

# FOR SALE

## INDUSTRIAL SALE/LEASEBACK OPPORTUNITY

32,000 SF Triple Net Lease Investment Property in Manheim Township, PA

205 Bucky Drive, Lititz, PA



FOR MORE INFORMATION, CALL:

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**SABLE**  
Commercial Realty

See more properties here:

**SableCommercialRealty.com**

245 Butler Avenue, Suite 220  
Lancaster, PA 17601

**717-399-9361**

### RARE OPPORTUNITY TO PURCHASE A MANHEIM TOWNSHIP INDUSTRIAL INVESTMENT PROPERTY

Situated in **Flyway Business Park** just off Lititz Pike (Rt. 501) across from the Lancaster Airport, this 32,000 SF industrial investment property is close to highways, primary roads and local businesses. Located on a 3.07 acre lot, the building includes 30,000 SF of warehouse/manufacturing space and a 2,000 SF office area. A separate garage offers a functional workshop area. The building is offered for sale solely on a sale/leaseback basis by the current owner-occupant for a five year term with a five-year option. The proposed rents will provide an approximate 6.4% Yr. 1 cap rate, with future rent increases creating an attractive long-term investment. Tenant will continue to maintain the property under a triple net lease arrangement. Proposed lease terms are available from listing agent. Industrial investment opportunities like this are rare and go fast; call today to set up your private tour!

### FEATURES:

- Prime Manheim Township Location in Flyway Business Park
- 3.07 acre lot, Zoned I-1
- Quick access to local highways and primary road corridors
- Convenient to nearby services: Airport, retail, medical, restaurants, grocery, gas, and personal services
- Desirable I-1 Industrial zoning with Airport Corridor Overlay
- 13 minutes to downtown Lancaster
- Triple Net Lease with current owner/occupant: 5 yrs + 5yr option
- 6.4% asking cap rate
- Strong industrial demand assures continued long-term value.

2024 DEMOGRAPHIC SUMMARY	1 Mile	3 Miles	5 Miles
Total Population:	4,477	49,526	100,465
Total Households:	1,189	18,910	38,496
Median Household Income:	\$119,458	\$103,238	\$97,747
Average Household Size	3.1	2.5	2.5
2024 Median Age:	56.9	46.8	43.4

Information herein is deemed reliable but not guaranteed. Property sold As-Is. Please independently verify all facts prior to purchase; Neither Seller or Broker shall be liable for errors or omissions. Our Co-Broker compensation policy requires Buyer Agents to make the initial contact with Listing Broker and be present at all showings and meetings to qualify for a co-broke fee. Buyers who intend to be represented by a Buyer Agent must have their Agent contact the Listing Agent in advance to arrange the first showing or agent may potentially forfeit their ability to receive any applicable co-broke fee.



## Property Summary

PROPERTY SUMMARY	205 Bucky Drive, Lititz, PA 17543
MUNICIPALITY:	Manheim Township, PA
TAX PARCEL ID#:	390-45027-0-0000
DEED REFERENCE #:	3505450; 1992
CONSTRUCTION:	Steel frame with metal clad exterior; office is masonry and frame construction
YEAR BUILT:	1993
# STORIES:	One
SQUARE FOOTAGE TOTAL:	32,000 +/-
OFFICE AREA:	2,000 SF +/-
ACREAGE	3.07
ZONING	I-1 in Manheim Township; Airport T-Zone Overlay also applies
REAL ESTATE TAXES 2025	\$28,339; based on assessment of \$1,277,200. (Without 2% discount)
PARKING	Total of 20 lined spaces; 3--4 additional non-marked spaces in rear gravel area + garage.
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Heat pump forced air/central air in offices; gas ceiling hung heaters in warehouse and plant, Electric HW; supplementary mini-splits in building
ELECTRIC	3 phase, with multiple 400 Amp services
ROOF	Metal
CEILING HEIGHTS	18' -20' clear in warehouse and plant areas. 8' in office areas.
RESTROOMS	Four total: Two in office area and two in plant area
CURRENT USE	Industrial: Paint manufacturing and warehousing
DOCKS/DOORS	Two loading docks and one 12' x12' drive-in door
SPRINKLERED:	Yes, wet system
ACCESSIBILITY	Building entry is grade level. Restrooms are original; may or may not meet ADA. Plant restroom is handicap accessible.
ADDITIONAL FEATURES:	Freestanding 400 SF Garage/workshop building. Photo studio and lab areas. Employee lunch room. M/F Locker rooms with shower stall. Retail outlet store with outside entrance. Office area with private offices, kitchen, conference room and I.T. room. Two mezzanine office areas. Compressor room and air hoses to plant area. Floor drains, exhaust ductwork and fans in plant area. Hoist and crane in paint mixing room.
EXCLUSIONS FROM SALE:	Any Tenant owned equipment, furniture, supplies, any manufacturing or production related fixtures, warehouse racking, scales, compressors, rear shed. SEE FULL LIST IN BROCHURE
DEEDED OWNER:	Chroma Acrylics, Inc. (also occupant)