

FOR LEASE

232 North Prince Street
City of Lancaster

Office / Showroom with Warehouse
± 5,416 SF - 16,983 SF Available
Zoned (CB) Central Business



PROPERTY
ENDS HERE



Features

- Great visibility on N. Prince St!
- Centrally located in vibrant Lancaster City
- Architecturally distinctive building
- Very adaptable and flexible layout
- Windows throughout on all facades
- Fully-sprinklered building
- 14+ on-site parking spaces
- N. Water St. parking garage – directly across alley
- Benjamin Roberts, Ltd. relocating



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

The information contained herein has been given to us by the equitable owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

For additional information or to schedule a tour, please contact us!

Rich Wolman, CCIM
Cell: (717) 471-4747
Rich@Compass-PA.com

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com

232 North Prince St

City of Lancaster

Site Data

Address: 232 N Prince St, Lancaster, PA 17603
Municipality: Lancaster City, Lancaster County
Tax Parcel ID: 331-97243-0-0000
Lot Size: 0.55 acres
Zoning: (CB) Central Business
Access: N Prince St & N Water St
Parking: 14 Vehicle spaces, plus tractor trailer loading on-site
Water/Sewer: Public

Year Built 1880
Construction Type: Steel frame (warehouse); wood frame (office)
Facade: Brick; dryvit; concrete block
Ceiling Height: 8'-12' Finished office & showroom
14'-16' Warehouse
Loading: (3) Dock height doors; (1) drive-in door
Roof: Primarily flat rubber; shingle gable over three-story section
HVAC: (3) Gas-fired systems (1st & 2nd floors)
Ceiling-mounted modine distribution (warehouse)
Power: 800 amp 3-phase four-wire service
Lighting: Suspended and attached fluorescent lighting throughout
Sprinklers: 100%

Available Area: 1st Floor
Office/Showroom Space: ±7,453 SF
Warehouse: ±5,416 SF
2nd Floor
Office Space: ±4,114 SF

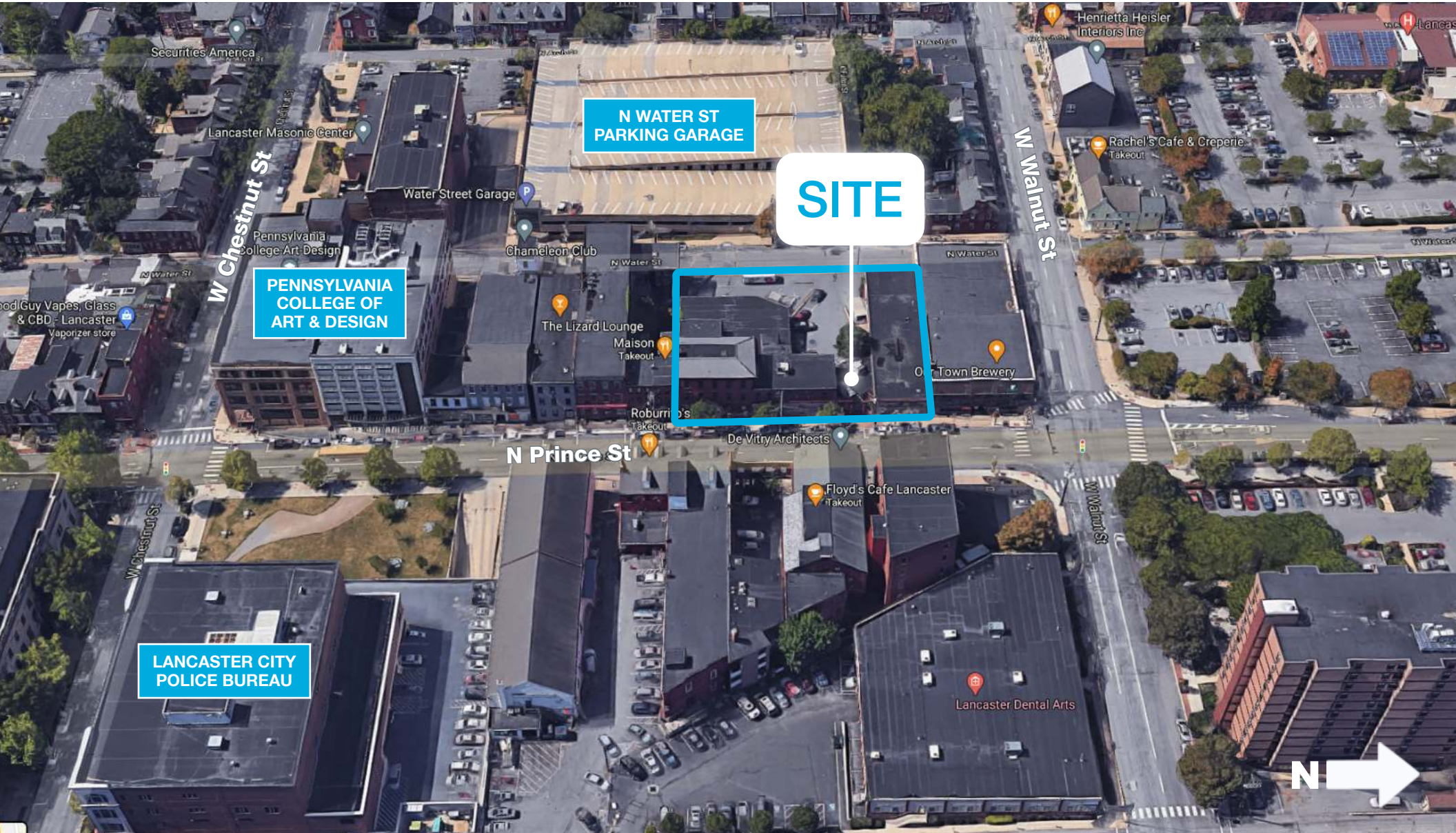
Lease Rate: Office/Showroom/Warehouse \$13/SF Gross*
Office/Showroom only \$16/SF Gross*
Warehouse only \$7/SF Gross*
*includes taxes, property insurance, common area maintenance and utilities



REAR PROPERTY VIEW FROM N WATER STREET

232 N Prince St City of Lancaster

Location



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
717-431-8300 | www.Compass-PA.com

The information contained herein has been given to us by the equitable owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

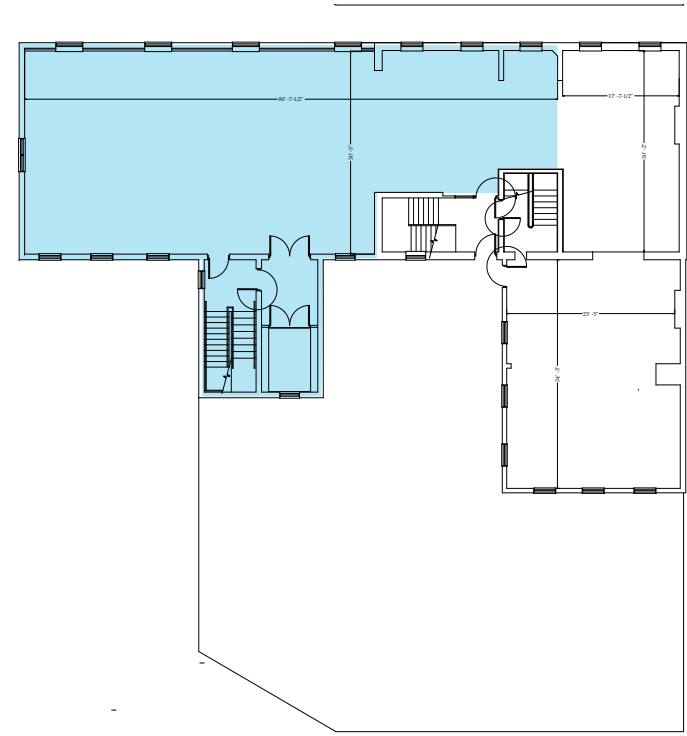
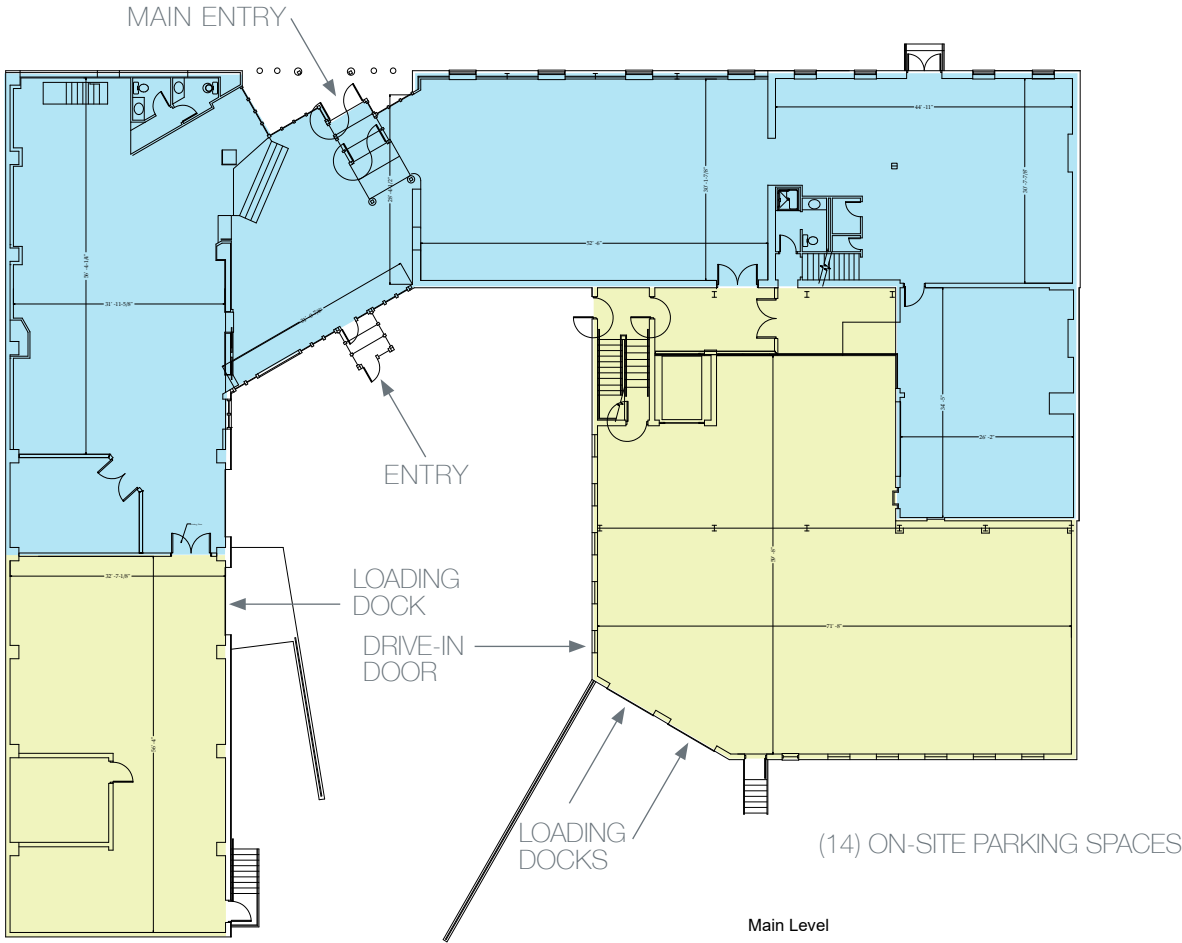






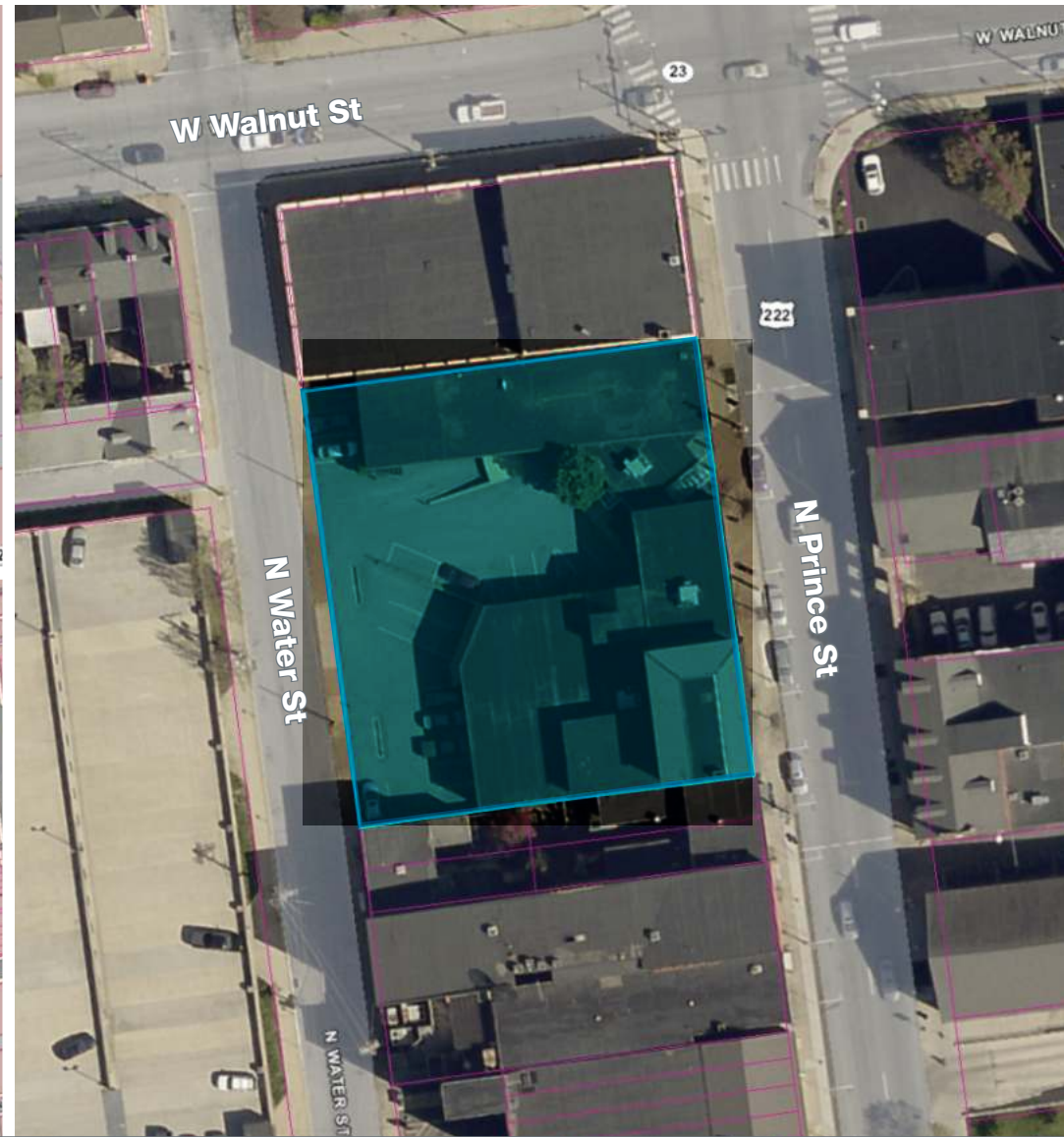


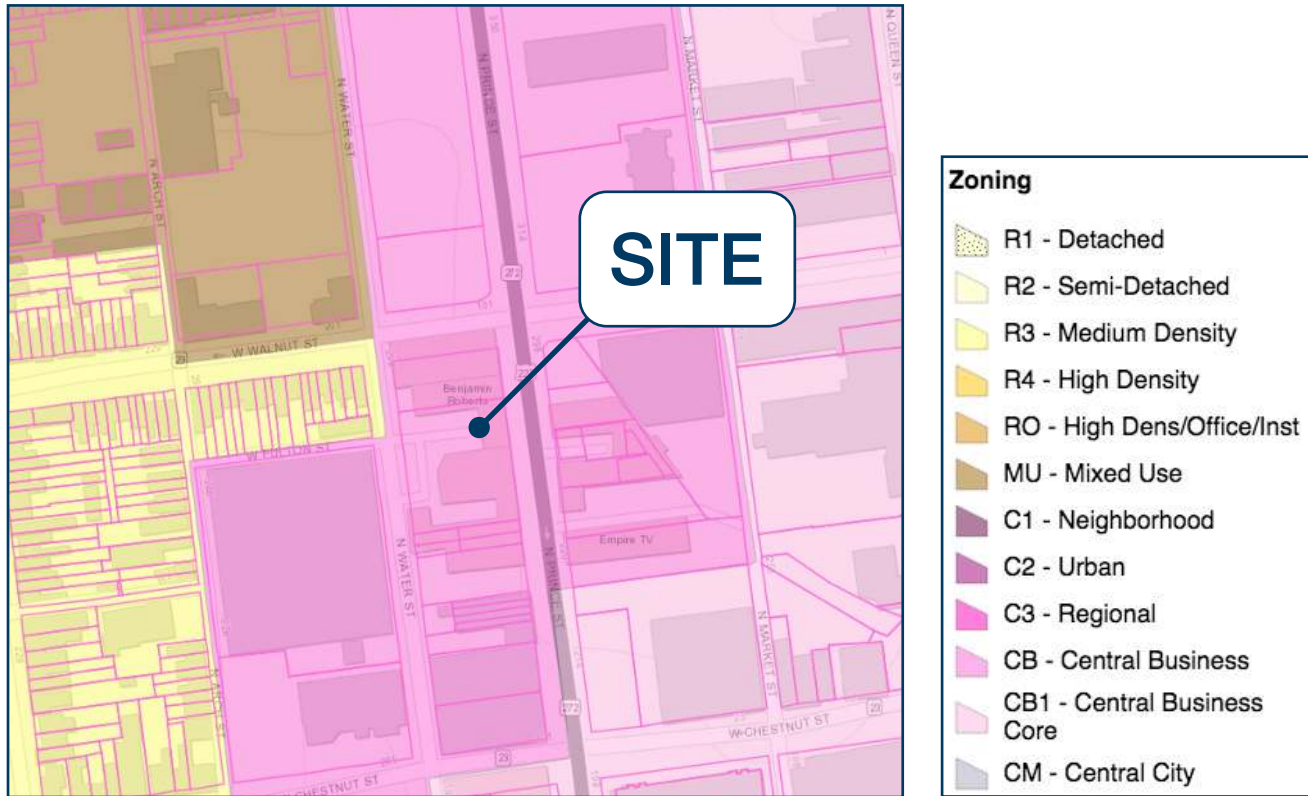
----- N PRINCE STREET -----



 AVAILABLE OFFICE/SHOWROOM  AVAILABLE WAREHOUSE

PLEASE FIELD VERIFY ALL DIMENSIONS





CB District (Central Business).

The CB District is the commercial hub of the City and serves the metropolitan area as a regional center for government, law, finance, culture, entertainment, and support businesses. A wide range of commercial, retail, cultural, high-density residential, and institutional uses are permitted by right and by special exception, including restaurant, hotel, office, medical/dental, day care, fitness center and event facility*. In order to promote high-density development, this zoning district permits 100% building and lot coverage and waives all off-street parking requirements.

*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information: <https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>

