



PARAMOUNT REALTY

MOORE BUSINESS PARK

EDEN ROAD & MOORE DRIVE, LANCASTER, PA 17601
Lancaster County | GLA: ± 52,026 SF



- Office/Flex/Warehouse available with flexible lease terms
- Prominent location in Manheim Township at the center of Lancaster County's transportation hub
- Easy access to Rt. 30 & Rt. 222 with a combined 106,000 v.p.d.
- Ideal location for contractors and service-oriented businesses

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	9,740	94,919	175,118
Avg. HH Income:	\$104,063	\$84,863	\$91,115
Households:	5,291	60,862	92,863

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MOORE BUSINESS PARK FOR LEASE

Subject To Change

Building 1

A	Advanced Sign & Graphics	1,140 SF
B	ML Saxinger & Associates	775 SF
C	Aavid Thermacore - Storage	1,200 SF
D	Advanced Sign & Graphics	350 SF
E	Available (garage space)	125 SF
F1	Kratzer	100 SF
F2	Available	180 SF
F3	Available	180 SF
F4	John Baer's Sons	50 SF
F5	Available	180 SF
G	Available	180 SF

Building 2

1st Floor		
E-W	Golden Home Healthcare	1,322SF
2nd Floor		
S	Available	950 SF

Building 3

A	McLennan Contracting	720 SF
B	McLennan Contracting	2,430 SF
C	McLennan Contracting	1,750 SF
D	Aavid Thermacore	2,645 SF
E	Advanced Therapeutic Massage	1,240 SF
F	Eric Dieter, Music Instruction	1,365 SF
G	Encore Dance Center	10,000 SF
J	Thrive Complete Fitness	2,025 SF
K	Thrive Complete Fitness	920 SF

Building 5

1st Floor	Wellsfan Philhaven	10,000 SF
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Building 6

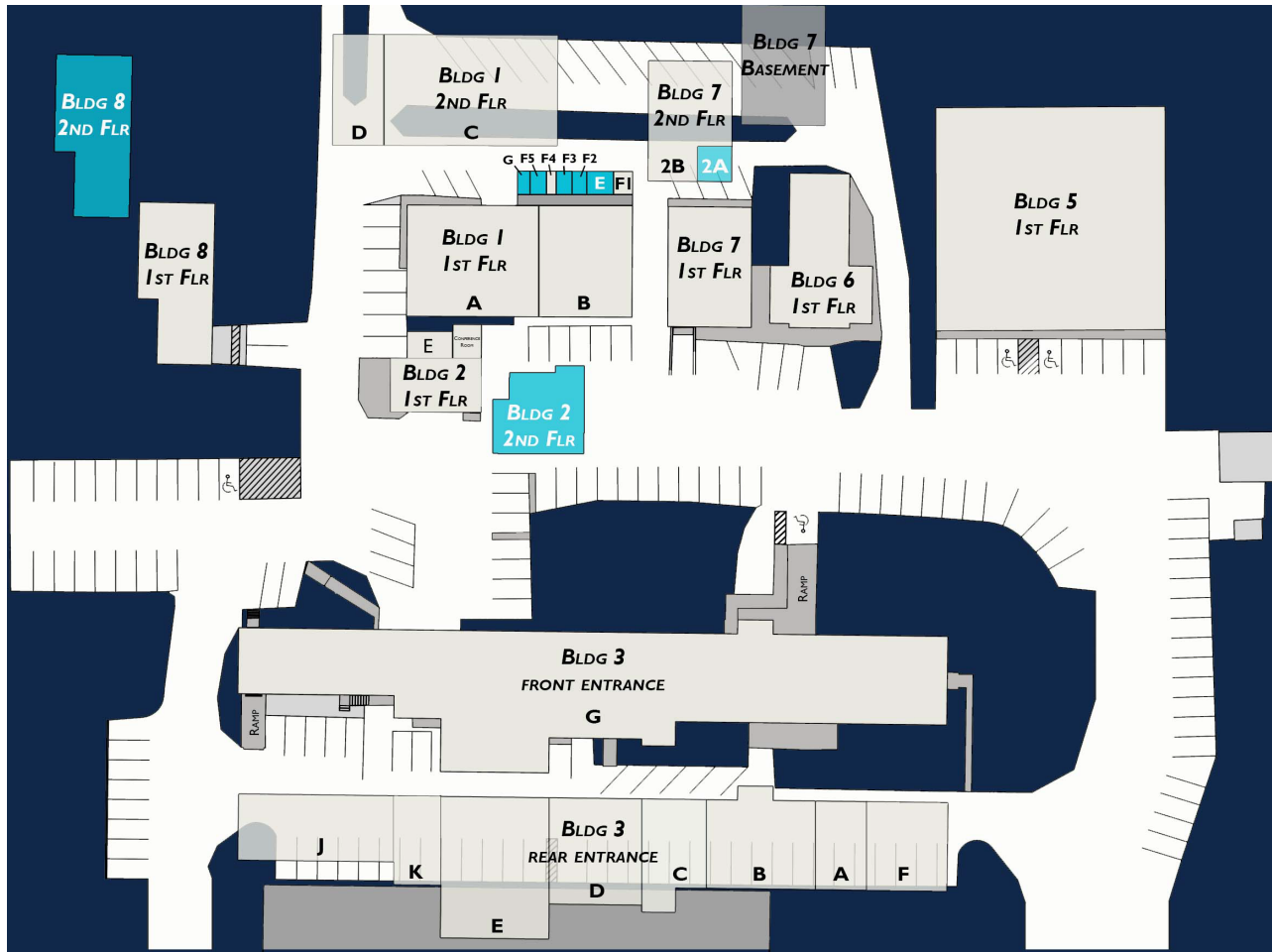
1st Floor	Foundation Printing	2,730 SF
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Building 7

1st Floor	Joe the Plumber	2,000 SF
2nd Floor		
2A	Available	250 SF
2B	Thrive Complete Fitness	2,000 SF
Bsmt.	Foundation Printing	1,800 SF

Building 8 (Farmhouse)

1st Floor	Tuina Wellness	2,034 SF
2nd Floor	Available	1,385 SF



The information herein (including all faxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.

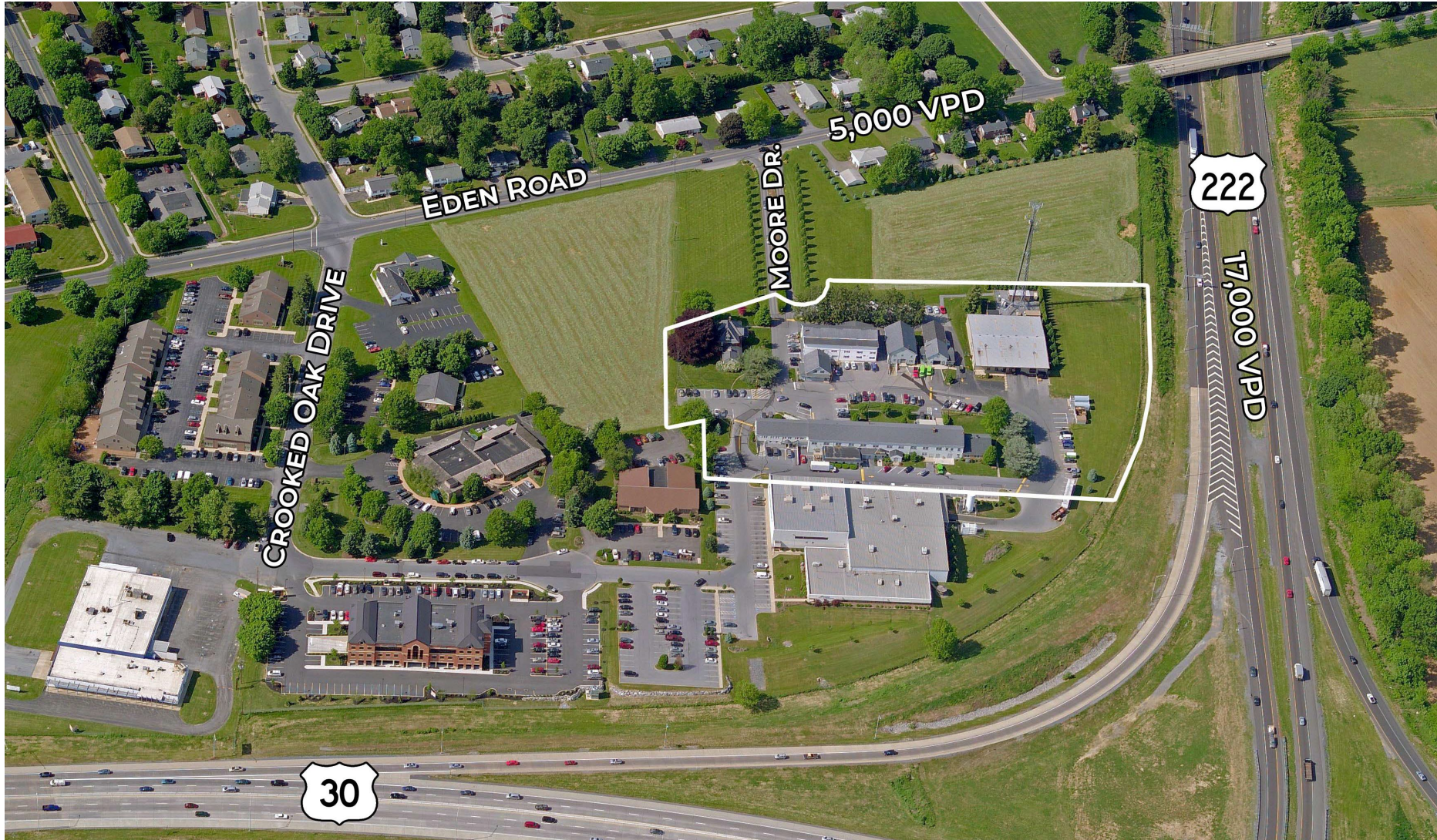




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