

# **NAI** Commercial Partners, Inc.

Commercial Real Estate Services, Worldwide

## AVAILABLE PROPERTIES SPRING 2011

717-283-0600

www.naicpi.com

### Office



**LEASE**

Urban Place, Lancaster  
Brand New Class A Office Building  
1,500 - 30,000 SF  
Lease: \$10/SF - \$14/SF NNN



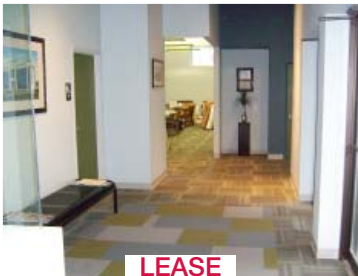
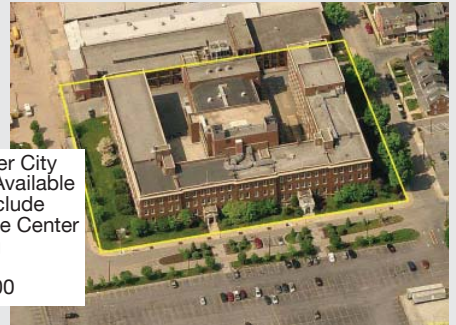
**LEASE**

201 E. Oregon Road, Manheim Twp  
Class A Office Space  
2,596 - 7,848 SF  
Lease: \$14/SF Gross



**SALE**

Liberty Place, Lancaster City  
Multiple Office Condos Available  
On-Site Amenities Include  
Cafe, Theater, Conference Center  
& Ample Parking  
361 - 11,546 SF  
\$27,075 - \$854,400



**LEASE**

620 E. Oregon Road, Manheim Twp.  
(2) Private Offices, Conference Room,  
Open Work Area & Break Room  
2,220 SF • \$11/SF Net



**SALE**

903 W. Square Street, Mount Joy  
Tobacco Warehouse Conversion to  
Corporate Office Complex  
23,518 SF • Sale: \$900,000



**SALE**

370 N. 7th Street, Lebanon  
Office Building (former M & T Bank)  
with 4 Potential Residential Apts.  
13,104 SF • \$250,000



**LEASE**

1650 Manheim Pike, Lancaster  
Professional Office Building  
5,083 - 10,155 SF  
Call for Pricing



**LEASE**

315 W James Street, Lancaster City  
5 Spaces Available  
1,045 - 3,026 SF  
Lease: \$4.50/SF - \$10/SF NNN



**LEASE**

180 W. Airport Road, Manheim Twp.  
(1) Private Office, Open Work Space  
Reception/Waiting Area & Kitchenette  
2,500 SF • Lease: \$10.08/SF Net



**LEASE**

Richmond Square, Manheim Twp.  
Brand New Class A Office Building  
2,125 - 20,418 SF Available  
Lease: \$21 - \$22.50/SF NNN



**SALE/LEASE**

53 W. James Street, Lancaster City  
Historic Warehouse Conversion  
1,500 - 21,000 SF  
Sale: \$1.795M • Lease: \$11.50/SF NNN

# Industrial



**LEASE**

1223 Manheim Pike, Lancaster  
22,928 SF Office/Retail/Warehouse  
3 Docks & 2 Grade Doors  
Lease: \$4.50/SF NNN



**SALE**

15 Newport Road, Leola  
12,800 SF - Flex Space with 2,300 SF Office  
2 Docks & 1 Grade Door  
\$699,000



**SALE/LEASE**

221 Pitney Road, Lancaster  
13,800 SF Warehouse/Office/Showroom  
Sale: \$475,000  
Lease: \$3.50/SF - \$3.95/SF NNN



**SALE**

9 Brooks Avenue, Willow Street  
7,994 SF Office/Warehouse on 1.20 Ac.  
1 Dock & 1 Grade Door  
\$675,000



**SALE**

1926 Auction Road, Manheim  
9,450 SF on 3.0 Acres  
2 Docks & 2 Grade Doors  
\$850,000



**LEASE**

860 Anderson Ferry Road, Mount Joy  
14,300 SF - 80,630 SF  
11 Docks Available  
Lease: \$3.30/SF - \$3.85/SF NNN



**SALE/LEASE**

66-126 Keller Avenue, Lancaster  
4 Building Industrial Complex  
26,500 SF - 36,540 SF  
Lease: \$36,000 - \$150,000/year  
Sale: \$1,750,000 - \$2,150,000



**SALE**

830 W. Lexington Road, Lititz  
Warehouse Buildings  
Climate Controlled / Rail Service  
95,248 SF on 11.56 Acres  
\$2,495,000



**SALE**

21 Prestige Lane, East Hempfield Twp.  
8 Docks on 3.5 Acres  
26,032 SF  
\$1,750,000



**SALE**

3865 Old Harrisburg Pike, Landisville  
10,000 SF Shop/Warehouse on  
5.0 +/- Acre Storage Lot  
\$695,000



**LEASE**

360 Steel Way, Lancaster  
Great Flex Space behind Home Depot  
High Ceilings & Dock/Grade Doors  
6,600-26,400 SF • \$4.50-\$4.95/SF NNN



**LEASE**

129 South Tree Drive, Lancaster  
Secured 12,500 SF in Larger Warehouse  
Common Access to 4 Docks  
Lease: \$4.95/SF



**LEASE**

150 N. Donnerville Road, Mountville  
11,800 SF Clean Warehouse  
2 Docks • 18' Ceilings  
Lease: \$3.50/SF NNN



**SALE/LEASE**

110 S. Manor Street, Mountville  
14,000 SF • Loading Dock  
Sale: \$495,000  
Lease: \$3.25/SF NNN



**LEASE - ALL OR PART**

Strickler Road, Mt. Joy  
Easy Access to Rt. 283  
Up to 117,000 SF Available  
Lease: \$4.35/SF NNN



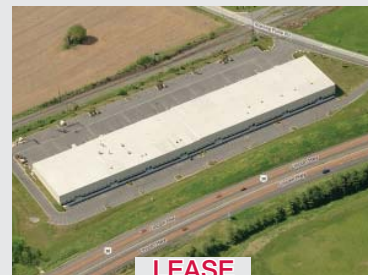
**LEASE**

531 N. 4th Street, Denver  
5,000 - 22,500 SF Available  
Office/Warehouse  
Lease: \$3.75/SF NNN



**LEASE**

300 Commerce Drive, New Holland  
62,150 SF Warehouse with Offices  
5 Docks, 1 Dock Well & 1 Grade Door  
Lease: \$4.25/SF NNN



**LEASE**

499 Running Pump Road, East Hempfield  
11,250 SF Flex • 24' Ceilings  
2 Docks & 2 Grade Doors  
Lease: \$5.95/SF NNN

# Commercial/Retail



**SALE/LEASE**

1029-1031 Dillerville Road, Lancaster  
20,831 SF Warehouse/Showroom with  
income from leased buildings & billboard  
8,100 SF Lease: \$4.75/SF • Sale: \$1.2M



**SALE**

2045 Lincoln Hwy E, Lancaster  
Hawthorne Inn & Suites  
73 Suites in Heart of Lancaster Tourism  
\$5,750,000



**LEASE**

2000 Spring Valley Road, Lancaster  
Join CVS next to LGH Health Campus  
1,500 SF - 3,000 SF - 5,000 SF  
Lease: \$14 - \$18/SF NNN



**SALE**

10 Eisenhower Blvd, East Hempfield Twp.  
Former "Just Cabinets" Showroom  
C-3 Zoning Permits Variety of Uses  
13,000 SF \$349,900



**SALE**

240 Route 6, Milford  
26-Room Red Carpet Inn + 4BD Residence  
Busy Tourist Area near NY/NJ Border  
\$1,962,500



**SALE**

55 N. Water Street, Lititz  
Former Restaurant, Retail & Museum  
Includes RE, Liquor License + FF&E  
31,135 SF • \$1,995,000



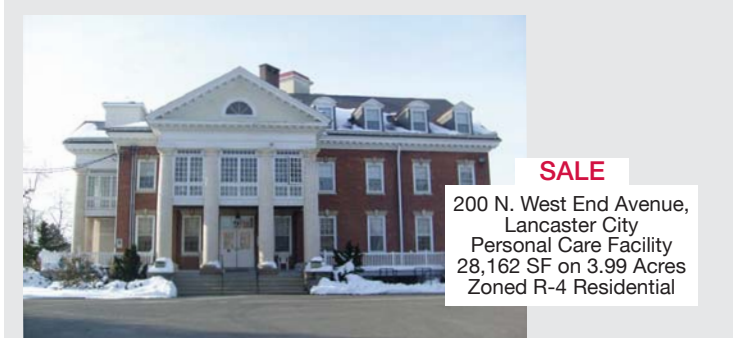
**SALE**

1419 Chambersburg Road, Gettysburg  
12,300 SF Showroom/Warehouse  
1.39 Acres with Room for Expansion  
\$595,000



**SALE**

38-42 W. Orange Street, Lancaster City  
Mixed Use Investment Opportunity  
8,894 SF + 4,214 SF Finished LL  
\$595,000



**SALE**

200 N. West End Avenue,  
Lancaster City  
Personal Care Facility  
28,162 SF on 3.99 Acres  
Zoned R-4 Residential



**SALE**

921 Village Road, West Lampeter  
Former Bakery & Cafe  
4,000 SF  
\$530,000



**SALE**

28-32 S. Market Street, Elizabethtown  
Former Elizabethtown Hotel  
21-Room Hotel with Restaurant/Bar  
\$349,500



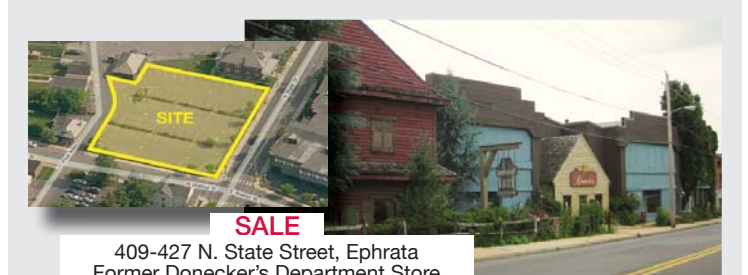
**SALE**

1001 Millersville Road, Manor Twp  
High Profile Location at Signal  
21,726 SF on 1.0 Acre  
\$899,000



**LEASE**

Oregon Pike & Route 30, Lancaster  
2,000 - 4,000 SF Available  
Combined Traffic Count over 100,000/Day  
Lease: \$16/SF NNN



**SALE**

409-427 N. State Street, Ephrata  
Former Donecker's Department Store  
48,609 SF Zoned Planned Mixed Use  
Will Consider Condos of Smaller Pieces  
\$1,750,000 + \$500K for Add'l Parking



**SALE**

621 N. Prince Street, Lancaster  
Across from Clipper Stadium  
14,890 SF • .61 Acre  
Zoned Mixed Use • \$695,000



**LEASE**

2000 Spring Valley Road, Lancaster  
Former Bank at Campus Plaza  
Join new CVS & LGH Urgent Care  
3,000 SF • \$75,000/Year



**SALE**

1590 Manheim Pike, Manheim Twp  
Former Burkhardt's Furniture  
High Traffic Location w/ Great Hwy Access  
25,920 SF • Sale: \$1,900,000



**SALE**

4031 Columbia Avenue, Lancaster  
Established Restaurant includes  
Real Estate, Liquor License and FF&E  
6,240 SF • \$895,000

930 Red Rose Court, Suite 200 Lancaster, PA 17601

# Land

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



**SALE**

W. Millport Rd & Buckwalter Rd, Lititz  
Near Heart of Lancaster Comm. Hospital  
10.295 Acres • Zoned Camp Industrial  
\$1,500,000



**SALE**

Champ Boulevard, Manheim  
Highway Commercial on Rt. 283  
Restored Stone Farmhouse & Barns  
17.90+/- Ac. • \$1,995,000



**SALE**

E. Main Street (Rt 23), New Holland  
High Traffic Intersection  
0.99 Acre (Add'l Land Available)  
\$695,000



**SALE**

Mount Joy Road, Mount Joy  
13.40 Acres Zoned R-1 Residential  
Water/Sewer Ready for (9) Single Family Lots  
\$575,000



**SALE/LEASE**

Frontage on Manheim Pk & Dillerville Rd  
Lancaster City  
Highly Visible Sites with Flexible Zoning  
1.03 - 8.06 Acres  
Land Lease: from \$65,000/year  
Sale: from \$250,000/acre

**GATEWAY  
BUSINESS  
PARK**



**SALE**

Strickler Road, Mount Joy  
Roads, Utilities & Storm Water Completed  
1.29 - 19.14+/- Acres • Zoned Industrial  
\$161,250 - \$2,201,100



**SALE/LEASE**

855 W. Main Street, New Holland  
1.84 Acre Pad • Highly Visible on Rt. 23  
Ready for Retail, Auto, Bank or Office  
Sale: \$595,000 • Lease: \$55,000/year



**SALE/LEASE**

E. Main Street, Ephrata  
Great Exposure on Busy Rt. 322  
Sale: \$650,000 (5.6 Acres)  
Lease: \$65,000/year (2.0+/- Acre Pad)



**SALE**

Spooky Nook Rd, Manheim  
Route 283 Visibility  
9.35 Acres Zoned Highway Commercial  
Sale: \$835,000



**SALE**

**Woodland Hills**  
Middletown Borough  
167 Acres  
312 Approved Residential  
Building Lots  
\$3,500,000



**SALE**

Millwood Road, Willow Street  
12.78 Acres Zoned Industrial  
Land Development Plans Available  
\$699,000



**SALE**

E. Main Street (Rt 322), Ephrata  
1.13 Acres Zoned C-2 Commercial  
High Exposure in Front of Walmart  
\$475,000



**SALE**

Graystone Road, East Hempfield Twp.  
Next to Root's Market  
22+/- Acres • Zoned C-3  
\$45,000 per acre



**GIANT SALE**

Columbia Ave. & Jackson Dr. - Lanc. Twp  
.5 +/- Acres • \$275,000  
Zoned (O/P) Office-Professional  
Approved for a 7,114 SF Office Building

We look forward to the opportunity to earn your business.  
Please contact us to discuss how our team at NAI Commercial Partners, Inc. can be of service for all of your commercial and industrial real estate needs.

**Daniel Berger, CCIM, SIOR • Steve Clipman • Thomas McDermott, CCIM, SIOR**  
**Matthew Bellis • Glen Hauck • Lee Kasun • Kevin Lapp**  
**Bethanie Mackley • Michael O'Brien • Terry Radcliffe, CCIM • Robert M. Ramsay**  
**Eric Revene • Michael Sheaffer • John Thiry, CCIM**

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