



1156 Four Star Drive

Mount Joy, Pennsylvania 17552

Property Features

- 413,860 SF warehouse on 15.68 acres with 32 foot clear ceiling height
- 29,106 SF two-story office space
- 38 dock doors and one (1) drive-in door
- 300 surface parking spaces provided
- Located along Route 283 in Rapho Township, Lancaster County, PA



For more information:

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For Lease

Industrial



Property Summary

Available SF:	413,860 SF
Lease Rate:	\$1.00 SF/yr (NNN)
Lot Size:	15.68 Acres
Building Size:	413,860 SF
Dock High Doors:	38
Drive-In Doors:	One (1)
Year Built:	2004
Zoning:	Industrial

Property Overview

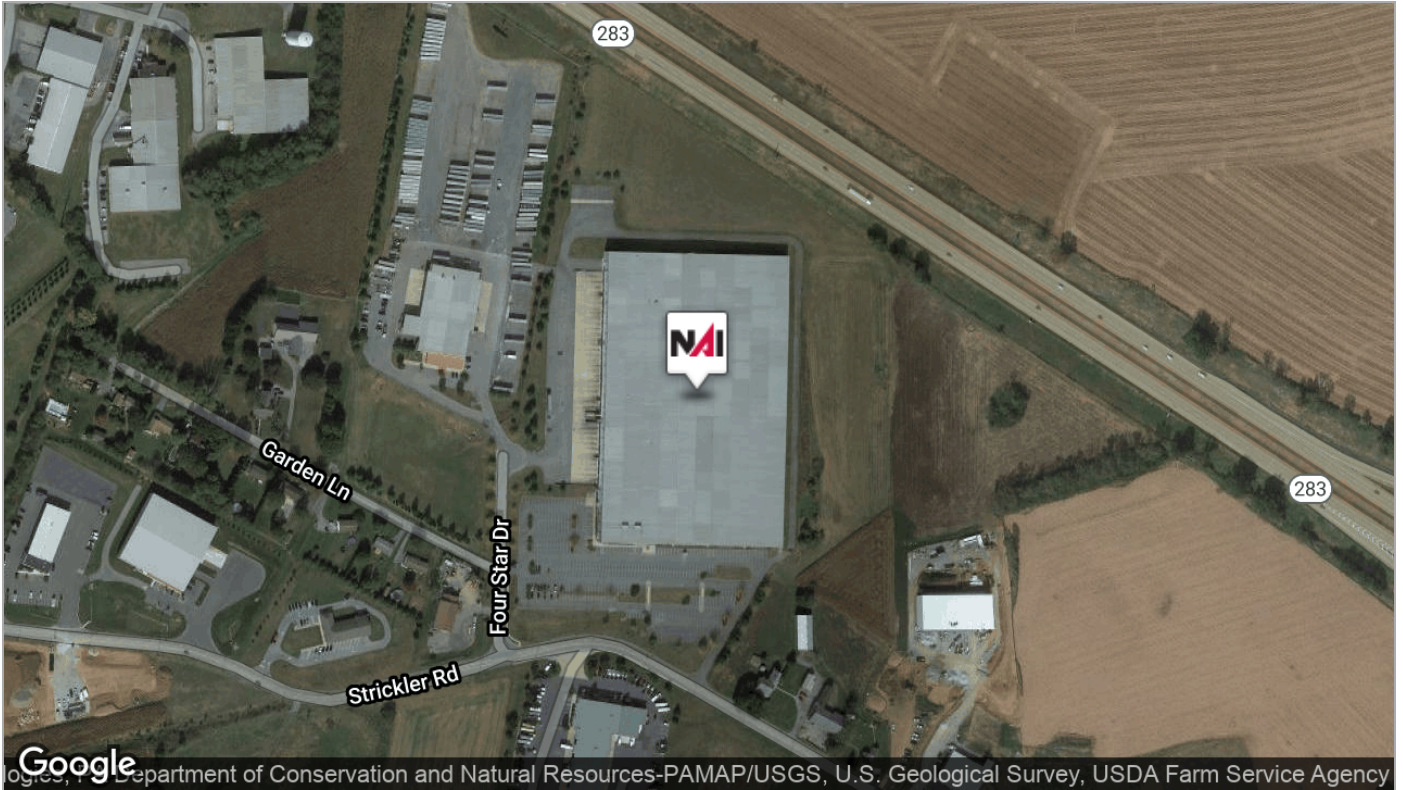
413,860 SF warehouse with a 32 foot clear ceiling height and consisting of 38 dock doors fully equipped with leveled, dock seals and dock locks, one (1) drive-in door and ESFR fire suppression system. Parking lot has ample parking with 300 spaces. Also available in warehouse is a 29,106 SF two-story office space.

Location Overview

Located in Rapho Township, Lancaster County with close proximity to the Route 283 Interchange in Mount Joy, PA.

For Lease

Industrial



NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | +1 717 645 2254

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For Lease

Industrial

Site Information

PROPERTY ADDRESS:	1156 Four Star Drive, Mount Joy, PA 17552
TOWNSHIP:	Rapho
ZONING DESCRIPTION:	Industrial
NO. PARKING SPACES:	300 surface

Building Information

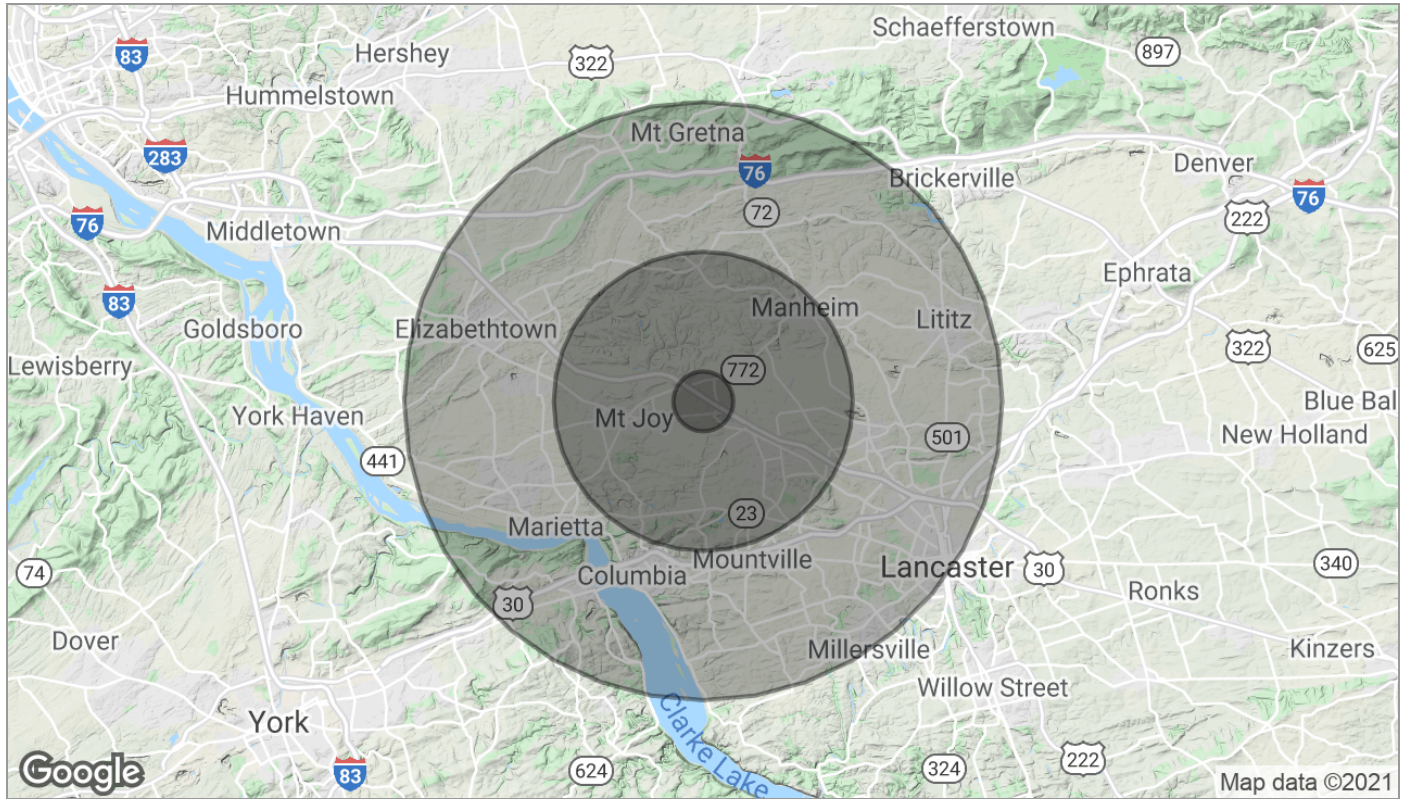
SPRINKLER DESCRIPTION:	ESFR fire suppression system
COLUMN SPACING:	60'x43'
DOCK DOOR DESCRIPTION:	38 dock doors fully equipped with leveled, dock seals and dock locks
OFFICE DESCRIPTION:	29,106 SF two-story office space

Lease Information

SPACE SIZE:	413,860 SF
LEASE RATE:	\$
LEASE TYPE:	NNN
LEASE TERMS:	Negotiable
TENANT RESPONSIBILITIES:	
LANDLORD RESPONSIBILITIES:	

For Lease

Industrial



	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	1,372	44,472	196,111
MEDIAN AGE	39.6	40.5	39.8
MEDIAN AGE (MALE)	40.3	40.2	39.0
MEDIAN AGE (FEMALE)	38.7	40.8	40.6
Households & Income			
TOTAL HOUSEHOLDS	545	17,292	76,954
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$68,349	\$74,040	\$74,896
AVERAGE HOUSE VALUE	\$231,703	\$212,790	\$229,259
Race			
% WHITE	95.1%	94.1%	91.9%
% BLACK	2.6%	1.9%	2.2%
% ASIAN	0.1%	0.9%	2.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	0.2%	0.9%	1.8%
Ethnicity			
% HISPANIC	3.9%	4.2%	5.7%

* Demographic data derived from 2010 US Census