







See more details on listings at: HorstRealty.com, CoStar.com, Loopnet.com, LCAR's Flex MLS



205 Granite Run Drive, Suite 280 • Lancaster, PA 17601
(717) 735-6100 • Fax (717) 735-6160 • www.horstrealty.com

COMMERCIAL AVAILABILITY REPORT






Fall 2011

PHOTO	Property Type	Location	Sq. Ft.	Available	Rent /SF NNN	Description
GRANITE RUN CORPORATE CENTER						
	New Office	GRANITE RUN CORPORATE CENTER 300 Granite Run Drive Lancaster, PA	1,930 - 3,000, 6,00 & 12,000	Immediate - Upon Completion of Tenant Improvements	\$16.00	New Class A office building. Custom design your own layout. 1st floor suites include \$25/SF TI allowance. Great quality space. Stepped design on back of building allows multiple corner offices with scenic view. EZ access to Rt. 283/30.
	Office	GRANITE RUN CORPORATE CENTER 201-205 Granite Run Drive Lancaster, PA	Two buildings: 1,000, 2,400, 2,850, 3,300, 3,800; 4,800, 6,700 SF, and 7,000;	Immediately	\$13.50- \$13.95	Various size Class A office suites; ready to occupy. Nice size offices. Upgraded space. Spaces can be combined for larger suite sizes. Potential for exterior signage w/ lease of 50% or more of building. EZ access and great visibility.
	Retail/Flex	GRANITE RUN CORPORATE CENTER 264, 270 and 278 Granite Run Drive Lancaster, PA	4,621 Retail/Office; 6,100 Flex; 11,291 to 15,912 First Floor Offices	Immediately	Flex - \$6.75, Retail/Office \$11.75	Highly visible retail/flex & office space fronting on Granite Run Drive, plus a flex unit w/HVAC available. Drive in doors to unit. 15,912 SF 1st flr office suite, can be demised. T. I. allowance
	Office	GRANITE RUN CORPORATE CENTER 280 Granite Run Drive Lancaster, PA	1,735, 2,280, 4,432, 13,557; up to 22,000 SF avail.	Immediately	\$12.95 - \$14.95	Highly visible, flexible office space with common elevator/lobby area. Large windows with great views of landscaped area. Attractive building in park like surroundings; great office environment and settings. Many corner offices.
	Retail/Flex/Warehouse	GRANITE RUN CORPORATE CENTER 407 Granite Run Drive Lancaster, PA	9,000	Immediately	\$7.00	Highly visible retail /showroom/flex/warehouse space next to Secret Sneaker and Rexel. Up to 5,000 SF of retail permitted per space. Air conditioned w/18' clear ceilings. 3 loading docks. Commercial recreation uses permitted.
	Industrial	140 MARBLE DRIVE 140 Marble Drive Lancaster, PA	125,000	Spring 2012	4.25	Large Class A Distribution-Assembly facility. 8,000 SF finished office - Admin - Restroom/Locker area. Warehouse - 30 Ft clear ht. 17 dock ht shipping doors w/levelers/seals, 1 van ht door and 1 grade door. Natural gas heat, fully sprinklered and heavy power.







CALL FOR LEASING INFORMATION AND SHOWING

BILL HORST, CPM OR MICHELLE EBERT (717) 735-6100

Fall 2011

PHOTO	Property Type	Location	Sq. Ft.	Available	Rent /SF NNN	Description
GRANITE RUN CORPORATE CENTER						
	Self Storage	KEEPSAFE Granite Run Self Storage Lancaster, PA	50 -1,000	Immediately	varies	Secure units, 24-hour access, low monthly rentals, waterproof storage, lighted, new climate controlled units. Choice of 13 sizes. Short term leases. Boat/RV and trailer storage.
GRANITE RUN SQUARE						
	Retail	GRANITE RUN SQUARE Manheim Pike (1549, 1551, 1567-1569, 1571) Lancaster, PA	2,250, 2,400 or 4,800 SF	Immediately	\$12.50 - \$13.50	Visible storefronts along Manheim Pike available as single or contiguous unit(s). High traffic counts, adjacent to national tenants such as Chili's Grill, KFC, Subway, Rita's, and regional tenants like Menchey Music, Baja Beach Tanning and Issac's Deli.
GARDEN SPOT SQUARE						
	Office/Flex	GARDEN SPOT SQUARE 1929 Lincoln Hwy East Lancaster, PA	1,066	Immediately	\$12 + Utils; (no CAM fee)	Renovated, affordable office - flex space in a great location on Lincoln Highway, just off Rt. 30 E. Easy access from Lincoln Highway-Rt 462 exit. Visible signage on Highway.
BRIARCREST SQUARE						
	Retail/Office	BRIARCREST SQUARE Various Spaces Available Rt. 322 at University Drive Hershey, PA	280, 1200, 1600, or 2,400, SF	Immediately	\$11.75	Small finished retail shops or business office spaces in business center across from Hershey Med Ctr., ready for immediate occupancy. Combinations possible. Great Hershey location. New common area ADA restrooms. Elevator.
SHADY BRAE BUSINESS CENTER, MOUNT JOY/MANHEIM, PA						
	Office For Lease	252 S. ESBENSHADE ROAD MT. JOY-MANHEIM	3,200 SF	Immediately	\$13.95 + utilities	Class A Office facility with upgraded finishes at a convenient location off Route 283, in a scenic farmland setting.




Fall 2011

PHOTO	Property Type	Location	Sq. Ft.	Available	Rent/SF NNN	Description
RAPHO BUSINESS PARK						
	Industrial	RAPHO BUSINESS PARK (RT. 283 at RT. 772) Warehouse # 3 Space C Manheim, PA	9,000	Immediately	\$4.15	Two truck loading docks per space, with office and restrooms. Building visible from Route 283.
	Industrial	RAPHO BUSINESS PARK (RT. 283 at RT. 772) Warehouse # 4 Space B Manheim, PA	15,000	Immediately	\$4.25	Two dock doors, office & restroom.
	Industrial	RAPHO BUSINESS PARK (RT. 283 AT RT. 772) Warehouse # 7 Space A, D Manheim, PA	11,520	Immediately	\$4.35	Two dock doors, office & restroom, heated warehouse with fans
EARLAND INDUSTRIAL PARK						
	Industrial	EARLAND INDUSTRIAL PARK (RT. 23E) Warehouse # 6 Spaces A, B & C New Holland, PA	7,075; 14,400; 19,200; 36,600 Contiguous	Immediately	\$3.85	Building with direct rail access available! Includes heated warehouse, loading docks, 1 rail siding door, 1 grade level door, offices (1,000 SF), and restrooms.
	Industrial	EARLAND INDUSTRIAL PARK (RT. 23E) Warehouse # 7 Space A New Holland, PA	23,040	Immediately	\$3.95	Six loading dock doors, one grade door, offices and warehouse restrooms.
	Industrial	EARLAND INDUSTRIAL PARK (RT. 23E) Warehouse # 8 Spaces A, B & C New Holland, PA	11,520, 17,280, 25,920 or 43,200 total building	Immediately	\$3.95	Units available separately or as contiguous space. Dock doors, grade level door, offices, restrooms and showroom (2,000 SF) area.

CALL FOR LEASING INFORMATION AND SHOWING

BILL HORST, CPM OR
MICHELLE EBERT
(717) 735-6100

Fall 2011

PHOTO	Property Type	Location	Sq. Ft.	Available	Rent/SF NNN	Description
BUILD TO SUIT - LAND LEASE						
	Land Lease	EARLAND INDUSTRIAL PARK (RT. 23E) New Holland, PA	16,000 - 64,000 (Per Prelim. Plan)			6, 7 & 13.4 acre lots. Build to Suit or Land Lease. Prelim Plan approved. Industrial zoning with utilities.
	Land Lease	RAPHO BUSINESS PARK Rts 283/772 Manheim - Mt. Joy, PA				2 - 6.5 acre lots. Build to Suit/Land lease
	Land Lease	Granite Run Corporate Center Rts 283 & 72 Lancaster, PA				Visible highway frontage. Lots from 5 to 20 acres



CALL FOR LEASING INFORMATION AND SHOWING
BILL HORST, CPM; OR MICHELLE EBERT
717-735-6100



205 Granite Run Drive, Suite 280 • Lancaster, PA 17601
 (717) 735-6100 • Fax (717) 735-6160 • www.horstrealty.com



Co-Broker On Leasing: We welcome the opportunity to work with cooperating brokers. Horst Realty is a real estate brokerage company compensated through commissions from our Property Owners. If you are the "procuring cause" of a lease, Horst Realty is pleased to pay a commission to the participating co-broker of 3% of the total base rent for the initial lease term (unless otherwise agreed) starting upon move-in and receipt of 1st months rent with timing of fee payments subject to credit of tenant.

NOTE: Information shown is deemed reliable, but is not guaranteed. No representation is made to the accuracy thereof, and it is submitted subject to errors, omissions, in price, prior sale or lease, withdrawal notice, or other conditions. No liability of any kind is to be imposed on the broker herein.