



103

WALNUT STREET  
DENVER, PA

**PPM**  
Real Estate, Inc.

# FOR SALE

# \$6,000,000

## 103 Walnut Street, Denver, PA 17517

10.3 Acres - Primary building site

Parcel ID: 140-34893-0-0000

## 130 Walnut Street, Denver, PA 17517

1.1 Acres - Parking lot with Warehouse & Garage

Parcel ID: 140-97279-0-0000

## 108 North 2<sup>nd</sup> Street, Denver, PA 17517

0.62 Acres - Parking lot; One block from site

Parcel ID: 140-98394-0-0000

**Total Acres Available** 12.02

**Gross Sq. Ft.** ± 206,634 Sq. Ft.

**Primary Building Sq. Ft** ± 195,530 Sq. Ft.

**Zoning** Light Industrial

**Parking** 72 striped spaces + unstriped lot

**Loading Docks** 4 Dock Doors

**Power** 3-Phase; 2,000-Amps

**Public Water & Sewer** Yes

**Well Water** Well onsite; Currently used in addition to public water



Denver PA is a sought after location for industry and distribution due to its convenient proximity to major routes. The town has seen investment, development and growth that will continue to trend up. This site is ripe for adaptive reuse, redevelopment or a new property concept.

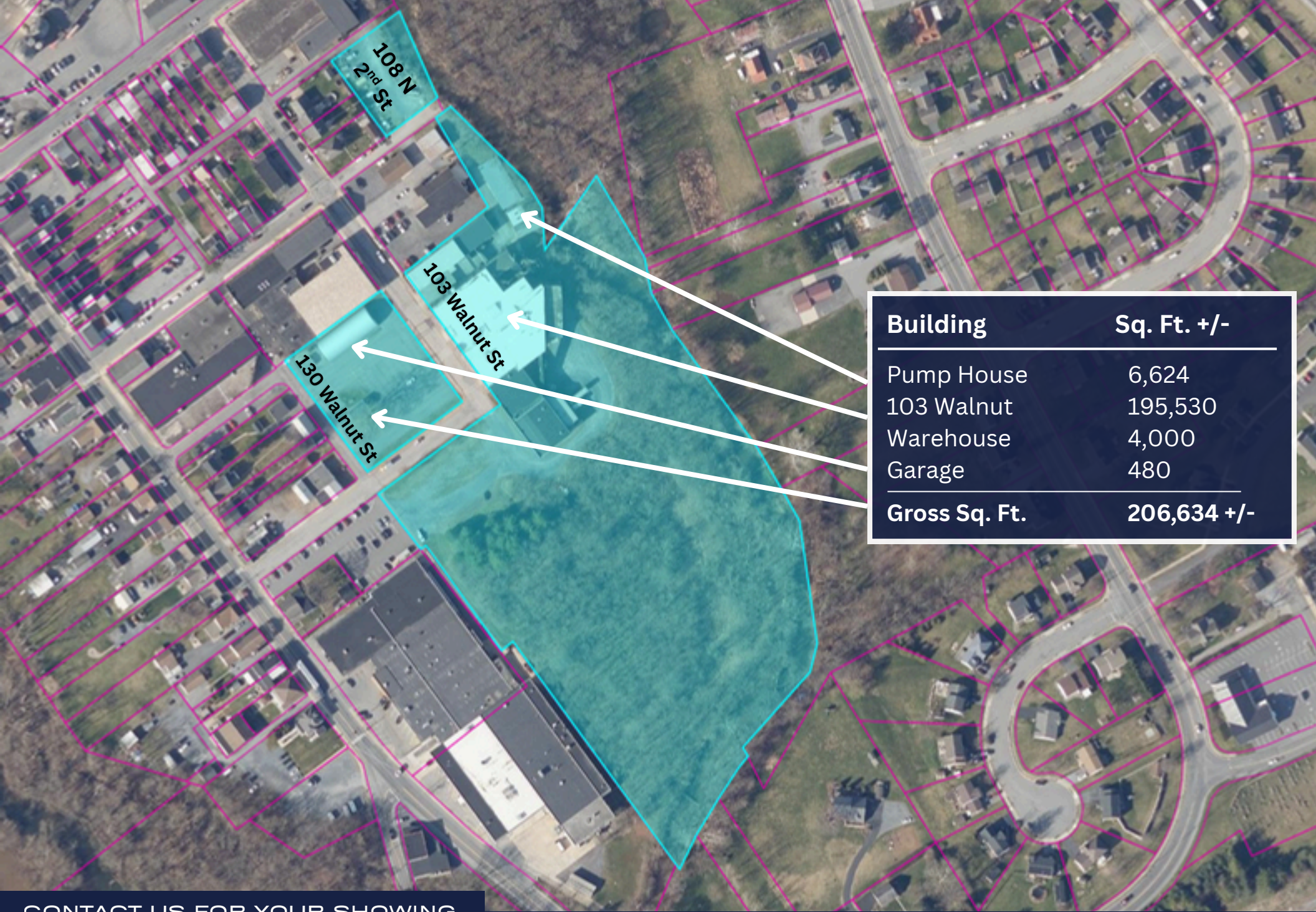
Situated in northeastern Lancaster County, Denver PA offers immediate access to the US-222 corridor and easy connectivity to the PA Turnpike (I-76). Denver functions as an efficient node within Eastern Pennsylvania's distribution network.

CONTACT US FOR YOUR SHOWING

(717) 394-3374

info@ppmproperties.com

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Building	Sq. Ft. +/-
Pump House	6,624
103 Walnut	195,530
Warehouse	4,000
Garage	480
<b>Gross Sq. Ft.</b>	<b>206,634 +/-</b>

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130 WALNUT STREET  
PARKING LOT + OUTBUILDINGS



130 WALNUT STREET  
PARKING LOT WITH WAREHOUSE & GARAGE



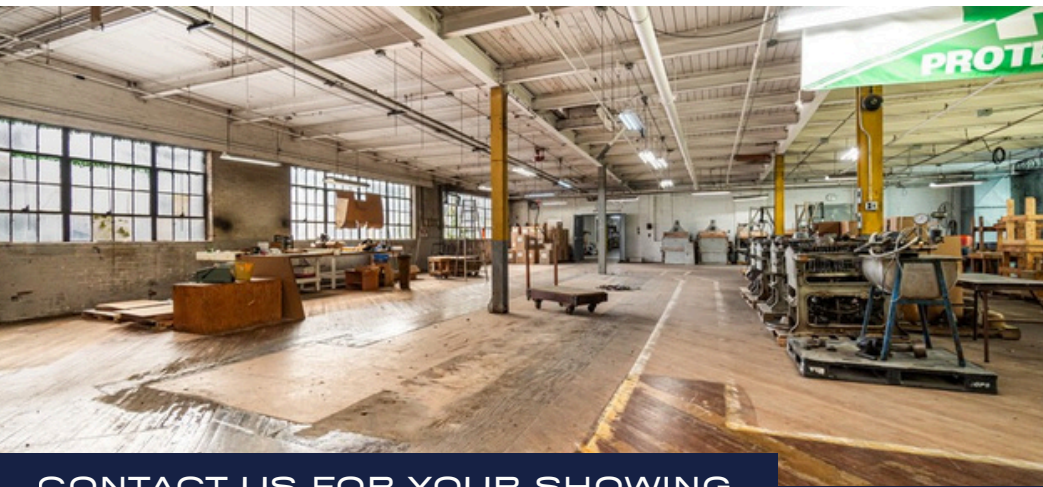
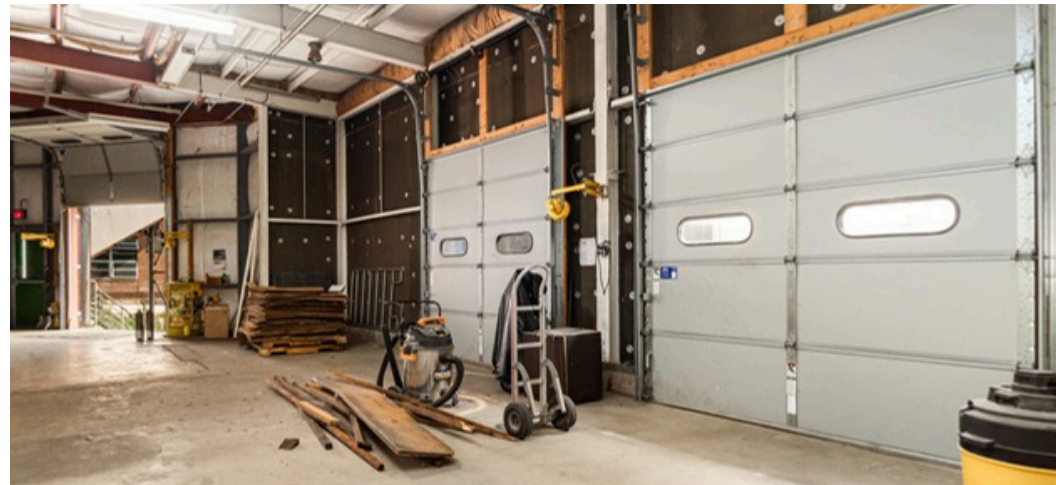
103 WALNUT STREET DELIVERY ACCESS



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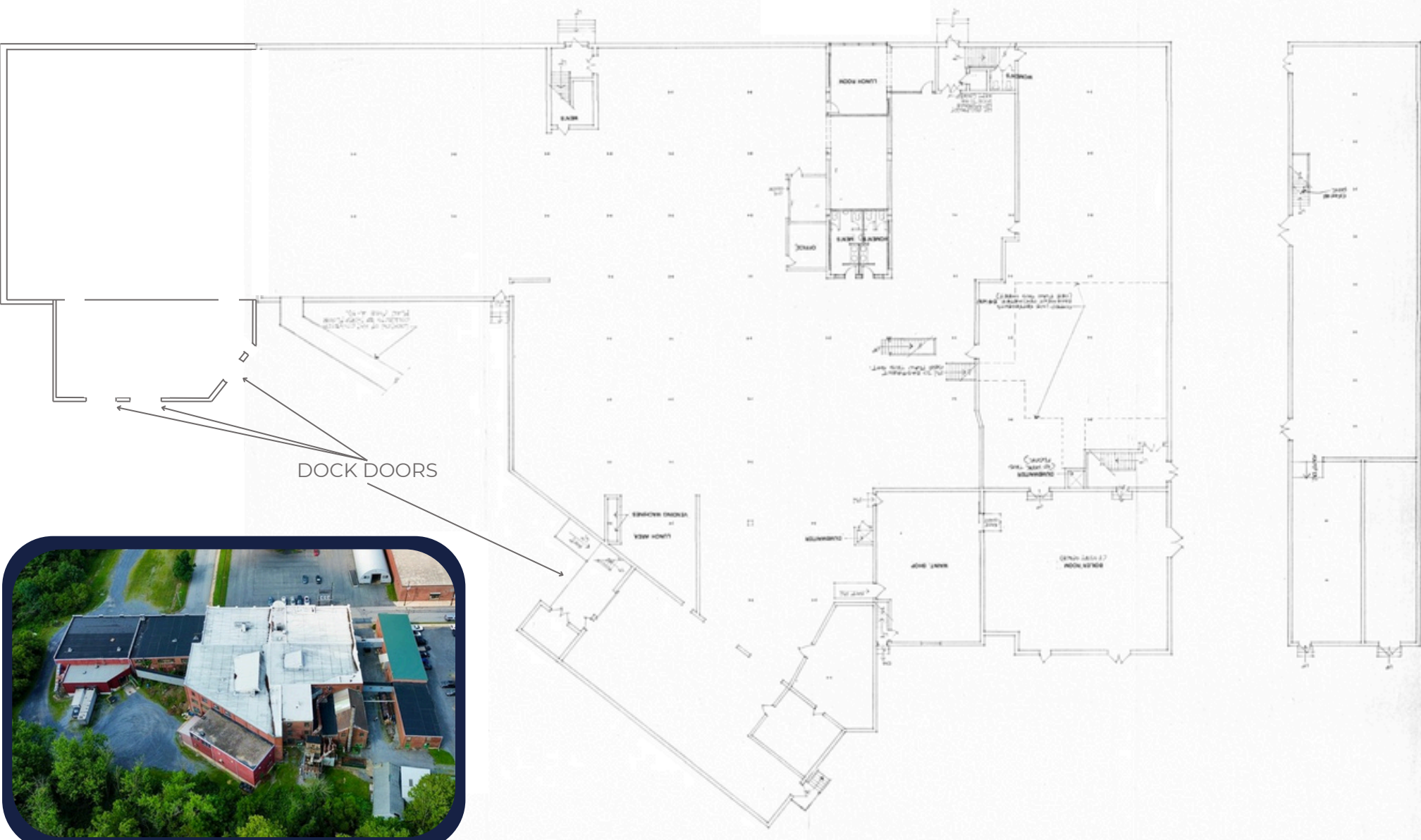


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# FIRST FLOOR PLAN



Floor plan may not be as-built; Newer addition was added to the plan for planning purposes only and is not to scale.

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# SECOND FLOOR PLAN



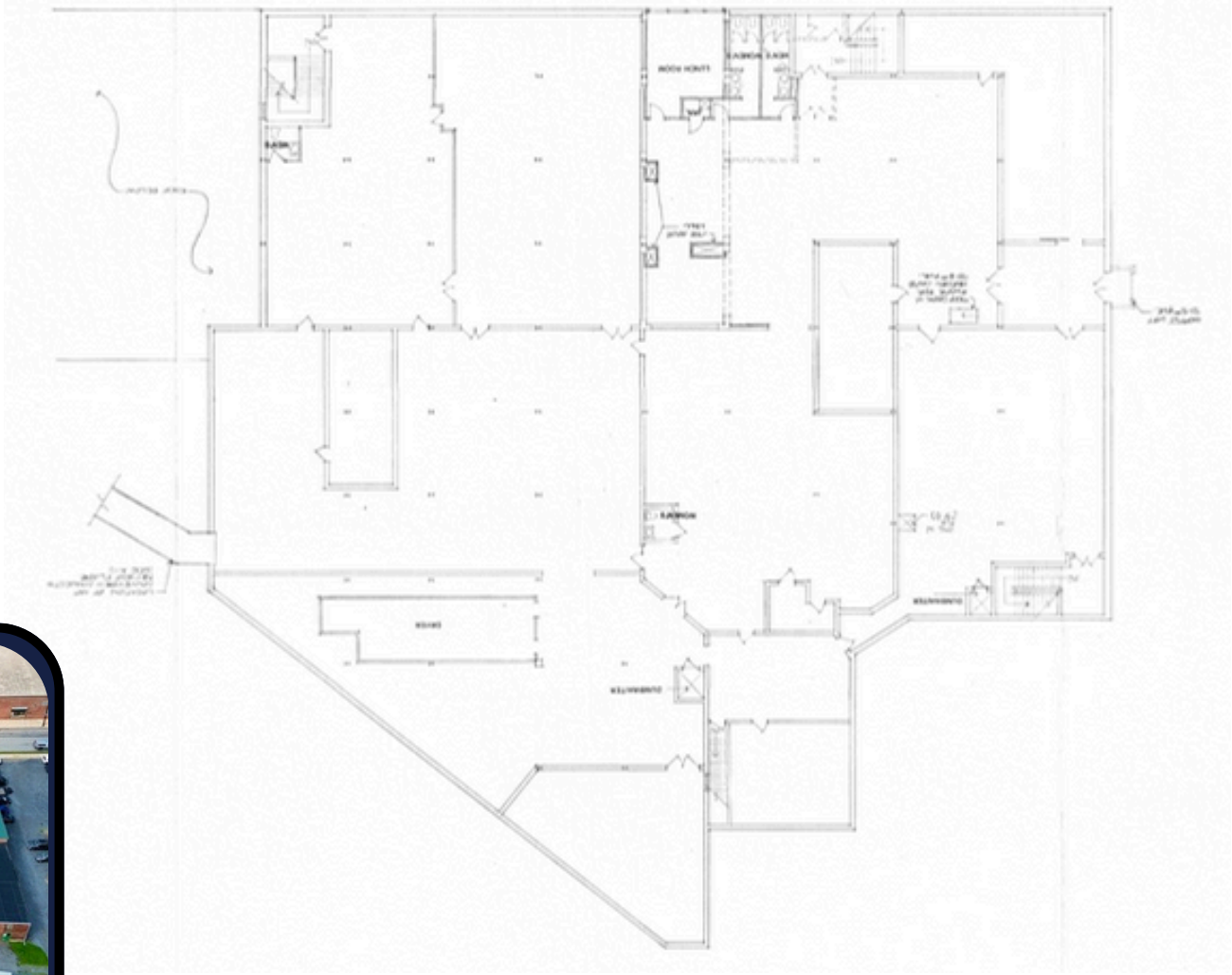
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# THIRD FLOOR PLAN



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# PROXIMITY TO MAJOR ROUTES



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# REGIONAL LOCATION



Location	Distance
Lancaster City	16 miles
Philadelphia	50 miles
Baltimore	65 miles
Newark	95 miles

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Philadelphia	50 miles
Baltimore	65 miles
Newark	95 miles

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## FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

## COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

## EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

## THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

## COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit [ppmproperties.com](http://ppmproperties.com) to learn more

233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

\*Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer.

## MARKETING TEAM



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