



1278

LOOP ROAD
LANCASTER, PA



PPM
Real Estate, Inc.

PPM Real Estate, Inc. | 717-394-3374 | info@ppmproperties.com



OFFICE + FLEX/WAREHOUSE SPACE JUST OFF MANHEIM PIKE & 0.5 MILES FROM ROUTE 30

± 3,843 Sq. Ft.



- Features ± 1,890 Sq. Ft. Office | ± 1,953 Sq. Ft. Warehouse
4 Private offices
Kitchenette/breakroom, & storage
Office has central air
Warehouse/flex is gas heated
One drive-in door
Signage above receiving area & on office entrance
- Parking 13 Spaces in the front and side of building
- Zoning CM-Central Manufacturing in Lancaster City

RENT

RENT: \$3,500/MONTH

Rent Includes:

Utilities, building ins., CAM, & RE taxes. (Est. \$3.25 PSF, Landlord may reconcile annually)

Tenant Pays:

Internet, interior janitorial, liability insurance

CONTACT US FOR YOUR SHOWING

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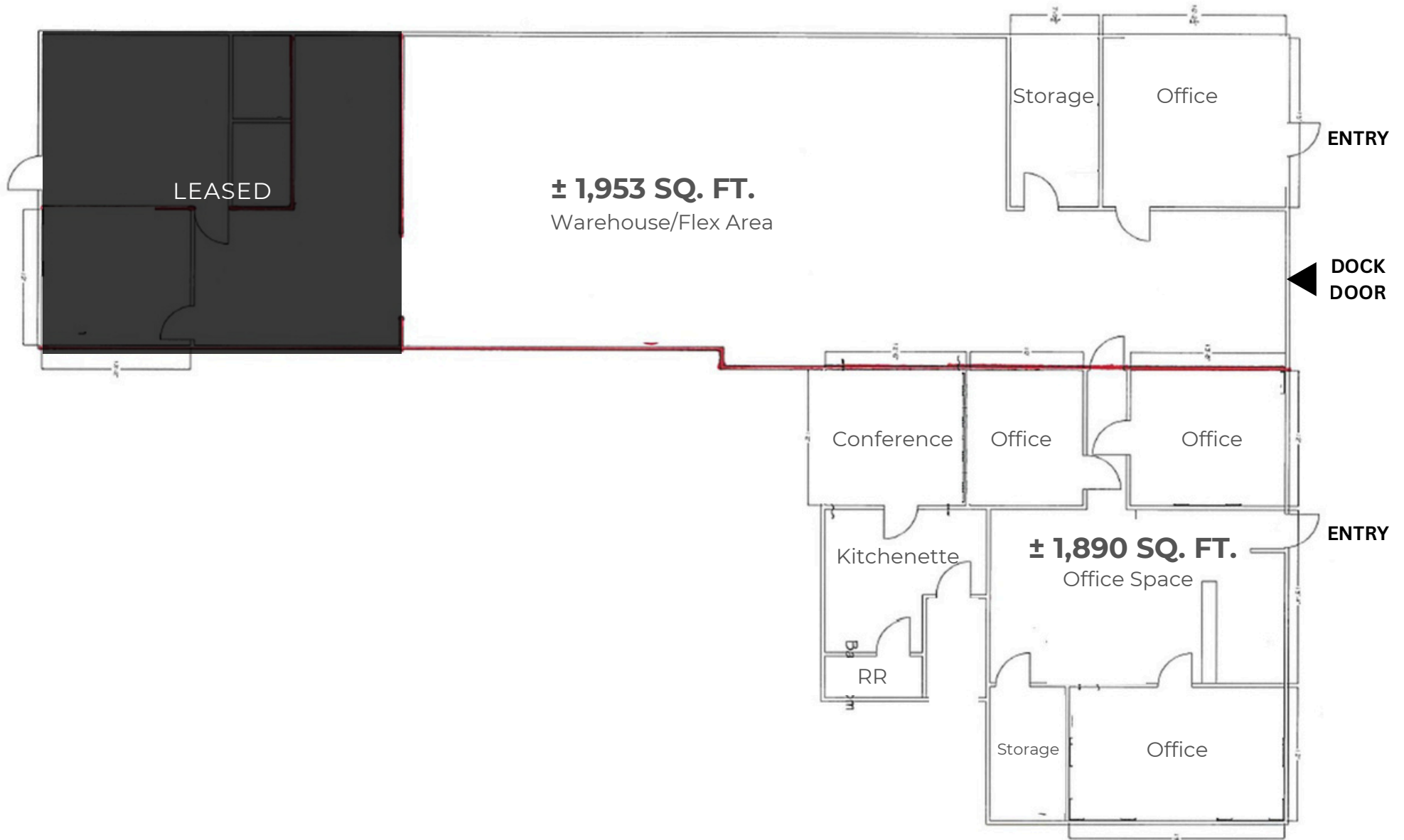
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FLOOR PLAN

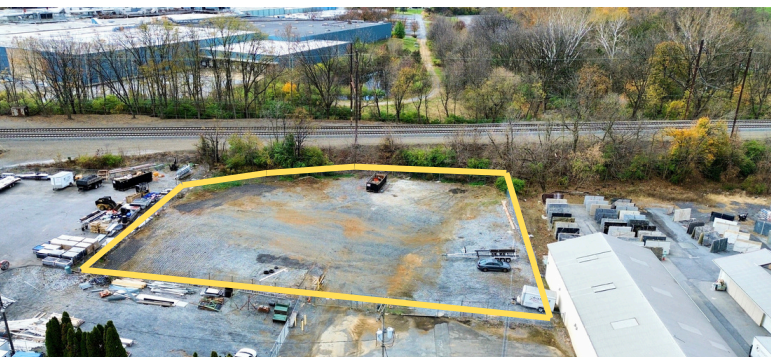


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SECURE PARKING LOT FOR LEASE

± 28,145 Sq. Ft. | ± 0.64 Acres

Parking Space for 50-60 vehicles

Zoning CM-Central Manufacturing in Lancaster City

RENT

RENT: \$2,750 / MONTH

Rent Includes: RE taxes (Landlord may reconcile annually)

Tenant Pays: Maintenance and liability insurance



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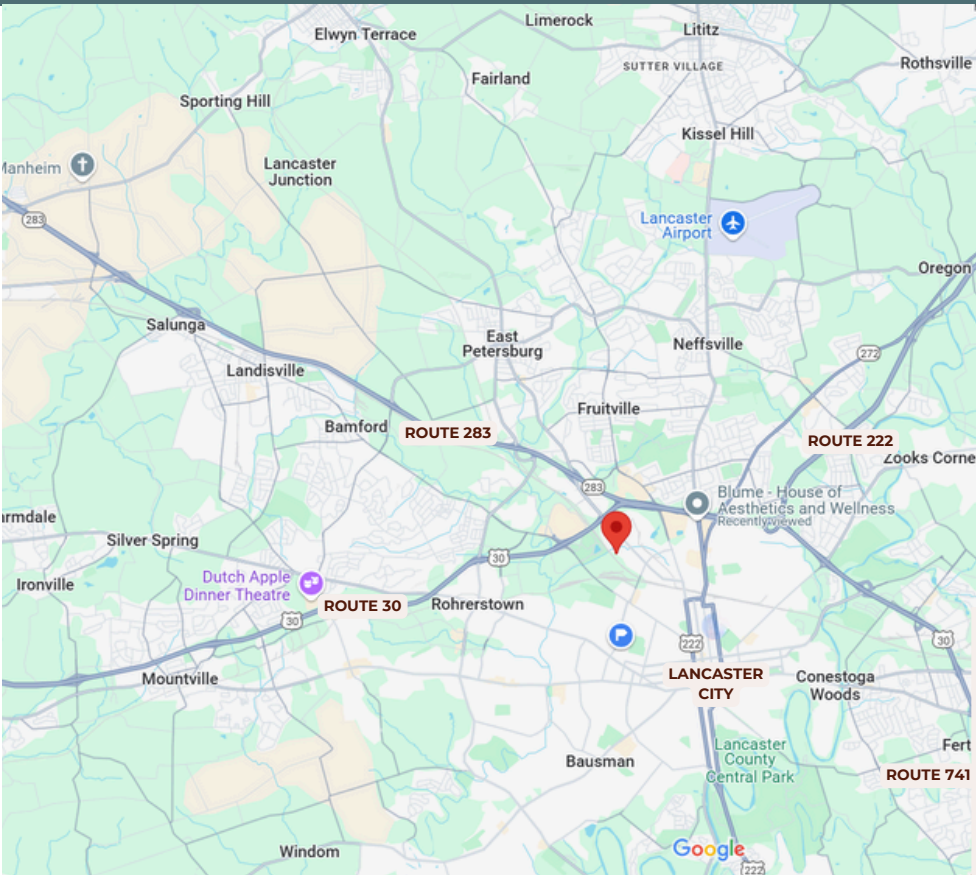
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LOCATION HIGHLIGHTS



- 0.5 Miles to Route 30
- 1.4 Miles to Route 283
- 2 Miles to Lancaster City
- 4 Miles to Route 222



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ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.

LISTING AGENTS FOR THIS PROPERTY



Alex (Alexandra) Ebert
Listing Agent | Primary Contact
Alex@ppmproperties.com



Shade Foreman
Listing Agent
shade@ppmproperties.com



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com

