

FOR LEASE

1185 Division Hwy



EPHRATA, PA 17522

**FUNCTIONAL FLEX SPACE**

**GREAT LOCATION AND VISIBILITY  
OFF DIVISION HWY**

**OVERHEAD DOORS, SHOP SPACE  
AND OFFICE AREA**



**AARON SKELLY**  
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**HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM**

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**LEASE INFORMATION**

Available SF:	2,400 +/- SF
Lease Rate:	\$13.85 SF
CAM:	\$1.90 SF
County:	Lancaster
Municipality:	Earl Township

**PROPERTY OVERVIEW**

Located only a quarter mile from Rt. 222 along Division Hwy in Ephrata. This flex space is a great solution for contractors, custom work, creative space and more. This space is served by two overhead doors with 15' ceiling heights in the bay area.

**OFFERING SUMMARY**

HVAC:	Office Area: Central Air
Parking:	On-site
Water:	Well
Sewer:	Septic
Zoning:	Commercial

Lighting:	Fluorescent
Overhead Doors:	(1) 12' x 12' (1) 8' x 8'
Flooring:	Scratch Concrete
Number of Floors:	1

**ADDITIONAL COMMENTS**

All Tenants are responsible for confirming acceptance of their intended use with Earl Township.

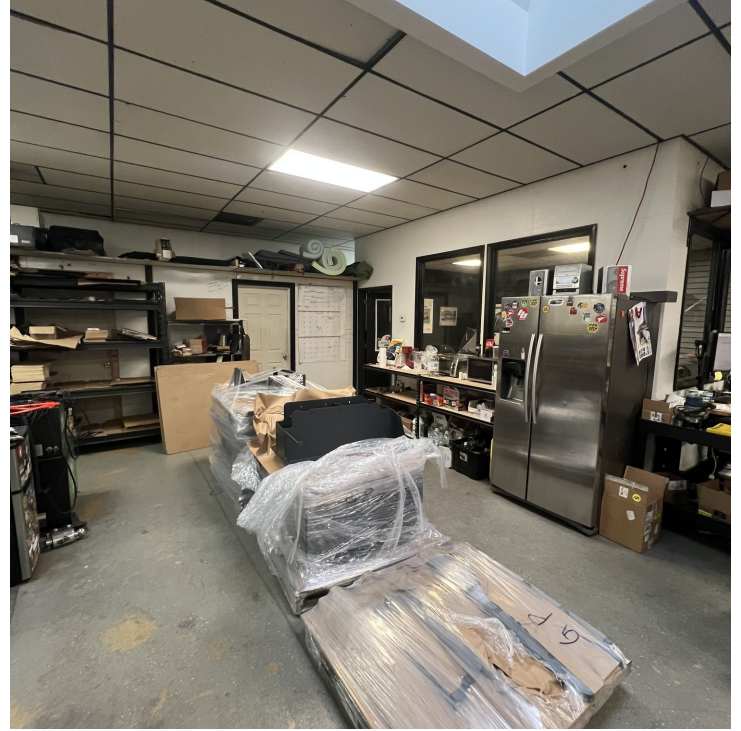


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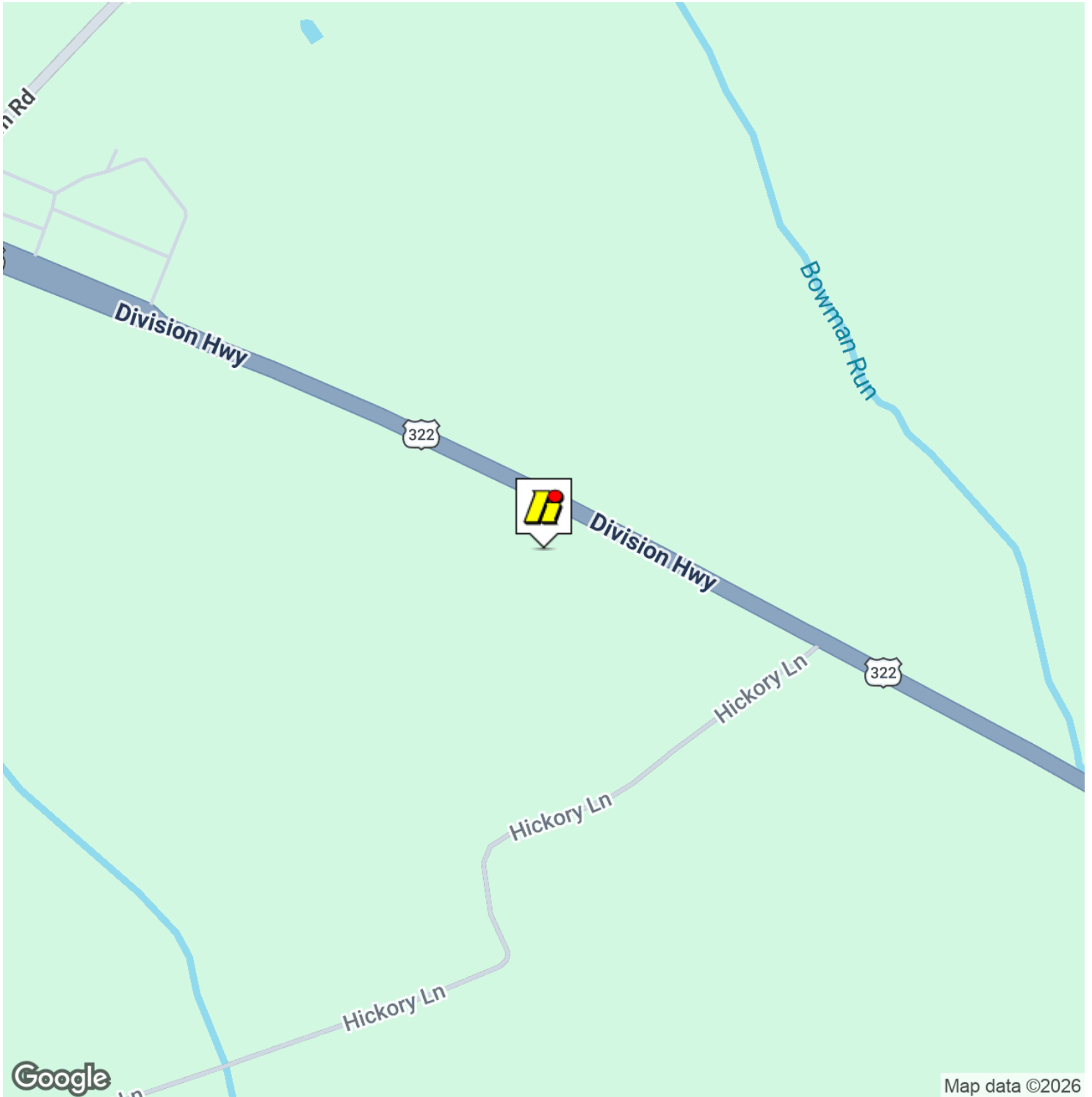
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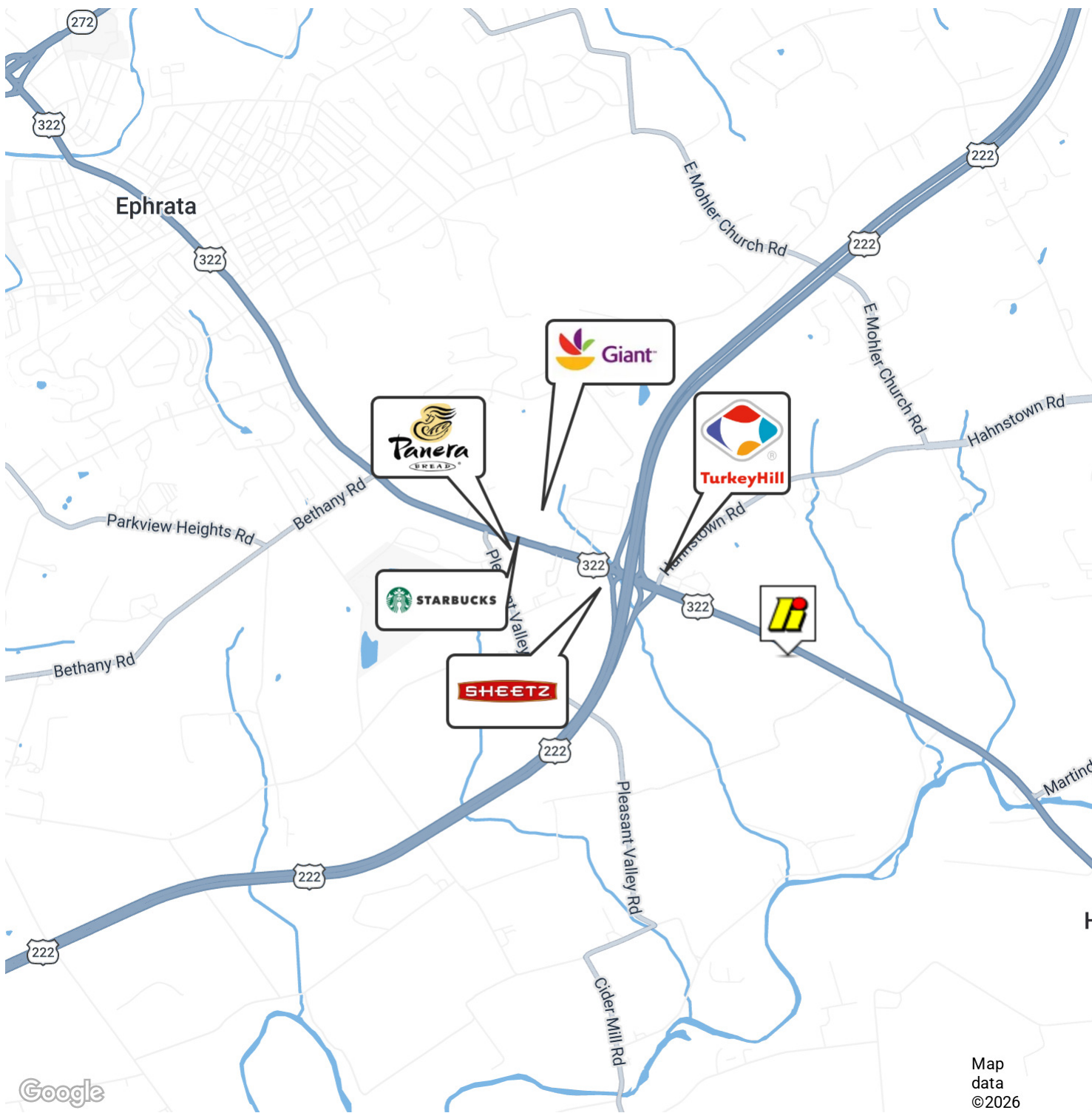
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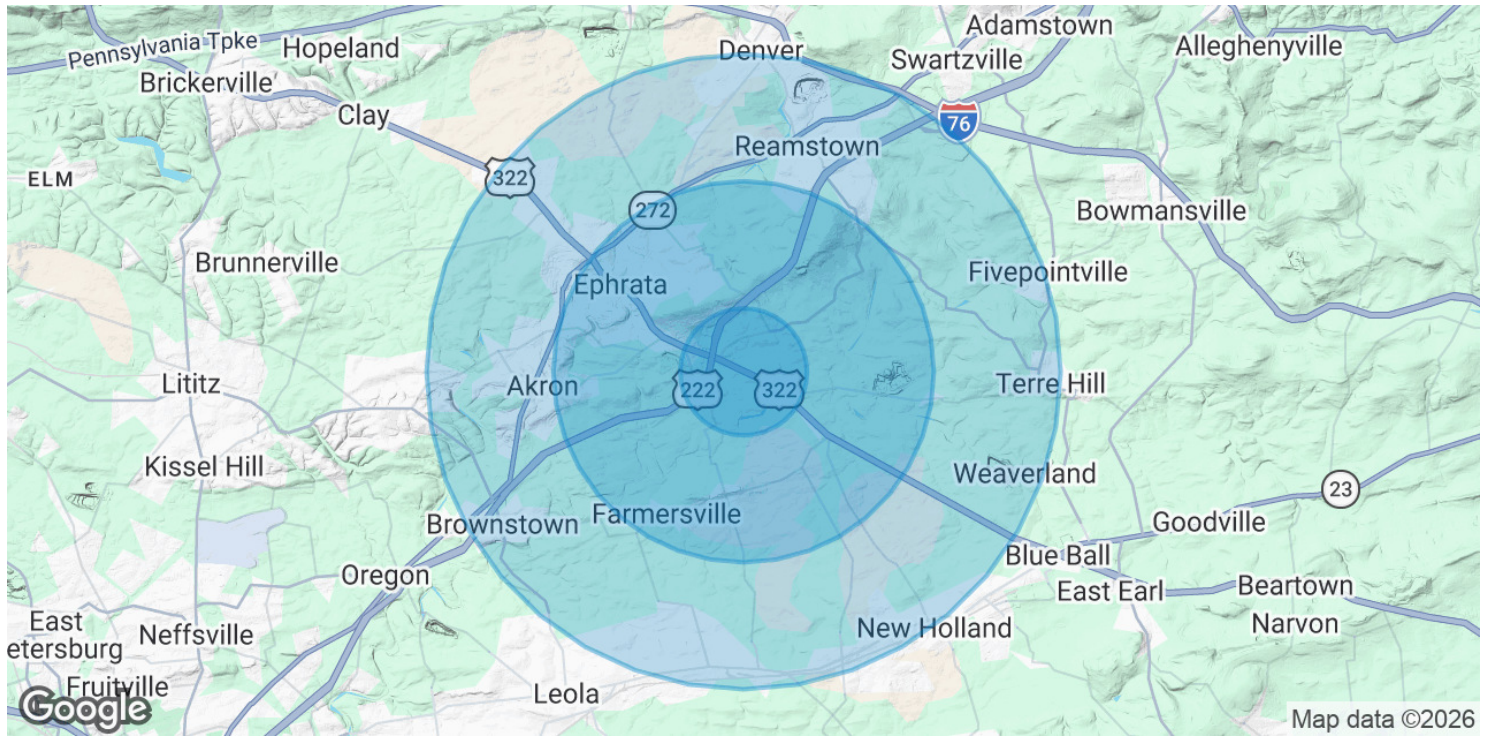


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	867	21,208	56,552
Average Age	41	40	41
Average Age (Male)	39	38	39
Average Age (Female)	43	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	284	7,914	21,300
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$104,819	\$88,844	\$92,851
Average House Value	\$417,631	\$303,194	\$314,664

Demographics data derived from AlphaMap

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*An Affiliate of High Real Estate Group LLC*

*Every Company dreams its dreams and sets its standards  
These are ours . . .*

***We are committed to two great tasks:***

**1. BUILDING TRUSTWORTHY RELATIONSHIPS.**

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

**2. BEING INNOVATIVE LEADERS.**

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

**WE GIVE GOOD MEASURE.**

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