

# FOR SUBLEASE



**6,795 SF**

Free standing school | Daycare building

## LANCASTER

**808 ESTELLE DRIVE, LANCASTER, PA 17601**





# PROPERTY HIGHLIGHTS

- 6,795 SF free standing building situated on 1.31 Acres
- Former school/daycare facility equipped with six restrooms, kitchen, laundry room and abundant green space with large playground
- Building has 24 hour security surveillance, large monument sign and is fully sprinklered
- Over 5 spaces per 1,000 SF parking ratio
- In close proximity to many amenities and easy access to Route 283 and Route 30

## OFFERING SUMMARY

|               |                           |
|---------------|---------------------------|
| Sublease Rate | \$15.95/SF triple net     |
| Building Size | 6,795 SF                  |
| Lot Size      | 1.31 Acres                |
| Year Built    | 1999                      |
| Zoning        | Community Business Center |
| County        | Lancaster                 |
| Township      | East Hempfield            |
| Traffic Count | 18,484 VPD                |

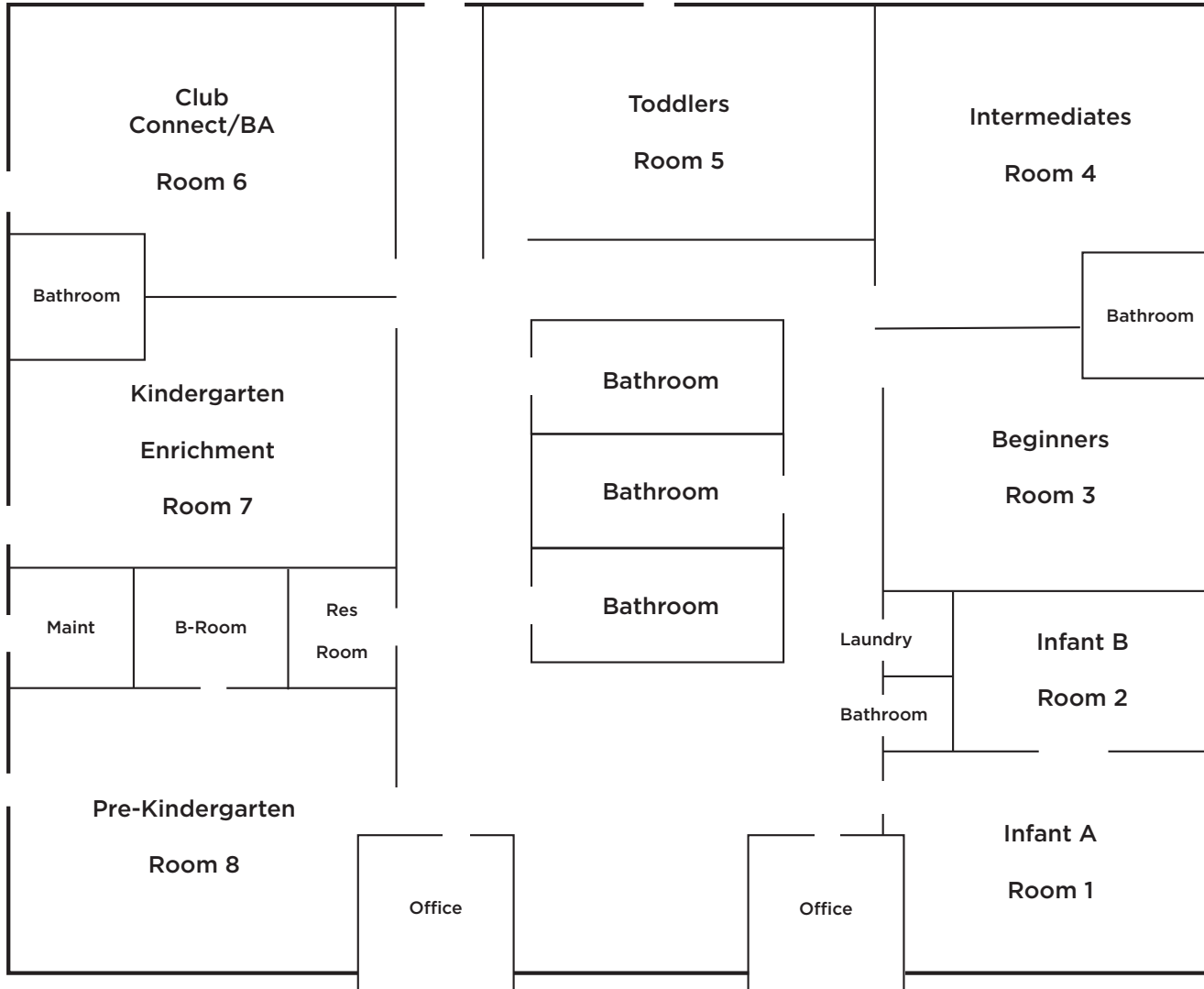




# PROPERTY INTERIOR



# FLOOR PLAN



# CONTACT INFORMATION

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