

199 W STIEGEL STREET

MANHEIM, PA // 17545

SITE

±24,537 SF AVAILABLE

FOR SALE



JOSHUA MILLER | TOM TROCCOLI

FOR SALE INFORMATION: 717.390.9858 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*



Building 1 ±14,000 square feet industrial/warehouse

Building 2 ±4,800 square feet industrial/warehouse

Building 3 ±5,150-square-foot metal-panel industrial building, currently utilized as an automotive repair garage, and a 400-square-foot storage garage.

Building 4 ±2,472-square-foot, two-story office building.



PROPERTY OVERVIEW

This industrial property presents a versatile opportunity with four buildings (three industrial and one 2-story office) totaling 24,537 square feet on a 1.81-acre site. Property features 7 dock-high doors and 3 drive-ins. The largest building offers ±14,000 square feet of warehouse space and provides flexibility for an owner to occupy all or a portion for their business while leasing the remainder, or to lease the entire building as an income-producing investment. The two remaining industrial/auto garage are currently leased with flexible terms, allowing for conversion to NNN, rent increases, or the option for an owner to occupy the space for their own business use. The 2,472 square foot office building is currently owner occupied but will be vacated before settlement.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	49,841	111,985	277,363
EMPLOYEES	19,749	45,682	120,164
AVERAGE HHI	\$130,288	\$132,999	\$120,981
HOUSEHOLDS	19,659	44,527	110,498

With level street-grade access, ample parking, and strong road frontage in Manheim, PA, this property is well-suited for a variety of auto, industrial, warehouse, or manufacturing uses. The combination of owner-occupied and income-generating tenant spaces makes it an attractive option for investors and business owners alike.



MARKET AERIAL



MANHEIM CENTRAL HIGH SCHOOL



SITE

MANHEIM AUTO AUCTION



DOLLAR GENERAL

GROCERY OUTLET
bargain market



SHEETZ



MANHEIM SHOPPING CENTER

weis FINE WINE & GOOD SPIRITS
Rita's
True Value
CVS pharmacy
Santander



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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About Bennett Williams

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