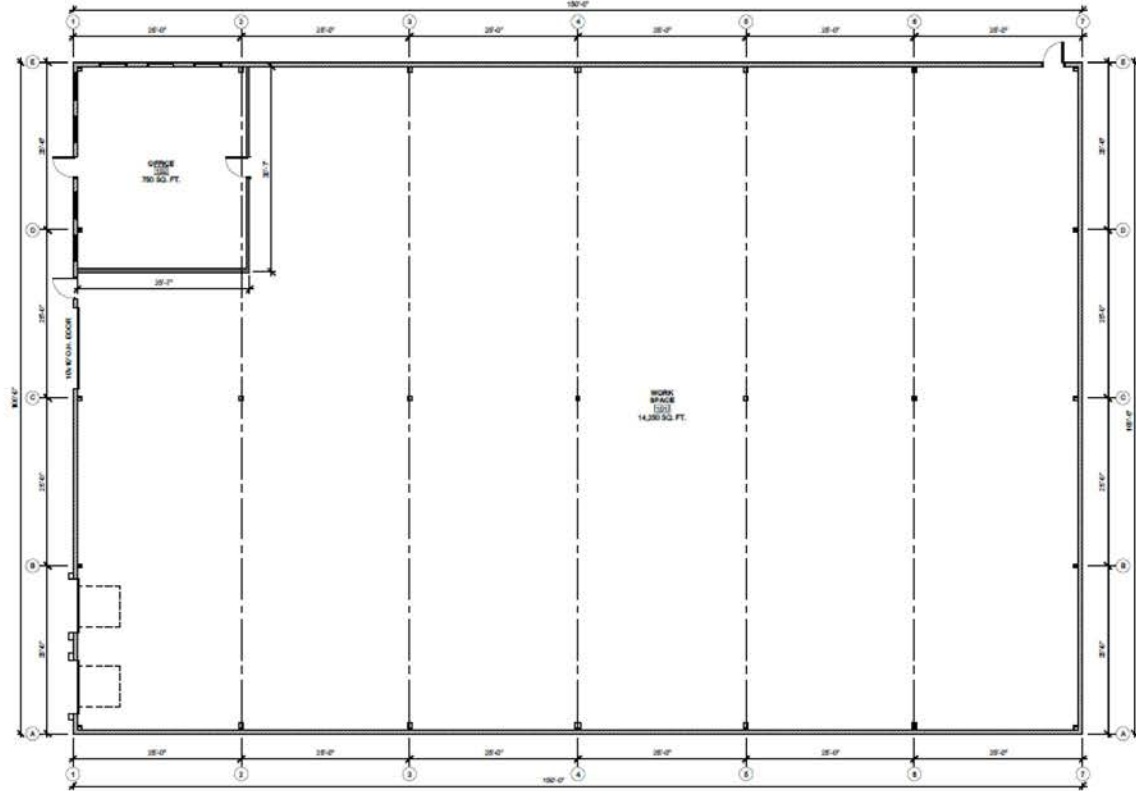
	CONTRACTOR:
PROJECT FOR:	
<b>EPHRAIM ESCH</b> UNCOLN HIGHWAY EAST PARADISE, PA. 17529 EAST LAMPETER TOWNSHIP, LANCASTER COUNTY	
ISSUE SCHEMATIC: ISSUE DATE: 06.07.2014	
REV. NO. 1 2 3 4 5 6 7 8 9 10	DATE 11/14/14 11/14/14 11/14/14 11/14/14 11/14/14 11/14/14 11/14/14 11/14/14 11/14/14 11/14/14
DRAWING: DWG. # 10004 SCALE: 1/8" = 1'-0" DRAWN BY: D.D. REV. BY: SHEET: EXTERIOR ELEVATIONS	
<b>A201</b> SET # 1	



**U.S. COMMERCIAL REALTY**

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

**Floor Plan**




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

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 VOSBURGH ARCHITECTS  
 2000 MARKET STREET, SUITE 300  
 LANCASTER, PA 17601  
 TEL: 717.391.2121

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 SCENIC REIZE CONSTRUCTION  
 1000 MARKET STREET, SUITE 200  
 LANCASTER, PA 17601  
 TEL: 717.391.2121

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PROJECT FOR:  
**EPHRAIM ESCH**  
 LINCOLN HIGHWAY EAST  
 PARADISE, PA 17529  
 EAST LAMPETER TOWNSHIP, LANCASTER COUNTY

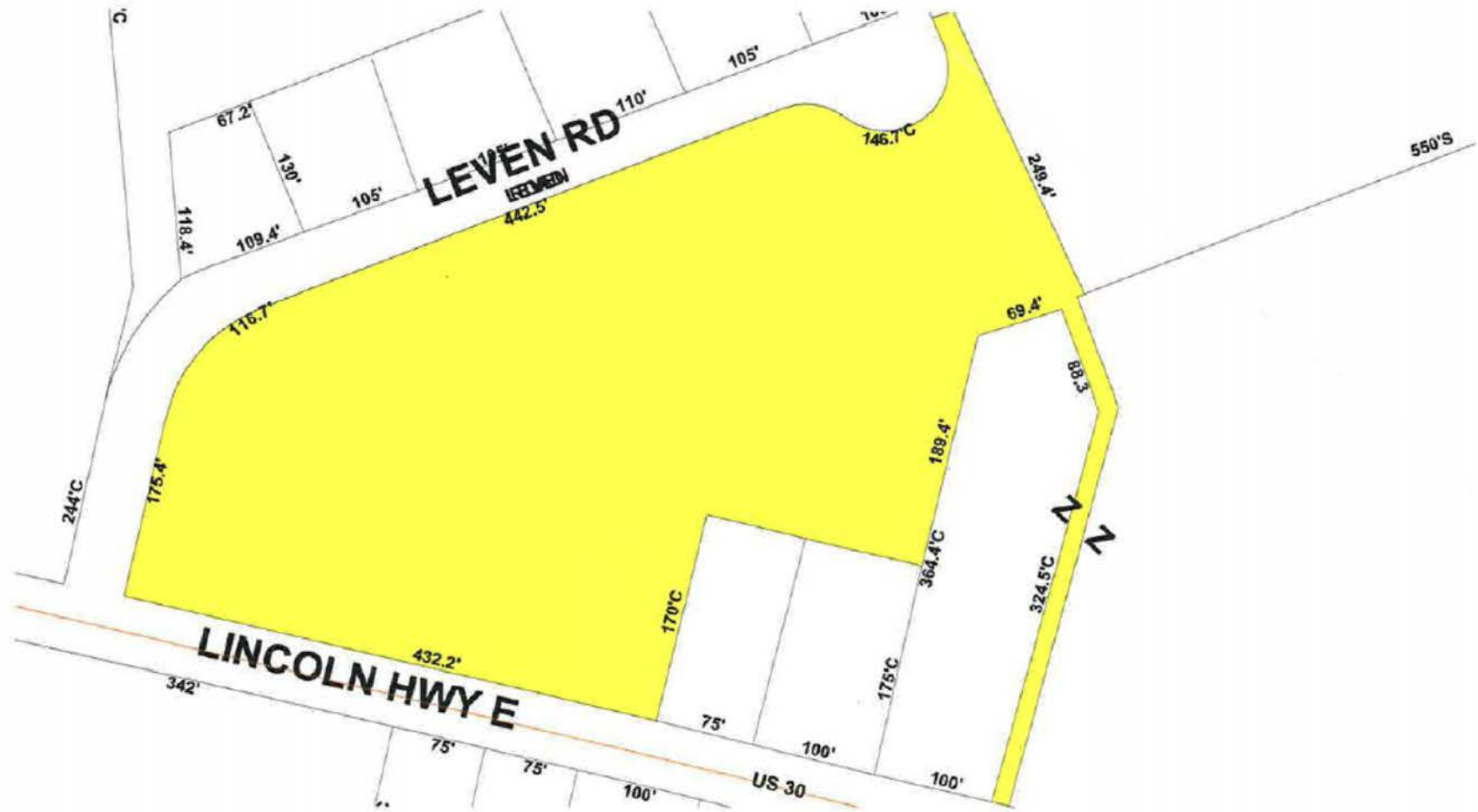
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DATE	BY	REVISIONS

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SHEET:  
 FLOOR PLAN  
**A101**  
 1

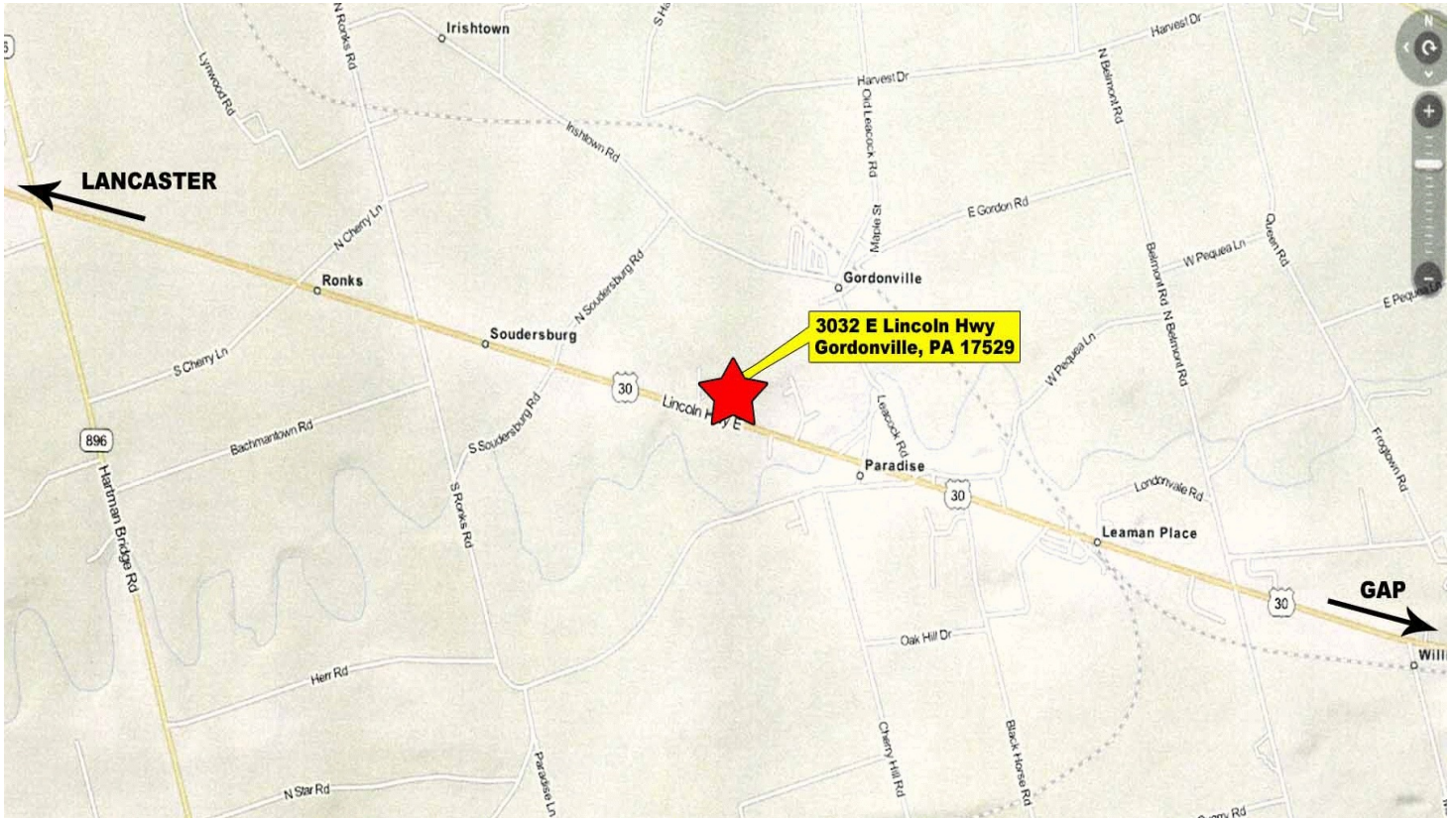
Lot











**SCOTT D. BRADBURY**



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