

FOR LEASE

717.293.4477



1816 OLDE HOMESTEAD LANE
SUITE 101
LANCASTER, PA 17601

High Associates Ltd.

Call
Today!

 717.293.4477



Industrial/Commercial Realtors

► Great Industrial/Warehouse Building



1816 Olde Homestead Lane
Suite 101
Lancaster, PA 17601

Available Square Feet:

30,600 square feet

Lease Rate:

\$5.15/SF N/N/N

Description:

Beautiful clean and bright industrial building in the Greenfield Corporate Center. Energy efficient lighting, levelers and seals, electric doors.

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BUILDING INFORMATION

B- 18

Square Feet Available:	30,600 square feet
Office Square Feet:	2,000 square feet
Warehouse Square Feet:	28,600 square feet
Date Construction:	1980
Construction:	Masonry
Condition:	Good
Ceiling Height:	18'
Electric:	120/208 volt, 3-phase, 800 amps
HVAC:	Office: electric heat pump Warehouse: gas-fired suspended hot air units
Air Conditioning:	Office area only
Lighting:	Fluorescent
Sprinklered:	Wet system – 100% coverage
Roof:	Flat
Water:	Lancaster City Water Authority – 6" main
Sewer:	East Lampeter Township – 8" line
Gas:	UGI Corporation
Overhead Doors:	One drive-in door – 12' x 14'
Dock Doors:	Three dock doors – 8' x 10'

Column Spacing:	25' x 50'
Levelers:	Three levelers
Parking:	22 on-site spaces
Zoning:	Business Park Zoning
Acres/Lot Size:	2.5
Topography:	Level

GEOGRAPHIC INFORMATION

Location:	Greenfield Corporate Center
Municipality:	East Lampeter Township
County:	Lancaster
School District:	Conestoga Valley
Distance to Highway Access:	East access to US Route 30
Distance to Airports:	Eight miles to Lancaster Airport Thirty-three miles to Harrisburg International Airport
Tax Account#:	310-17664-0-0000
Deed Reference:	K-660243
Location:	Greenfield Corporate Center

LEASE INFORMATION

Rate Per Square Foot:	\$5.15/SF N/N/N
Monthly Rent:	\$13,132
Annual Rent:	\$157,590
CAM:	\$1.66/SF
Escalations:	3% annually
Security Deposit:	One month's rent

COMMENTS

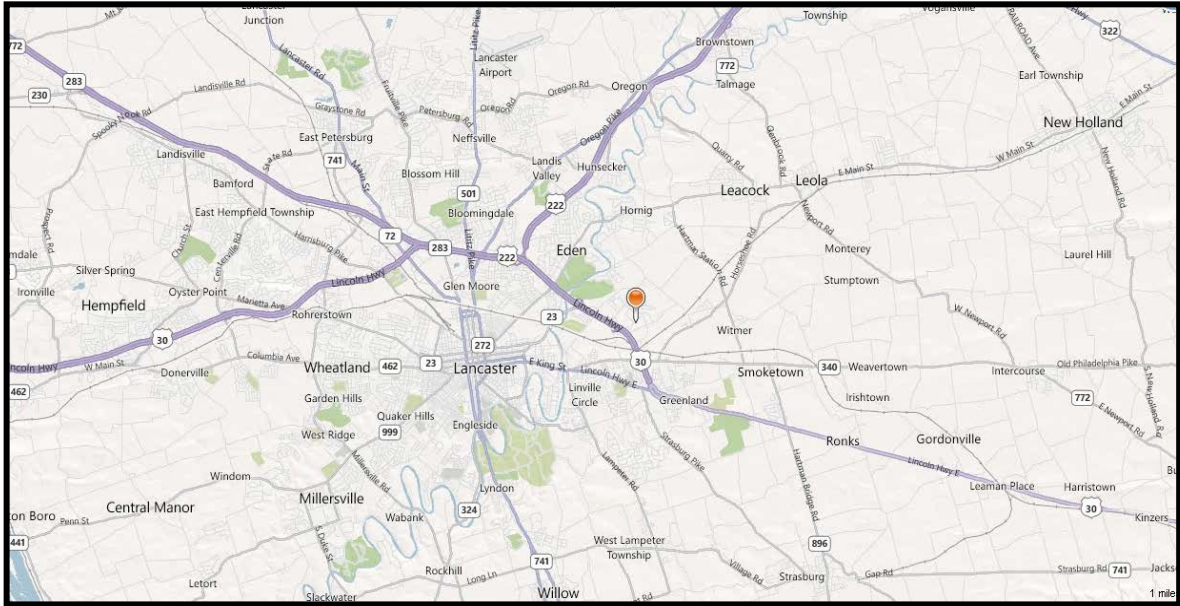
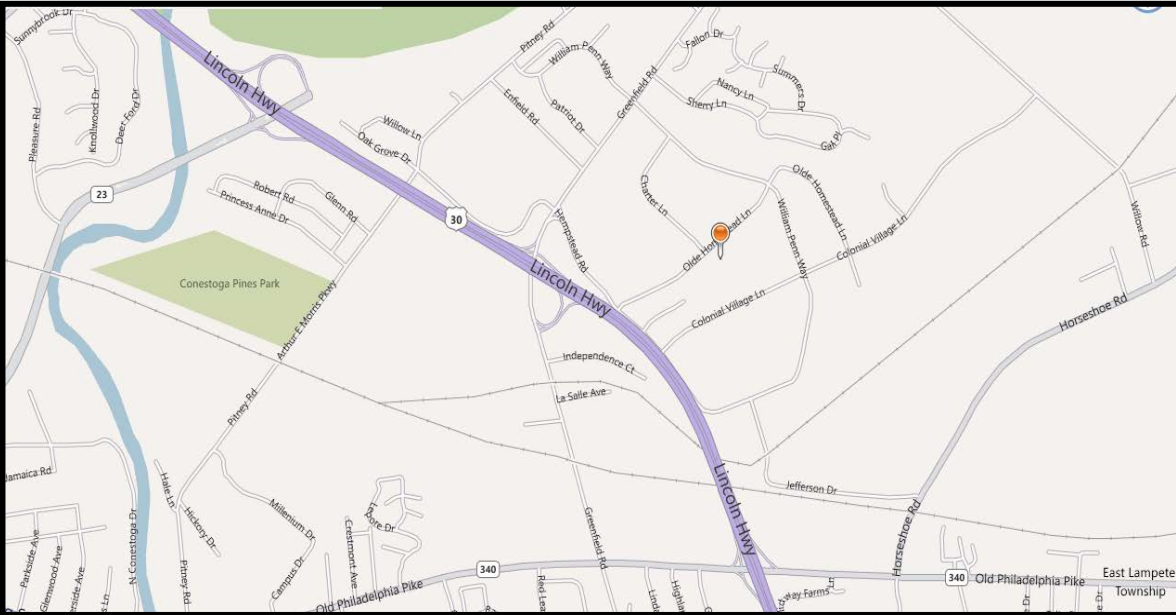
The meticulously manicured grounds, open expanse of land and walking trails at Greenfield will offer your employees pleasant places to walk, or just take a break over lunch. Many nearby restaurants will give your employees choices for breakfast, lunch and dinner. Isaac's Deli, The Greenfield Restaurant, Ginza, McDonald's, and Subway within a short drive. Costco has good very inexpensive lunches as well and is often frequented during lunch or after work for a quick meal or for discount shopping.

Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.

AERIAL PHOTO

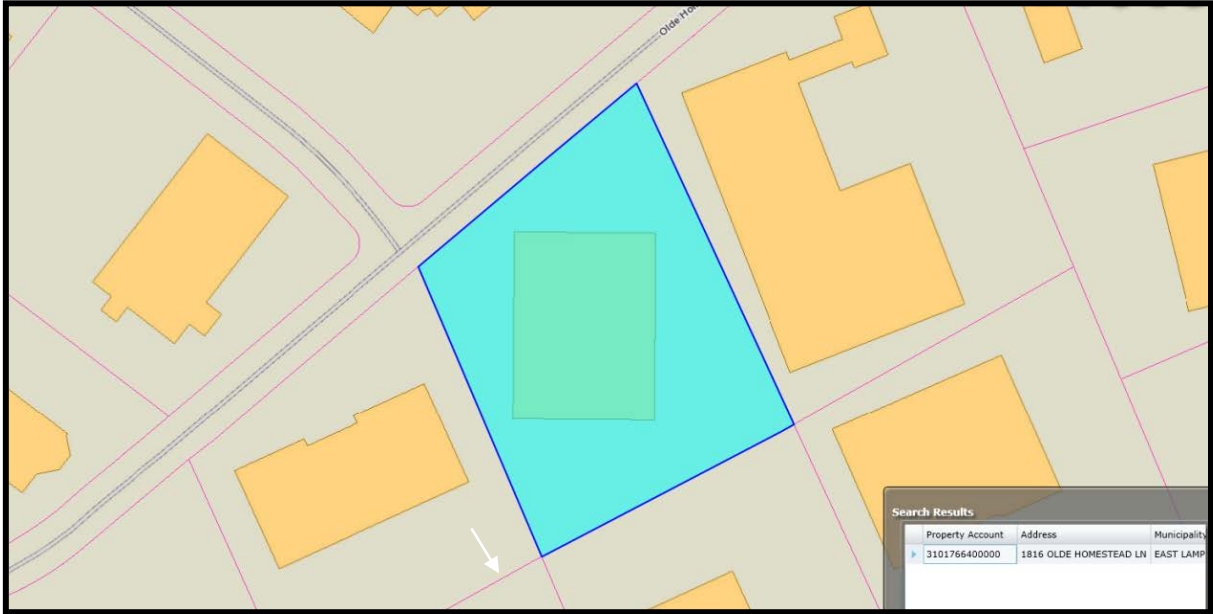


LOCATION MAP

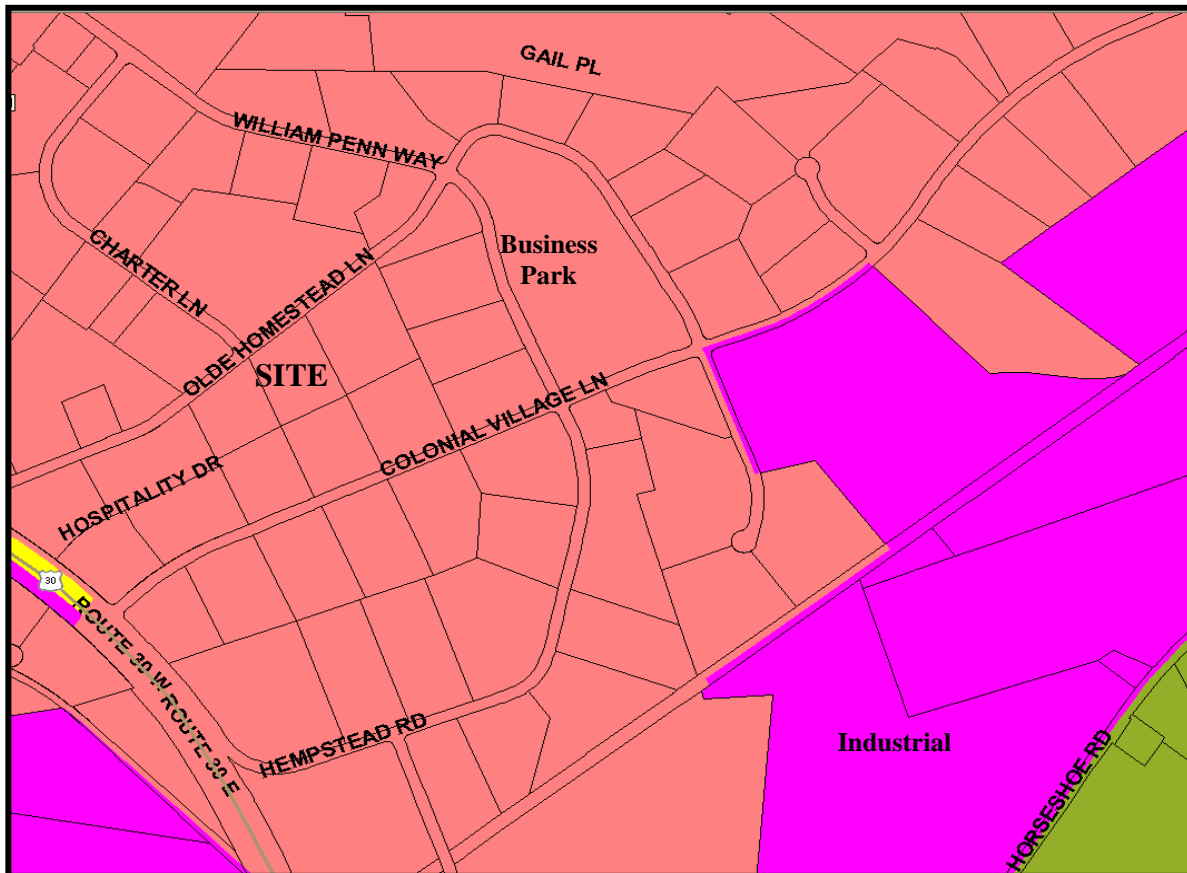


1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

TAX MAP



ZONING MAP



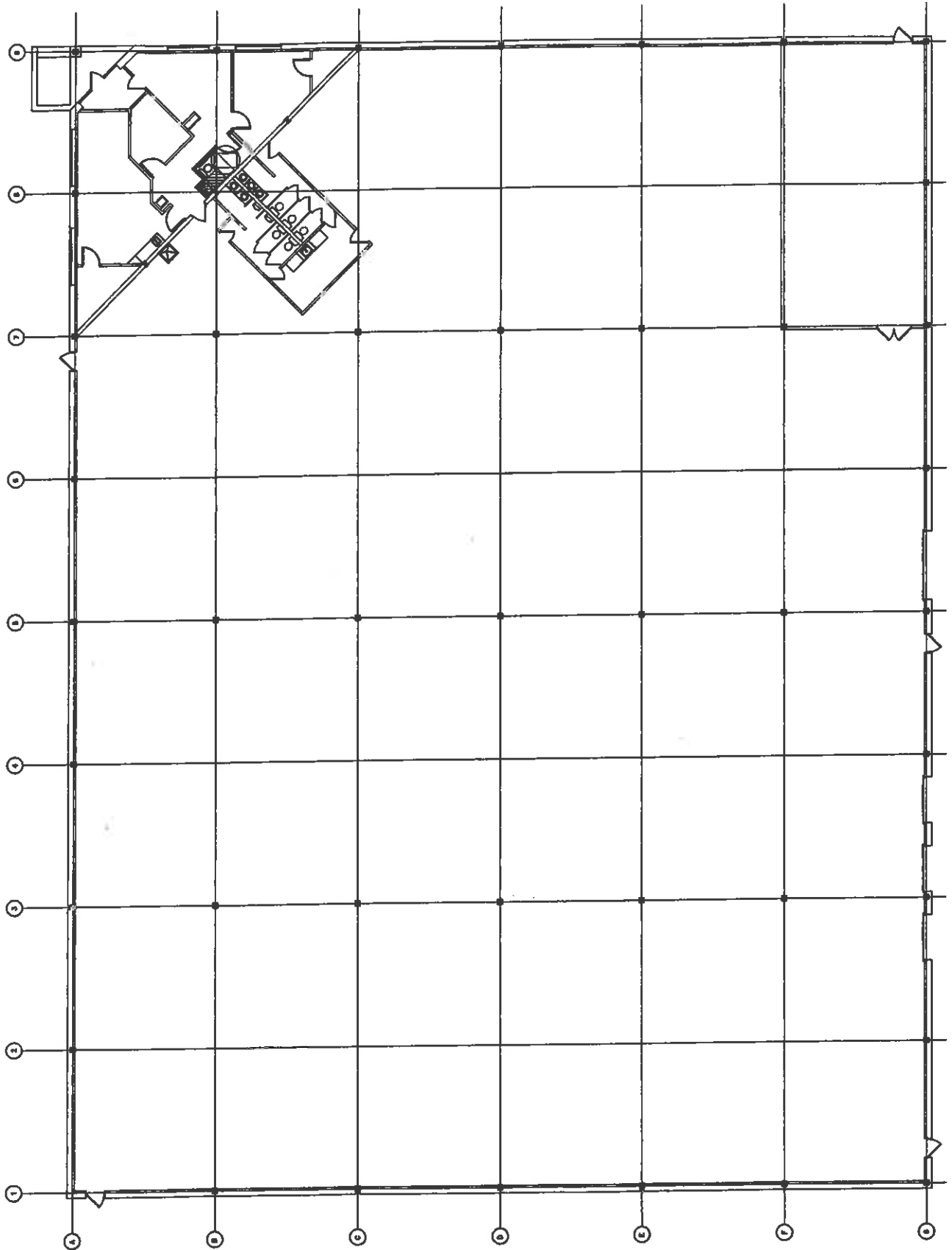
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Business Park Zoning



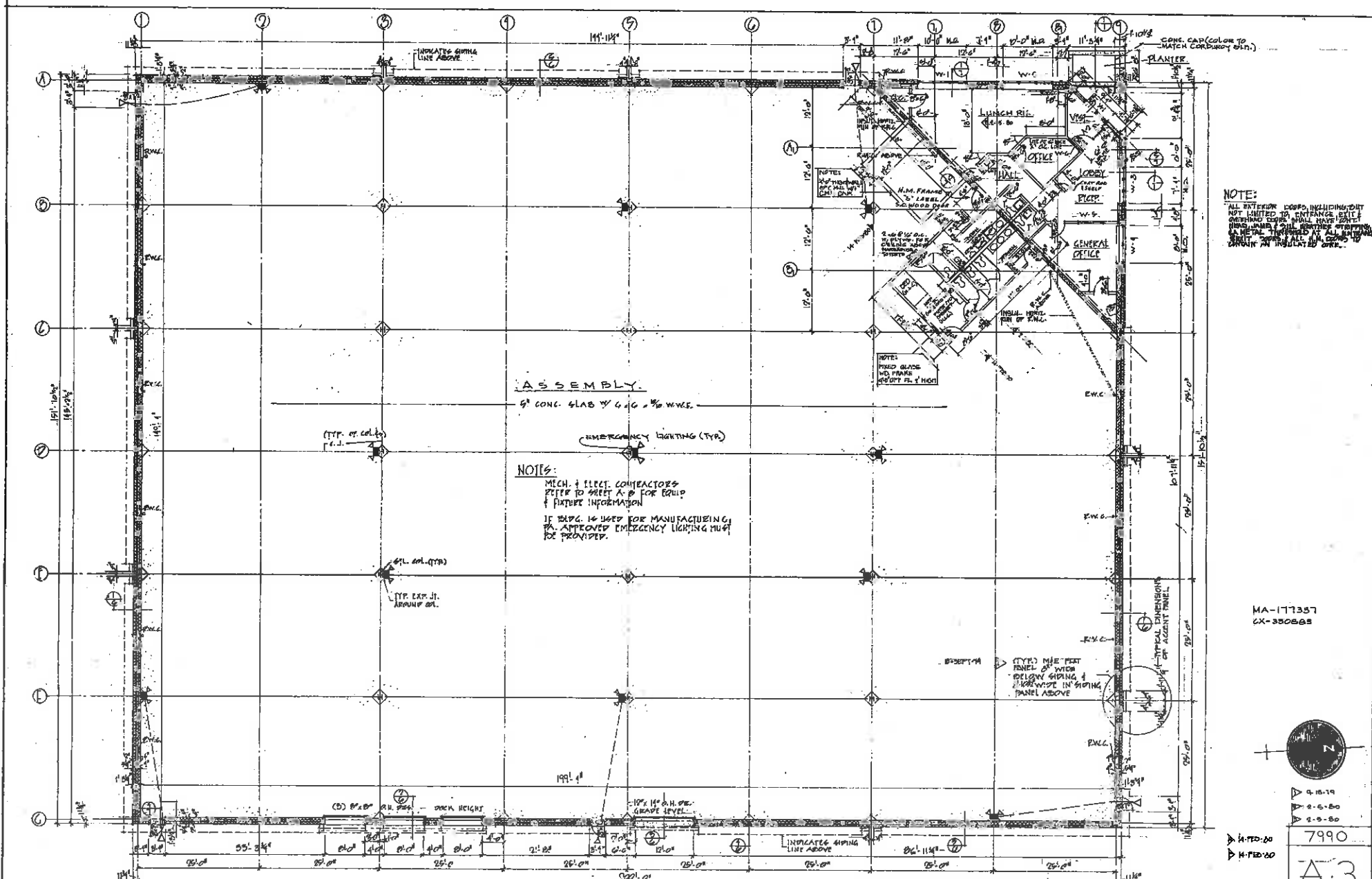
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1816 OLDE HOMESTEAD LANE



Suite 101

NOT TO SCALE



NOTE:
 ALL EXTERIOR DOORS, INCLUDING BUT NOT LIMITED TO ENTRANCE EXIT OVERHUNG DOORS SHALL HAVE EARTHquake DAMPING AND STOPPING AS METAL STOPPING DEVICES TO BE INSTALLED TO BEHIND AN INSULATED CONC.

ASSEMBLY
 9" CONC. SLAB W/ 4" G.C. @ 12" W.W.S.

NOTES:
 MECH. & ELEC. CONTRACTORS REFER TO SHEET A-2 FOR EQUIP. & FEATURE INFORMATION
 IF BLDG. IS USED FOR MANUFACTURING, APPROVED EMERGENCY LIGHTING MUST BE PROVIDED.

MA-177357
 CX-300825



7990
 A.3

FLOOR PLAN SCALE: 1/8" = 1'-0"

2/20/80 ADDED EMERGENCY LIGHTING
 LANTZ BUILDERS No. 922

79100

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An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

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Lancaster, PA 17601

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