

FOR LEASE -

1,250 -20,000 SF Office/Retail/Restaurant/Storage
3.0 +/- Acres Build-to-Suit or Ground Lease Lot

Biglerville | Adams County



104 N. Main St. Biglerville PA (Building)

Offering Highlights

- 4,650 SF existing showroom space
- 10,000 SF+ Shop/Repair Service
- Demiseable to 2,500 SF for multiple tenants/uses
- Size (6) Drive-In Doors to main structure, Three (3) additional to attached workshop
- Suitable for a variety of uses including retail, medical, storage, office, civic amenities, etc.



104 N. Main St. Biglerville PA (Land)

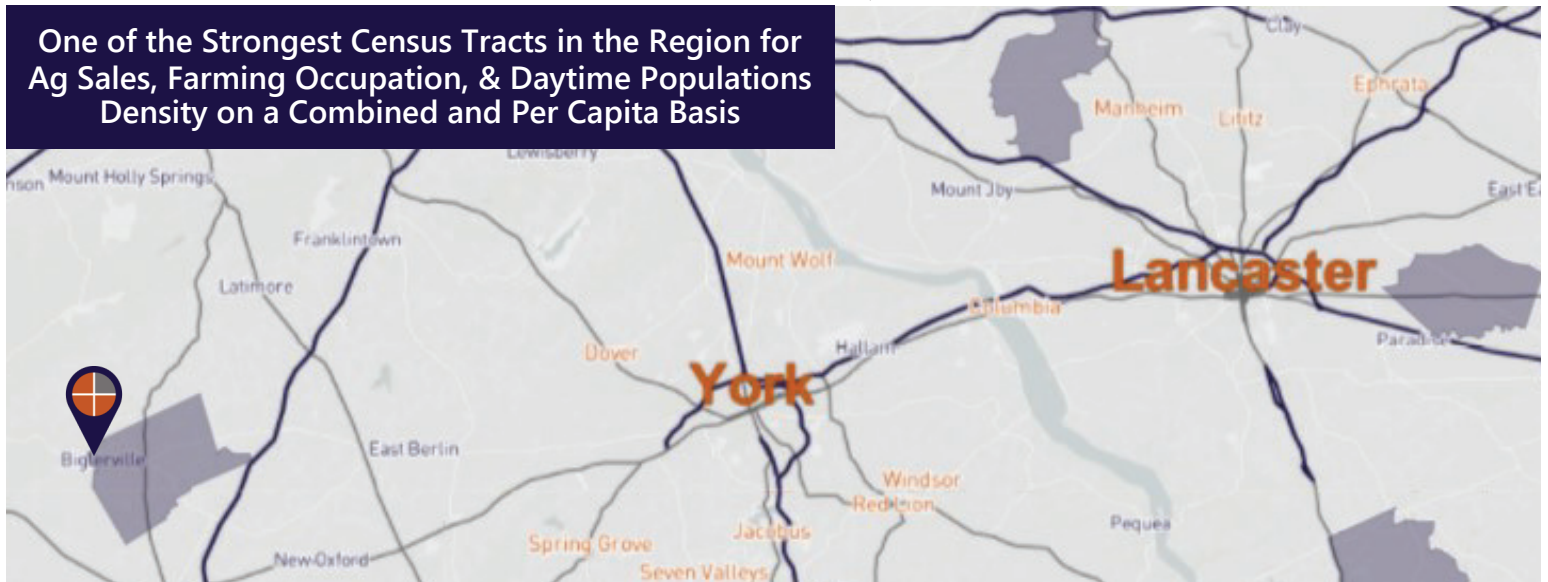
Building - Former Showroom/Service

Up to 15,000 SF available for lease at the Northern end of Biglerville, directly across from Biglerville High School and School District Headquarters. Features two stories of accessible spaces along high-visibility N Main Street, complete with showroom and service bays.

Rear Lot - Possible Build-to-Suit

Approximately 3.0 +/- Acres suitable for C-Store, Fuel, Storage, multi-family.

One of the Strongest Census Tracts in the Region for
Ag Sales, Farming Occupation, & Daytime Populations
Density on a Combined and Per Capita Basis



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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TRUE
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STREET LEVEL SHOWROOM AND SERVICE BAYS

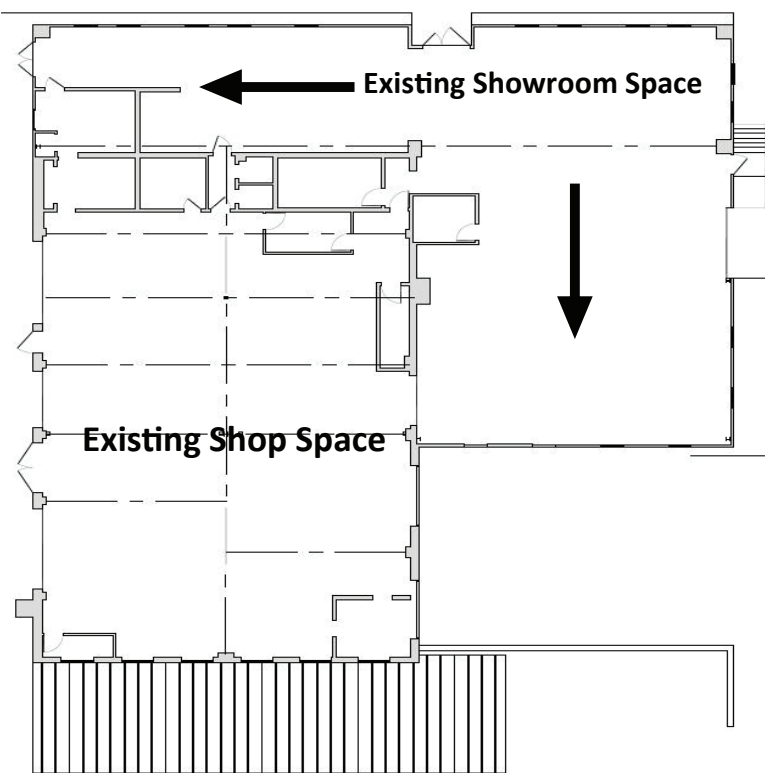


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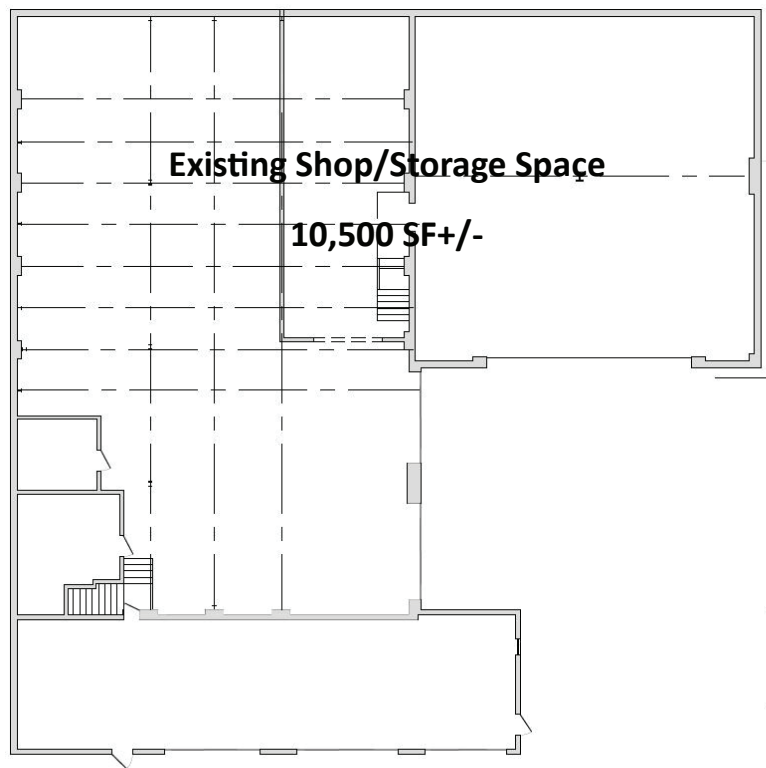
EXISTING AND CONCEPTUAL FLOOR PLANS



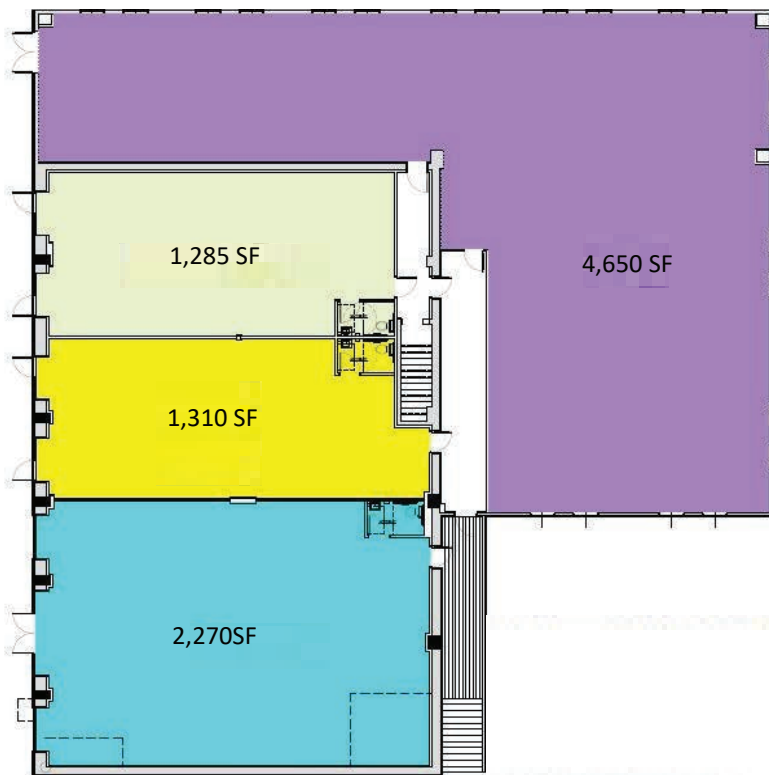
Existing Floor Plain - Main Floor



Existing Floor Plan - Lower Level



Conceptual Floor Plain - Main Floor



Conceptual Floor Plan - Lower Level



PROPERTY AND BUILDING PHOTOS



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