

FOR LEASE

Great Location in Manheim Township

934 SF • Completely Open Floor Plan • 28 Parking Spaces

1271 LITITZ PIKE, LANCASTER, PA 2nd Floor



FOR MORE INFORMATION, CALL:
Karen Geisenberger
717-208-3644 Direct



See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

Marketing information herein is
deemed reliable but not guaranteed.
Please verify facts before purchase.

Manheim Township office located at the highly visible Golden Triangle five-way Intersection (Rt. 501/272)

This second floor, 934 SF office suite has a fully open floor plan, ideal for workstations or creative office uses. The space has been freshly painted, has new carpet, and includes a sink with a cabinet for serving coffee. The second floor is ONLY accessible by stairs. B-1 zoning allows office uses only. Close to Lancaster Shopping Center, five minutes to Downtown Lancaster and just up the street from the Amtrak Station. Quick access to Rt. 30, 283, and 222.

FOR LEASE: \$10.45/SF +utilities

FEATURES:

- Open floor plan
- Generous on-site parking (28 spaces)
- Zoned B-1 (Business) in Manheim Township
- Outstanding location at a five-way intersection on Lititz Pike
- Traffic count is over 39,000 +/- vehicles per day
- Modified Gross lease rate