

# AVAILABLE FOR LEASE

## WAREHOUSE AND OFFICE SPACE

### Denver, PA



**Location:** 405 School Road, Brecknock Township, Denver, PA 17517

PA Turnpike:	± 4.2 miles	Route 222:	± 4.2 miles	Reading:	± 17 miles
Lancaster:	± 24.4 miles	Harrisburg:	± 54.6 miles	Philadelphia:	± 63.6 miles

**Zoning:** AG - Agricultural District

**A. Office Space:** \$5.95 PSF Gross      3,000 SF - Second Floor    Private offices, conference room, open area, common bathroom, HVAC is heat pump (Tenant pays pro-rated electric) - **AVAILABLE**

**Available Warehouse Space:**

- |           |                 |                         |   |
|-----------|-----------------|-------------------------|---|
| <b>B.</b> | <b>6,360 SF</b> | <b>\$4.00 PSF Gross</b> | No heat, open space, 1 loading dock - <b>LEASED</b>   |
| <b>C.</b> | <b>6,160 SF</b> | <b>\$4.50 PSF Gross</b> | No heat, 3 phase, 240 volt, 5 loading docks, 18' ceiling height and common bathroom (Tenant pays pro-rated electric) - <b>AVAILABLE</b> |
| <b>D.</b> | <b>9,943 SF</b> | <b>\$3.50 PSF Gross</b> | Propane gas heat, 110 volt electric, 1 loading dock and 1 drive-in door - <b>LEASED</b>   |
| <b>E.</b> | <b>5,895 SF</b> | <b>\$3.50 PSF Gross</b> | Truck service bay area - <b>LEASED</b>  |
| <b>F.</b> | <b>8,360 SF</b> | <b>\$4.00 PSF Gross</b> | No heat, 3 phase, 240 volt, shared loading docks - <b>LEASED</b>  |

**Comments:**      • Well water and septic sewer      • Ample parking      • Outside storage area



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**FIRST FLOOR LEVEL**

**LOWER LEVEL**

**Buildings and Areas:**

- A:** 2 STORY OFFICE (Yellow outline)
- B:** (Cyan outline)
- C:** (Black outline)
- D:** (Green outline)
- E:** TRUCK SERVICE BAY (Yellow outline)
- F:** (Orange outline)

**Dimensions and Areas:**

- Building A: 140' x 70' (10,450 SF)
- Building B: 120' x 53' (3,060 SF)
- Building C: 88' x 60' (5,280 SF)
- Building D: 88' x 46' (4,048 SF)
- Building E: 131' x 90' (11,790 SF)
- Building F: 88' x 70' (6,160 SF)
- Central Area: 8,232 SF and 3,822 SF

**Docks and Access:**

- DOCK (multiple locations)
- DRIVE-IN (multiple locations)
- SHARED DOCK ACCESS

### FIRST FLOOR LEVEL

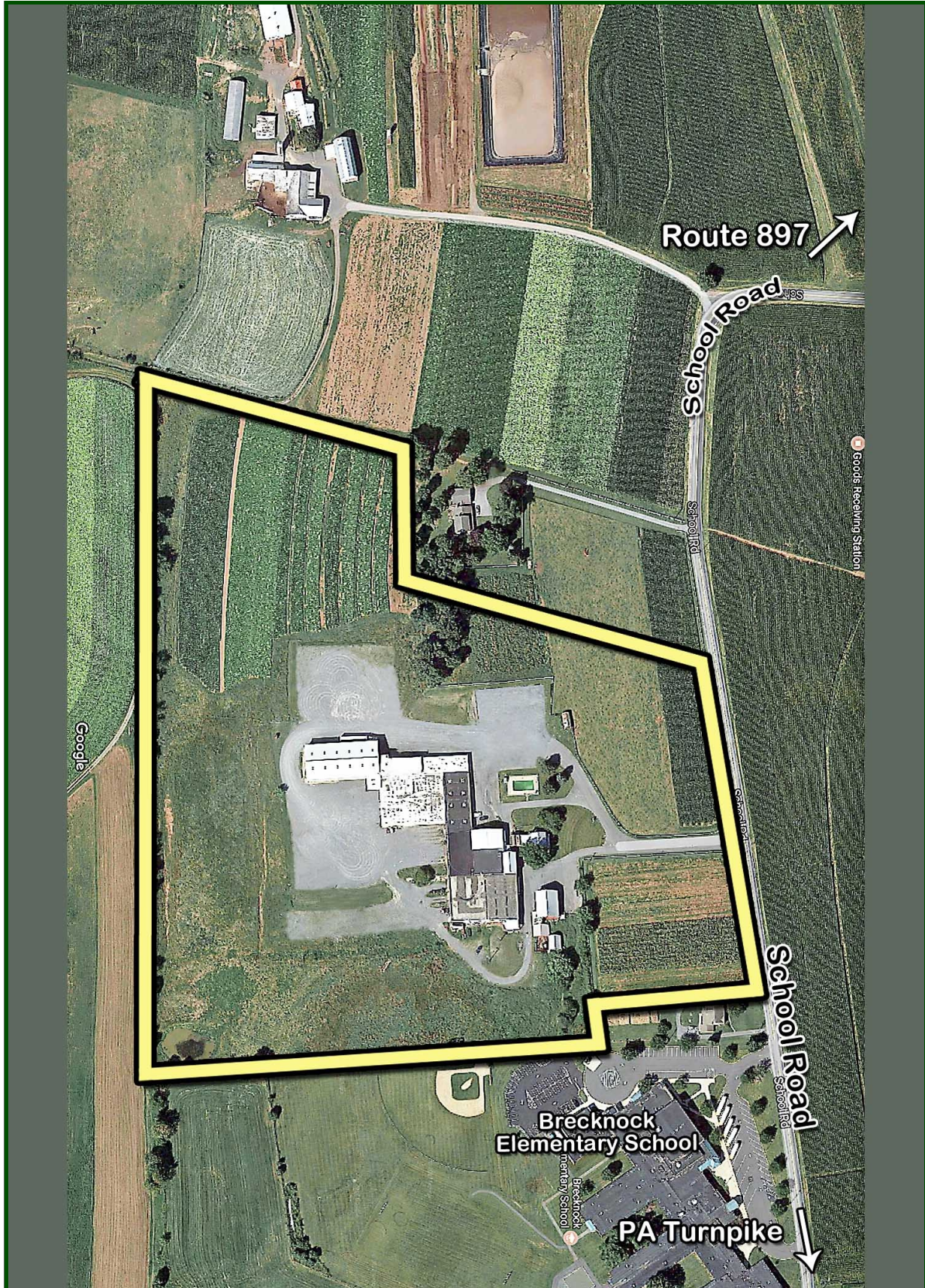


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AERIAL





## PHOTOGRAPHS

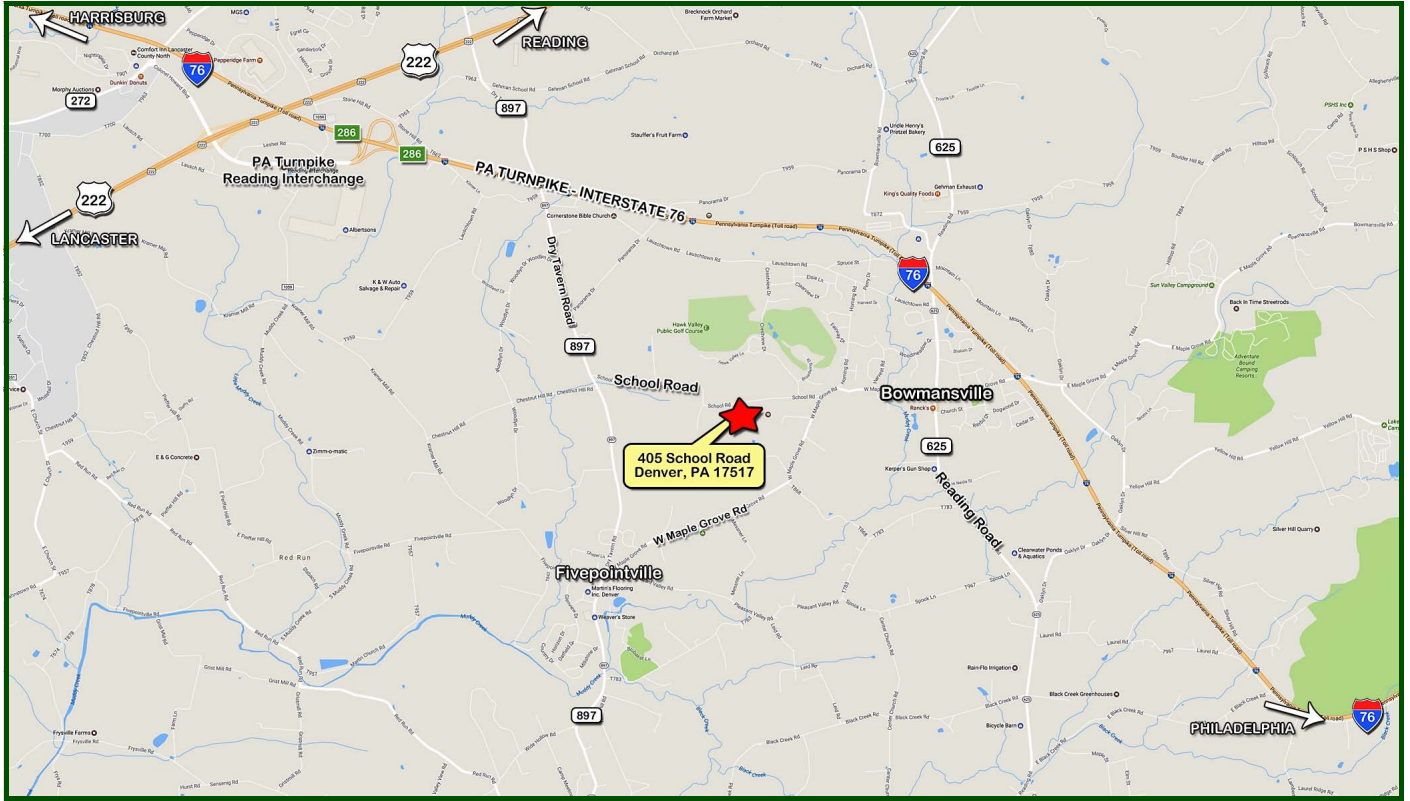




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## Local Map



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