

For Lease

717.293.4477



1827 FREEDOM ROAD  
SUITE 101  
LANCASTER, PA 17601

- Property Information Sheet
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Ordinance
- Floor/Site Plan



► *Greenfield Corporate Center*



*1827 Freedom Road  
Suite 101  
Lancaster, PA 17601*

**Available Square Feet**

33,309 square feet

**Lease Rate**

\$9.75/SF N/N/N

**Description**

Great mix of office space and industrial/warehouse space located in prestigious Greenfield Corporate Center. 14,300 square feet of office and 19,009 square feet of warehouse. This space can also be subdivided.

**BUILDING INFORMATION**

**BLDG - 36**

Available Square Feet	33,309 square feet
Office Square Feet	14,300 square feet
Warehouse Square Feet	19,009 square feet
Construction	Structure steel frame/masonry walls
Year Constructed	1987
Condition	Excellent
Roof	Flat roof
Ceiling Height	20 foot clear
Docks/Grade Level Doors	Four docks and two grade level doors with ramp
Floor Type	5" reinforced concrete

HVAC	Office: electric heat pump Warehouse: gas furnace units and roof mounted electric air conditioning units
Lighting	Fluorescent
Electric	120 – 208 volt, 3-phase
Sprinklered	Yes, ordinary hazard
Water	Public – Lancaster City Water Authority
Sewer	Public – East Lampeter Township
Parking	100+ on site parking spaces
Zoning	Business Park Zoning
Tax Account Parcel#	310-15035-0-0000
Municipality	East Lampeter Township
County	Lancaster

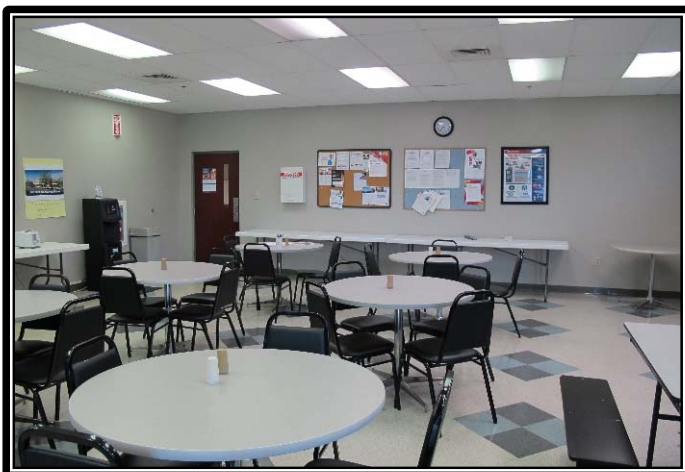
**LEASING INFORMATION**

Square Feet Available	33,309 square feet
Lease Rate	\$9.75/SF N/N/N
Monthly Rent	\$27,064
Annual Rent	\$324,763
CAM	\$2.26/SF
Monthly CAM	\$6,273
Annual CAM	\$75,278
Comments	The meticulously manicured grounds, open expanse of land and walking trails at Greenfield Corporate Center will offer your employees pleasant places to walk or to just take a break over lunch. Many nearby restaurants will give your employees choices for breakfast, lunch and dinner. Isaac's Restaurant & Deli, Bruno's at Greenfield, The Greenfield Restaurant, McDonald's, and Subway, within a short drive. Costco Wholesale is located within a short drive and has inexpensive lunches. It is often frequented during lunch or after work hours for a quick meal or discount shopping.

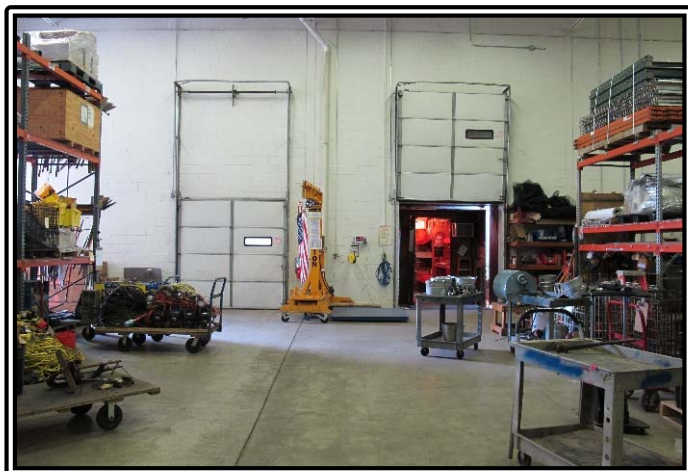
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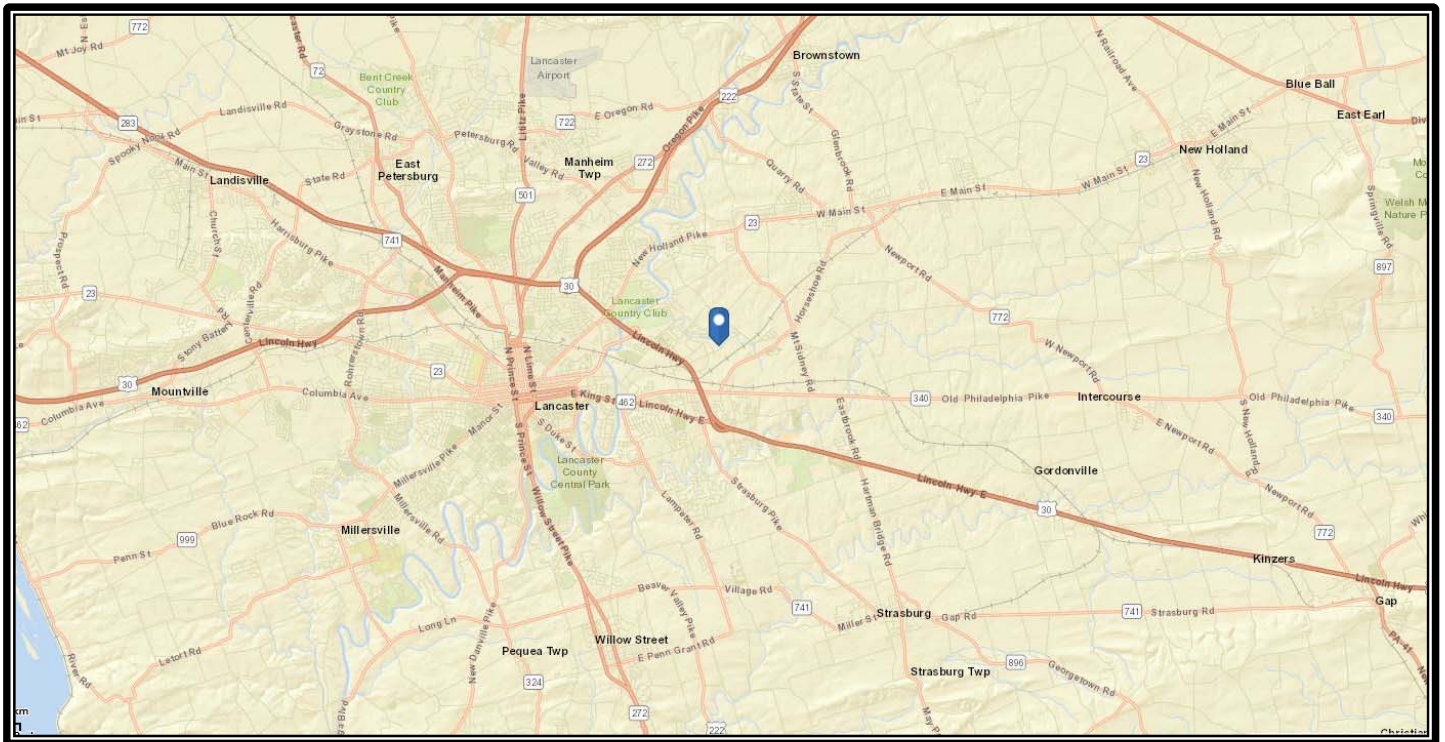
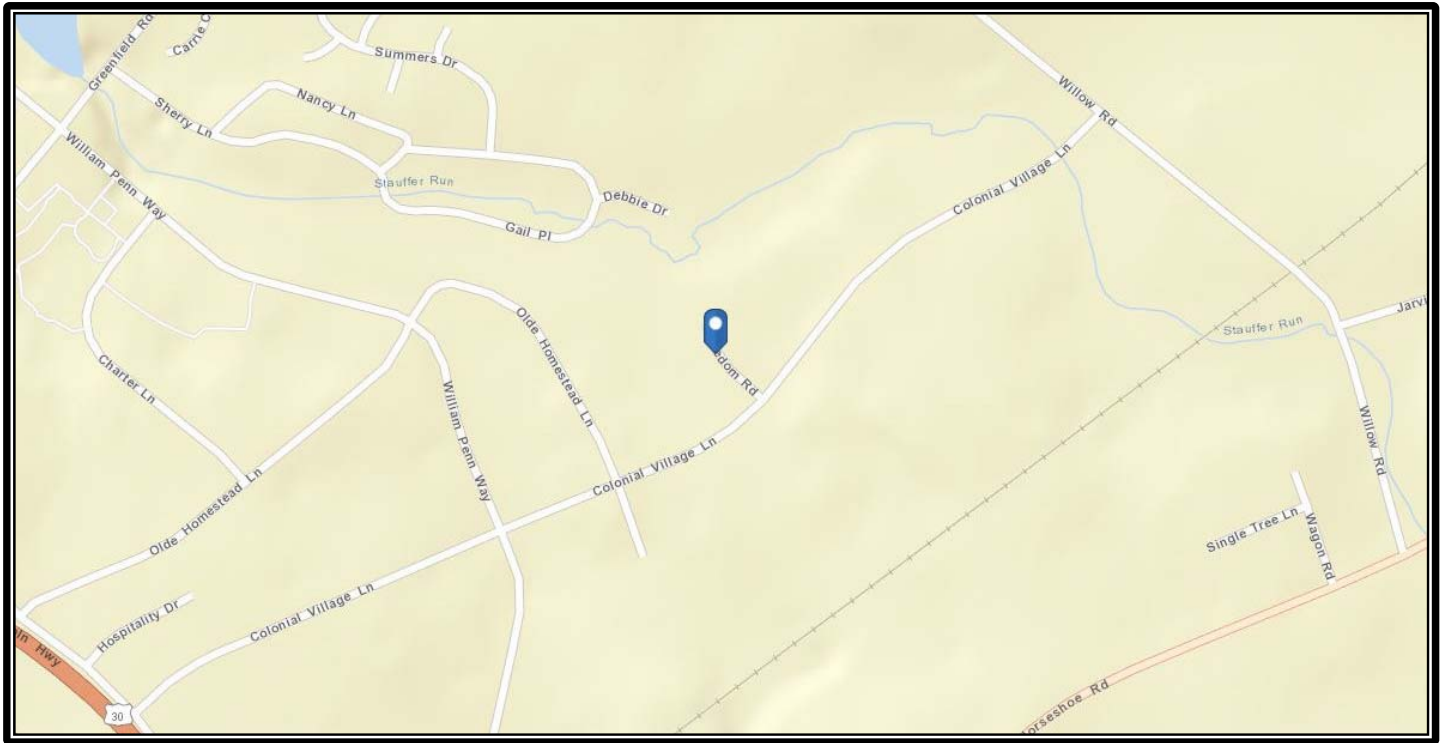




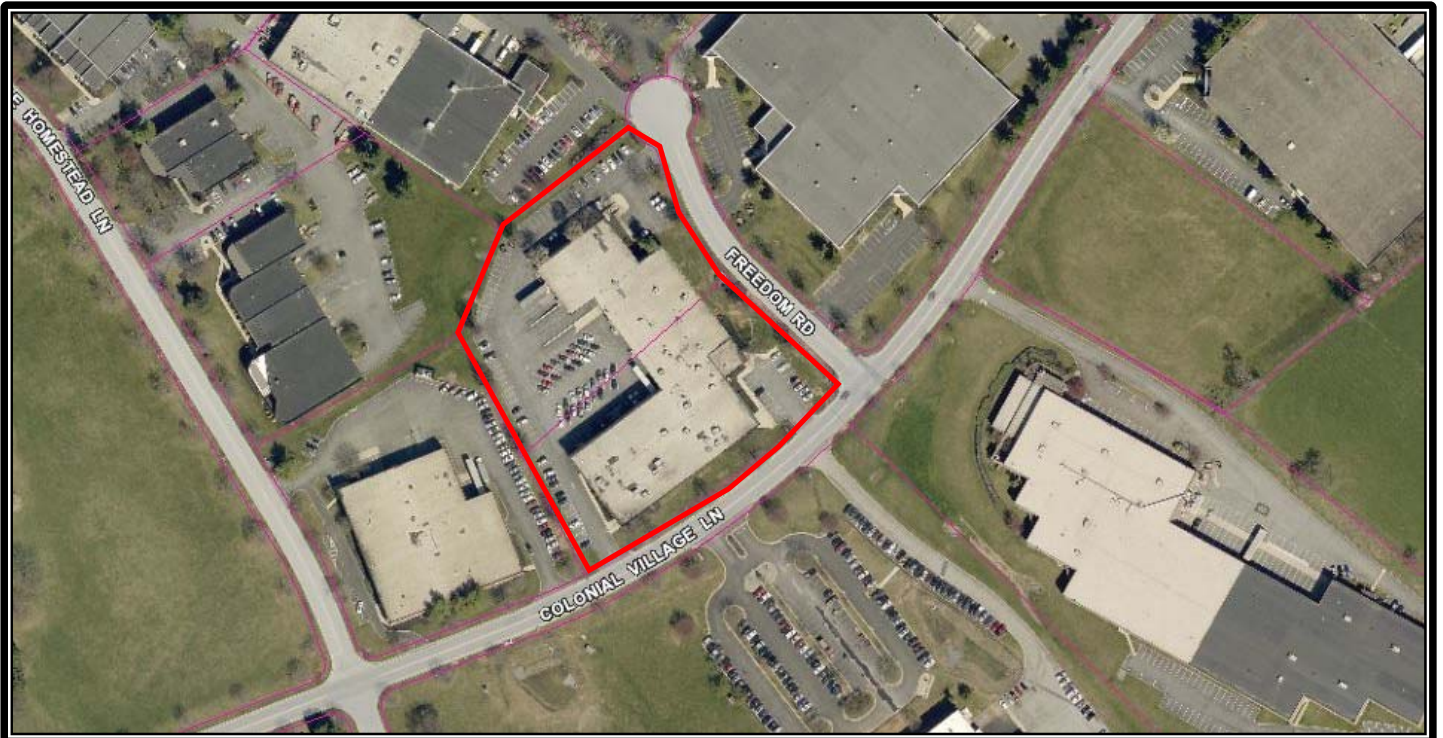












## ***Article 14: Business Park (BP) Zoning District***

### **Section 14010: Purpose**

- A. To accommodate and to promote the development of employment centers and related uses in a well-planned and aesthetically pleasing manner that will enhance the well-being of those who work and live there, as well as the nearby residents and business owners within the community.
- B. To provide design standards that will promote environmentally sensitive, attractive and functional development.
- C. To accommodate uses that are related to, compatible with or supportive of the development and operation of business park uses.
- D. To accommodate economically productive uses of land that will not preclude future development as a business park and related uses.
- E. To maintain and implement policies, which have been established as part of the Comprehensive Plan.

### **Section 14020: Permitted Uses**

- A. Principal uses permitted by right.
  - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
  - 2. Community center for residential development as a principal or accessory use, subject to the provisions specified under Section 23170 of this Zoning Ordinance.
  - 3. Contractor storage yard, subject to the provisions specified under Section 23190 of this Zoning Ordinance
  - 4. Convenience store, subject to the provisions specified under Section 23200 of this Zoning Ordinance.
  - 5. Day care use, center or facility as a commercial use, for children or adults containing a minimum lot area of 20,000 square feet, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
  - 6. Dry cleaner and/or laundromat, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
  - 7. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
  - 8. Financial institution with or without drive-through service lanes, but no more than four (4) service lanes, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
  - 9. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
  - 10. Garage to accommodate a commercial or public use, subject to Section 23310 of this Zoning Ordinance.
  - 11. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
  - 12. Hospital, subject to the provisions specified under Section 23390 of this Zoning Ordinance.
  - 13. Hotel and/or motel containing a maximum of four hundred (400) rooms or rental units, subject to the provisions that are specified under Section 23400 of this Zoning Ordinance.



14. Hotel and/or motel designated and occupied as an “extended stay hotel”, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
15. Laboratory, subject to the provisions specified under Section 23420 of this Zoning Ordinance.
16. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.
17. Manufactured home park, subject to the provisions specified under Section 23440 of this Zoning Ordinance.
18. Manufacturing use containing building(s) that do not exceed four hundred thousand (400,000) square feet of gross floor area, subject to the provisions specified under Section 23450 of this Zoning Ordinance.
19. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under Section 23470 of this Zoning Ordinance.
20. Multi-family dwelling or development containing apartments and/or townhouses, which shall be arranged, designed and intended to be occupied primarily as a residence consisting of more than three (3) units, subject to the provisions specified under Sections 23490 and 23830 of this Zoning Ordinance.
21. Municipal use, subject to the provisions specified under Section 23500 of this Zoning Ordinance.
22. Museum, subject to the provisions specified under Section 23510 of this Zoning Ordinance.
23. Offices, subject to the provisions specified under Section 23540 of this Zoning Ordinance.
24. Parking compound, subject to the provisions contained under Section 23310 of this Zoning Ordinance.
25. Personal service facility containing a minimum lot area of twenty thousand (20,000) square feet, subject to the provisions specified under Section 23570 of this Zoning Ordinance.
26. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
27. Principal uses permitted in combination, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
28. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
29. Recreation that is classified as a commercial recreation use, subject to the provisions under Section 23620 of this Zoning Ordinance.
30. Recreation that is classified as a municipal use, subject to the provisions under Section 23620 of this Zoning Ordinance.
31. Recreation as a private or restrictive use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
32. Restaurant with or without drive-through service lanes, subject to the provisions under Section 23680 of this Zoning Ordinance.
33. Retail bakery or confectioner with or without a drive-through service lane, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
34. Retail sales with or without a drive-through service lane, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
35. School that is classified as a commercial school, public school or a private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.

36. School that is classified as a public or private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance,
37. School that is classified as a vocational, mechanical and/or trade school, subject to the provisions specified under Section 23740 of this Zoning Ordinance
38. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.
39. Shopping center, subject to the provisions specified under Section 23770 of this Zoning Ordinance.
40. Student housing or dormitories, subject to the following criteria:
  - a. The maximum number of student housing units shall not exceed 150 on any lot.
  - b. A pedestrian and bicycle path system shall be provided that connects all principal uses within the school campus to adjoining properties and other non-motorized pathways.
  - c. Pedestrian level lighting shall be installed along sidewalks and non-motorized pathways.
  - d. All student housing units shall be located within the BP Zoning District.
  - e. All student housing residences shall be certified, in writing, that it is affiliated with the educational facility and that all housing is for the sole use of students, spouses of students, or graduates within one (1) calendar year of graduation.
  - f. The maximum limit of 150 student housing units shall not impact any other residential limits within the BP Zoning District.
41. Theater, subject to the provisions specified under Section 23820 of this Zoning Ordinance.
42. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
43. Warehouse and/or distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23870 of this Zoning Ordinance.
44. Wholesale and distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23880 of this Zoning Ordinance.

**B. Accessory uses permitted by right.**

1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
2. Accessory uses within developments containing multi-family dwelling units shall be limited to administrative offices, a community center, open space, private or restricted recreation uses, and/or other similar uses that directly benefit the residents of the multi-family development,
3. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
4. Alternative energy facilities designed and operated as a local service area facility, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
5. Car wash as an accessory use to a convenience store or grocery store, subject to the provisions specified under Section 23150 of this Zoning Ordinance.
6. Day care facility, subject to the provisions specified under Section 23220 of this Zoning Ordinance.



7. Farm-support business use as a limited impact business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
8. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
9. Recreation facilities or recreation areas, active or passive, as an accessory or subordinate use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
10. Repair facility, subject to the provisions specified under Section 23650 of this Zoning Ordinance.
11. Residential accessory building or structure for a permitted use, subject to the provisions specified on Section 23660 of this Zoning Ordinance.
12. Restaurant and/or cafeteria, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
13. Retail sales of goods and services produced on-site for a permitted manufacturing, warehouse, wholesale and/or distribution use, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
14. Satellite receiving and/or transmitting dish antenna with a maximum diameter of six (6) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
15. Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.

C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.

1. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
2. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.
3. Roadside stand for the sale of agricultural or horticultural products, subject to the provisions specified under Section 23710 of this Zoning Ordinance.
4. Satellite receiving and/or transmitting dish antenna with a diameter of less than six (6) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
5. Telecommunication or wireless communication facilities with a new support tower or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.

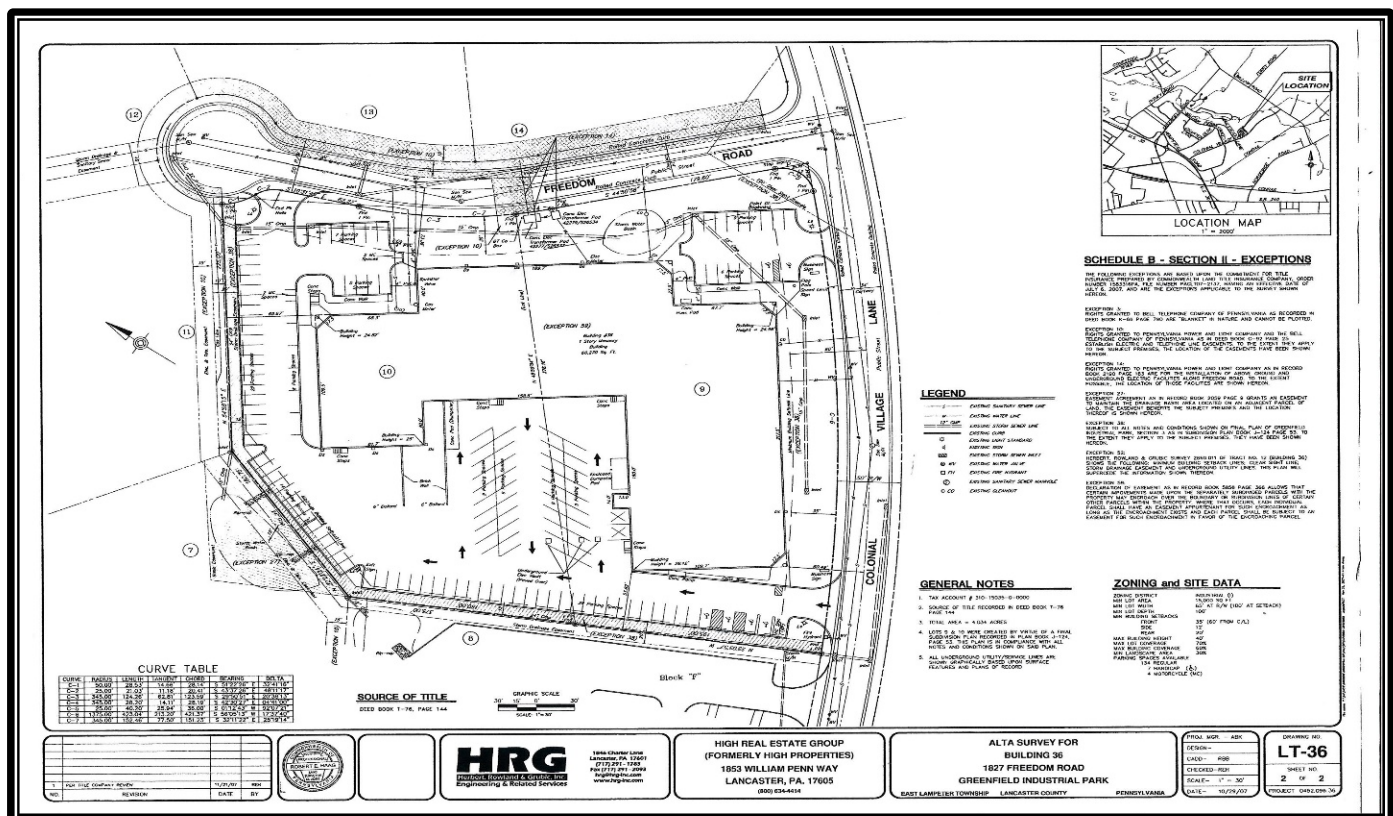
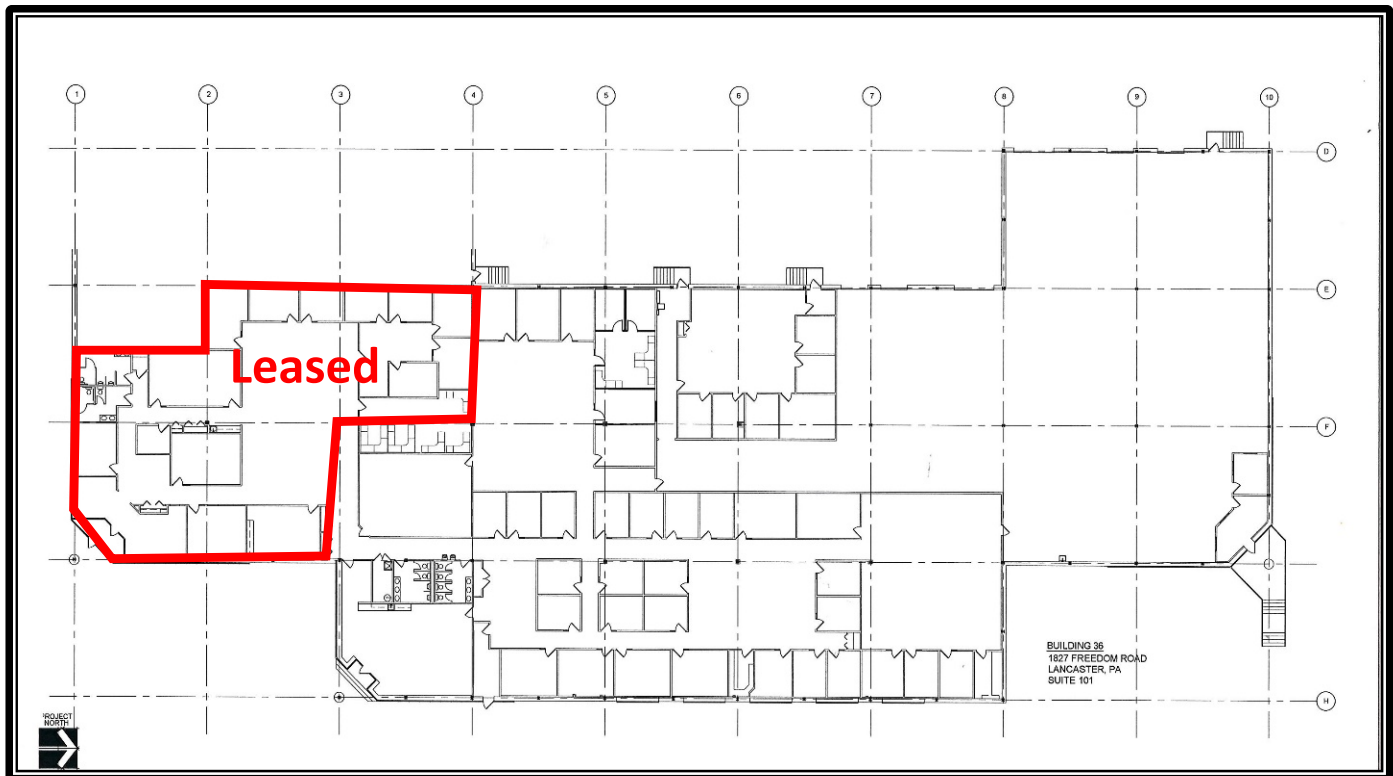
D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.

1. Alternative energy facilities as a principal use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 23050.2 of this Zoning Ordinance.
2. Convention center, subject to the provisions specified under Section 23210 of this Zoning Ordinance.
3. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 of this Zoning Ordinance.
4. Regional impact development containing the permitted uses within the BP Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

### **Section 14030: Area, Dimensional and Height Requirements**

- A. Unless otherwise specified by this Zoning Ordinance, the following lot size requirements shall apply:
1. Unless otherwise specified by this Zoning Ordinance, the minimum lot area for all permitted uses shall be twenty-two thousand (22,000) square feet.
  2. All uses shall be served by a public sanitary sewage disposal system and by a public water supply system.
- B. Lot width, building setback and dimensional requirements.
1. The minimum lot width shall be sixty-five (65) feet as measured at the street right-of-way line and one hundred (100) feet as measured at the front yard setback line.
  2. The minimum lot depth shall be one hundred (100) feet
  3. Unless otherwise specified, the minimum front yard setback requirements shall be as follows:
    - a. The minimum building setback line shall be fifty (50) feet, as measured from the street right-of-way line,
    - b. For areas within the BP Zoning District where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings provided that it is located within two hundred (200) feet of the adjacent buildings.
    - c. For areas within the BP Zoning District, the minimum setback requirement shall not be less than sixty (60) feet, as measured from the centerline of the street, provided that the property across the street is located within the AG, R-1, R-2 and/or R-3 Zoning Districts.
  4. The minimum side yard setback requirements shall be ten (10) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
  5. The minimum rear yard setback requirements shall be the minimum rear yard setback requirement shall be thirty (30) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
  6. All accessory buildings and structures shall comply with the minimum setback requirements specified under this section of the Zoning Ordinance.
- C. Maximum building and lot coverage requirements.
1. No more than sixty (60) percent of the lot shall be covered with buildings.
  2. No more than seventy-five (75) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable pavement.
  3. If more than fifty (50) percent of the required off-street parking spaces are located behind the front building line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot. In order to utilize this increased amount of impervious coverage, landowner shall provide landscaping between the right of way line and the front yard setback or parking lot as the case may be.
- D. Height requirements. Unless otherwise specified by this Zoning Ordinance, the permitted uses contained within the BP Zoning District shall comply with the following height requirements:
1. The maximum height of a building or structure occupied by a principal use shall be seventy (70) feet.
  2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of seventy (70) feet up to a maximum height of ninety- five (95) feet.
  3. Principal buildings and structures for the exclusive use of agricultural operations and not for human occupancy shall not exceed sixty (60) feet in height.







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FAX 717.697.0870  
1.800.213.0094

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Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
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