

For Sale

M & T Bank Complex

2250, 2260 & 2270 Erin Court, Lancaster, PA 17601



List Price: \$4,500,000



Building Information

Total Building Area:	47,808 SF
Building #2250:	6,500 SF
Building #2260:	9,880 SF
Building #2270:	31,428 SF
Year Built:	1988 - 1994
Ceiling Heights:	8 - 10 Ft
Construction:	Masonry/Frame
Exterior:	Brick
Roof:	Shingle
HVAC:	#2250 & #2260 - Heat Pumps #2270 - Gas Heat w/Central Air Conditioning

Site Information

Total Area:	4.0 +/- Ac
County:	Lancaster
Municipality:	East Hempfield Township
Zoning:	Community Commercial (C-2)
Tax Parcel ID:	29012H8-6-27
Parking:	193 Spaces
Water:	Public - East Hempfield Water Authority
Sewer:	Public - Lancaster Area Sewer Authority

Comments

Three professional office buildings in attractive business park setting. High profile location with easy access and exposure to Rt. 30 at the Rohrerstown Road Interchange. Building #2250 is leased through July 31, 2010 and Seller will lease back Building #2260 upon closing. Contact Agent for details, plans and showings.

NAI Commercial Partners, Inc.

Commercial Real Estate Services, Worldwide

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no means to double 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.



contact information

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Address: 2250-2270 ERIN COURT LANCASTER, PA 17601



List Number	149568	List Price	\$ 4,500,000
Type of Property	Commercial	Status	Active
County	Lancaster	Total Acres	4.00
Total Full Baths	0	Total Half Baths	0
Total Units	0	Year Built	1988
\$ Per SqFt		Avail SqFt	31,428
Avail Office SqFt	31,428	Avail Retail SqFt	
Avail White SqFt		Gross SqFt	47,808
Loc/Dev	ERIN COURT OFFICE COMPLEX	Mun/Twn	East Hempfield
School District	Hempfield	Lot Size	4.0 ACRES
Assessment	\$ 2,884,500	Total Taxes	\$ 62,355.39
County Tax	\$ 9,853.45	Municipal Tax	\$ 3,807.54
School Tax	\$ 48,694.40		

#1 Bedroom Units	0	#2 Bedroom Units	0	#3 Bedroom Units	0
#Efficiency Units	0	APN #Tax Parcel ID	29012H8-8-27	Deed/Ref #	5919/181
Disclose Terms/Cond	No	Franklin Map Page	3172	Franklin Map Column	B
Franklin Map Row	01				

Directions: Rt. 30 West to Rt. 741/Rohrerstown Road exit, Left on Rohrerstown Road, right on Erin Court, 2nd complex on Left.
Public Remarks: Three (3) professional offices buildings in attractive business park setting. High profile location with easy access and exposure to Rt. 30 at the Rohrerstown Road Interchange. Building #2250 is leased through July 31, 2010 and Seller will lease back Building #2260 upon closing.

Sale: Sale; Sale/Lease Back Current Use: Office Possible Use: Office Location: Professional Center; Suburban Zoning: Commercial Features/Amenities: Basement; Carpets; Concrete Floors; Private Restrooms; Smoke Detectors Lot Size: 4 Ac to LT 10 Ac Topography: Level Road Access: Township Road Rail: None	Construction: Masonry Exterior: Brick Roof: Shingle Improvement Heights: 2 Story Ceiling Heights: 8 - 10 Ft Truck Doors: Not Applicable Truck Door Heights: Not Applicable Fuel Tanks: None Electric System: 50 - 200 Amps Water: Public Water Sewer: Public Sewer Hot Water: Electric HVAC: Central Air; Gas; Heat Pump	Utilities Available: Sewer; Cable TV; Electric; Gas; Water Parking: On Site ASO/Condo Fee Incl: Other - See Remarks Miscellaneous: Mixed Use: No; # Allocated Parking: 100; Road Frontage: 550 Income & Expenses: Monthly Lease: 5583.25; Annual Lease: 66,799 Form of Ownership: Fee Simple Documents Available: Aerial Photographs; Building Plan; Copy of Lease(s); Demographics; Plot Plan
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Provided as a courtesy of
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