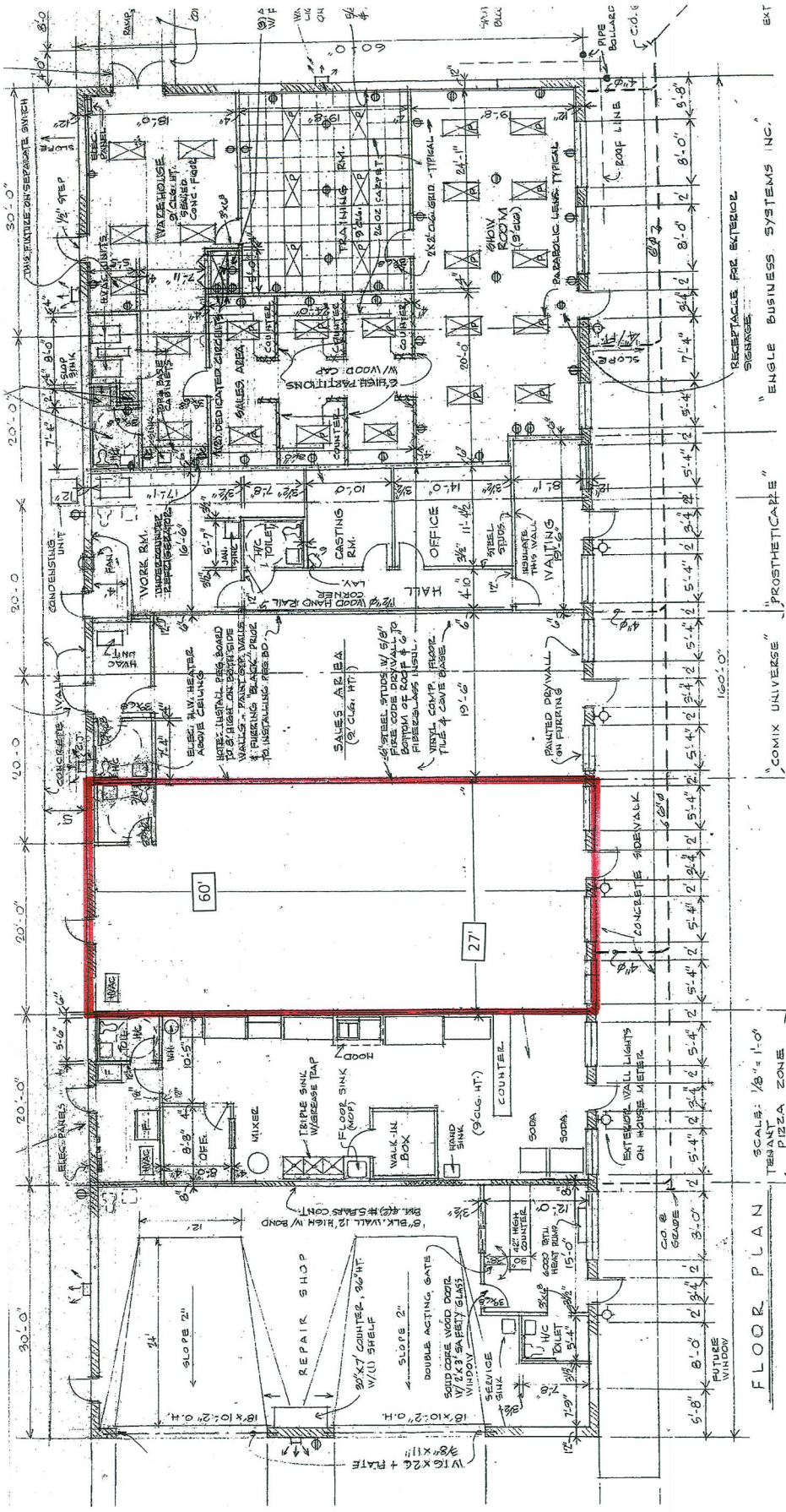




Property Profile:

Address / City:	130 Eisenhower Dr., Suite B-2, Hanover, PA
Municipality / County:	Hanover Borough / York County
Tax Map & Parcel #:	67-000-19-0061-A0-00000
Zoning:	Commercial
Total Building Square Footage:	9,600 Square Feet
Available Square Footage:	1,620sf
Construction:	Masonry Construction
Delivery Condition:	Negotiable
Roof Type / Condition:	Asphalt Shingle / Good Condition
HVAC:	Split System A/C Unit, gas heat, electric air conditioning
Fire Protection Sprinkler:	None
Land Size:	Approx. 7.24 acres
Parking Spaces:	55 Shared car spaces
Utilities:	All utilities paid by tenant
Sewer (public / private):	Public . Hanover Borough
Water (public / private):	Public . Hanover Borough
Gas (provider):	Columbia Gas
Electric (provider):	Met-Ed
Possible Uses:	Medical/Professional Office, Retail.
Availability:	Immediate
Type of Transaction:	Lease
Lease Term:	5 Year, or as negotiated
Security:	1 month base rent
Base Rental Rate:	\$10.00/sf annually (\$1,350.00 per month) with 3% annual escalations
Annual Operating Expenses:	
Pro-Rata Real Estate Taxes:	\$1.63/sf annually (2016 Estimate)
Pro-Rata Insurance:	\$0.09/sf annually (2016 Estimate)
Pro-Rata CAM:	\$1.10/sf annually (2016 Estimate)
Total Operating Expenses:	\$2.82/sf annually
Comments:	Located on Hanover's Golden Mile, the Eisenhower Business Center contains a mix of local and regional tenants including Safelight Autoglass and Beltone Hearing Aids. Access to the property is controlled via a signalized entrance at the intersection of Eisenhower Drive and Eichelberger Street.
Contact:	Allen M. Smith - (717) 630-9767



FLOOR PLAN SCALE: 1/8" = 1'-0"
 TESSANT PIZZA ZONE

"COMIX UNIVERSE"
 "PROSTHETICARE"
 "ENGLE BUSINESS SYSTEMS INC."

EXT