

**SALE OR BUILD-TO-SUIT LEASE**  
**± 56,000 SF CLASS “A” OFFICE BUILDING**  
**LANCASTER, PA**

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**LOCATION:** 1640 Crooked Oak Drive, Manheim Township, Lancaster County, PA 17601.  
High visibility setting at the intersection of U.S. Routes 30 and 222.

**LAND SIZE:** ± 3.30 acres

**TRAFFIC COUNT:** Route 30 109,937 vehicles per day (both directions)  
Route 222 53,728 vehicles per day (both directions)  
Route 272/ Oregon Pike 20,160 vehicles per day (both directions)

**APPROXIMATE BUILDING SIZE:** ± 56,000 SF - Fully approved for construction.

**First floor** ± 18,720 sf

**Second floor** ± 18,720 sf

**Third floor** ± 18,720 sf

Each floor can be subdivided to meet individual tenant requirements.

**LEASE RENT:** \$23 per square foot Triple Net.

**PRO FORMA EXPENSES:** \$7.00 per square foot plus electric.

**BUILD-OUT ALLOWANCE:** \$60.00 per square foot after landlord shell construction.

**UTILITIES:** 3 phase electric provided by PPL.  
Water provided by Lancaster City.  
Sewer provided by Lancaster Area Sewer Authority (LASA).  
Gas provided by UGI.

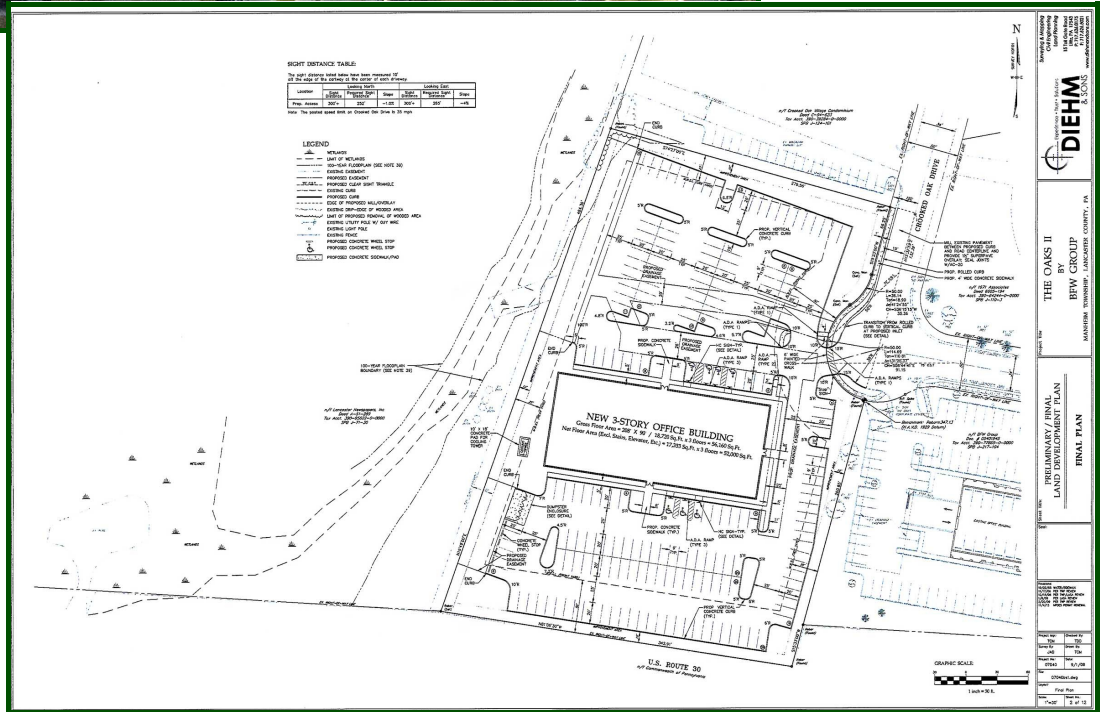
**PARKING:** Total spaces - 215

**SALE PRICE:** \$2,500,000

**COMMENTS:** This building will be a class “A” three story “sister” building to adjacent office building at 1650 Crooked Oak Drive.



Aerial Photo



Site Plan

Dwight E. Wagner, CCIM  
 Michael D. Wagner, CCIM



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