

22A MILLERSVILLE ROAD

LANCASTER, PA 17603



**+850 SQ FT FREESTANDING BUILDING
FOR LEASE WITH HIGHLY VISIBLE SIGNAGE
ON RT 741 / MILLERSVILLE ROAD**

**LOCATED NEAR THE INTERSECTION
OF ROUTES 741 & 462**



CONTACT US FOR YOUR SHOWING
(717) 394-3374

info@ppmproperties.com
233 N. Duke St. | Lancaster, PA 17602



RENT \$1,225.00/MONTH

Rent Includes

RE Taxes, grounds maintenance and snow removal

Tenant Pays

All utilities & HVAC preventative maintenance (2X/year)



Parking

3 onsite parking spaces; additional available for \$65/mo per space

Improvements

Landlord open to participating in renovations to either flooring, paint or lighting for a financially qualified tenant & an increased rent of \$1,500/month.

Zoning

GC -General Commercial Zone in Manor Township

Amenities

Signage on Millersville Road
Glass door entrance & abundant windows
Large reception desk/circulation area and other built-ins
2 Private offices & 1 semi-private office with floor to ceiling windows
Central Air
Prior use was a dental office



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LOCATION HIGHLIGHTS



1.5 MILES TO ROUTE 30/ROHRERSTOWN RD JUNCTION
3 MILES TO DOWNTOWN LANCASTER CITY

CLOSE TO MEDICAL, RETAIL, GROCERY STORES & SEVERAL
NEIGHBORHOODS IN EAST HEMPFIELD TOWNSHIP

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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.



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