

FOR LEASE
CityGate Building Two
Corporate Headquarters Location
85,526 SF Total; 20,000 SF/ Floor
\$27.95/SF NNN (Est. at \$6.40/SF) plus (\$70/SFTIA)

spiegle



1572 Fruitville Pike

Lancaster, PA 17601

Building Information

- Available Space: 85,562 SF Total
- Construction: Masonry w/ Glass Curtain Walls
- Parking: 5 spaces / 1,000 SF
- Delivery TBD

Site Information

- Acreage: 9.005 +/- Acres
- Zoning: Central Manufacturing (C-M)
- Municipality: Lancaster City
- Water: Public
- Sewer: Public



Opportunity for building signage and prominent location for potential corporate headquarters. Property location has easy access to Route 30 and Route 283 with beautiful views across protected wetlands to Red Rose Commons and new Belmont Development. Amenities galore with new Home 2 Suites by Hilton adjacent to site. Walk to Whole Foods, P.F. Changs, Starbucks, Zoe's Kitchen and many more dining options. Deeded access easement on Erick Road with signalization at Erick and Dillerville Road, additional access on Fruitville Pike. Fifty-seven (57) protected parking spaces on first level plus ample surface parking.

For more information:

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