

# FOR LEASE

717.293.4477

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



175 GREENFIELD ROAD  
LANCASTER, PA 17601

*High Associates Ltd.*

Call  
Today!  717.293.4477



Industrial/Commercial Realtors

## ► Greenfield Corporate Center



175 Greenfield Road  
Lancaster, PA 17601

**Available Square Feet:**

35,452 square feet

**Lease Rate:**

\$4.75 /SF N/N/N

**Description:**

Six docks. Great for distribution. Right on Greenfield Road with great highway access and parking.

*High Associates Ltd.*

Call  
Today!

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### BUILDING DATA

### B - 133

Total Square Feet Available:	35,452 square feet
Office Square Feet:	1,714 square feet
Date Construction:	1973
Type Construction:	Insulated steel & metal building with block wall apron
Ceiling Height:	8' in office and 18' in warehouse
Floor:	Concrete
Electric:	120/240 volt, 400 amp, 3 Phase
Heat:	Natural gas
Lighting:	Fluorescent lighting
Sprinklered:	Installed, but waiting municipal water pressure
Water:	Public – Lancaster City
Sewer:	Public - East Lampeter Sewer Authority

Acreage:	4.78
Parking Spaces:	12 – 15 onsite
Total Parking at Building:	47+ car parking
Docks:	Six docks (8' x 8')
Drive-in:	One drive-in (10' x 14')
Zoning:	Business Park
Municipality:	East Lampeter Township
County:	Lancaster
Tax Account #'s:	310-29954-0-0000

### LEASING INFORMATION

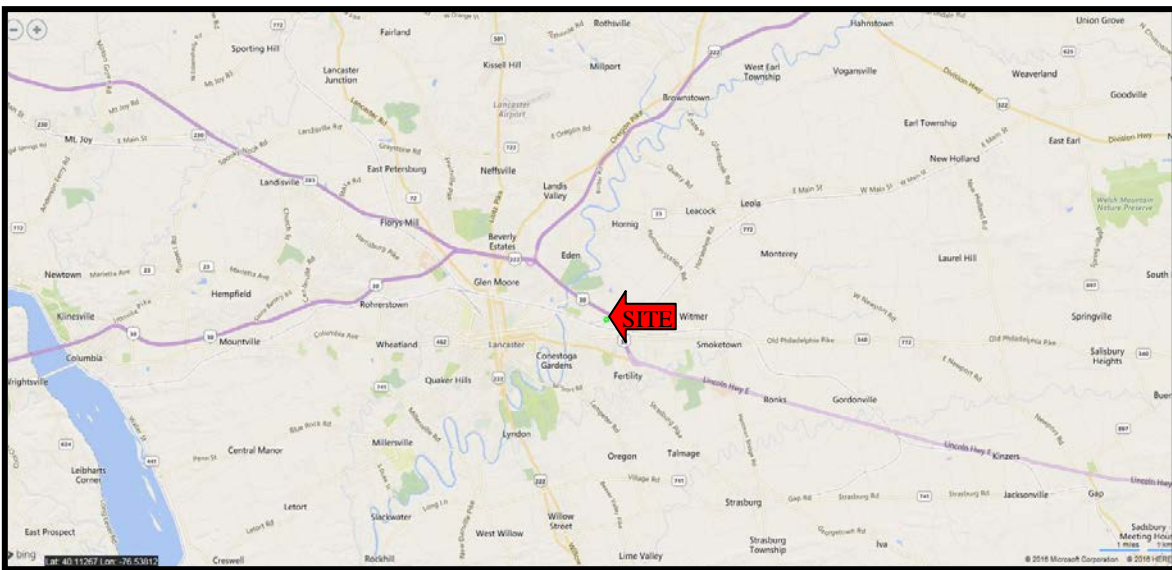
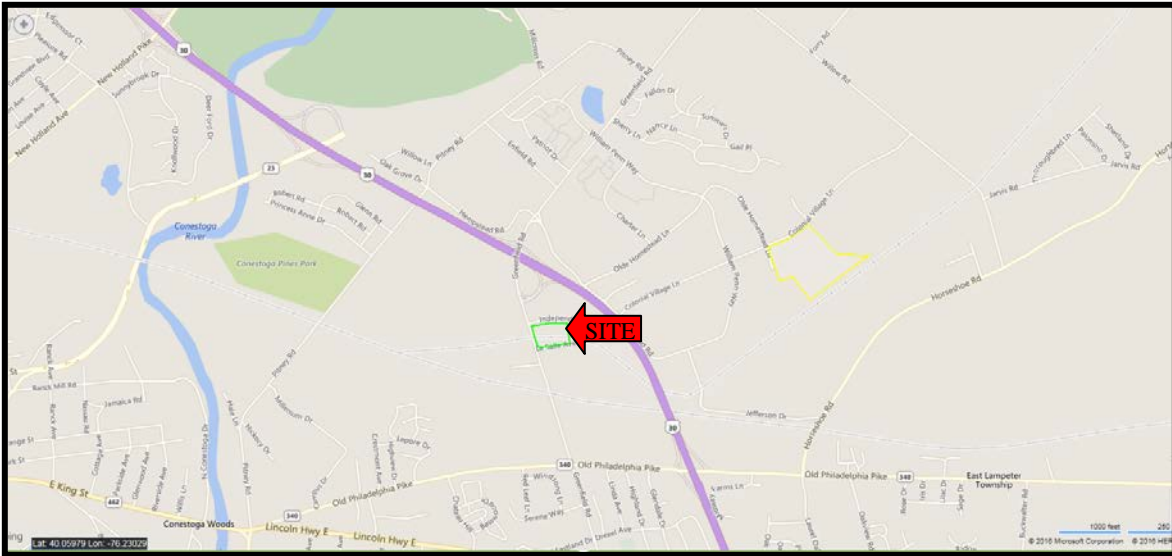
Price per Square Foot:	\$4.75/F N/N/N
Monthly Rent:	\$14,033
Annual Rent:	\$168,397
Security Deposit:	One month's rent
Operating Expenses:	\$1.08/SF

### GEOGRAPHIC INFORMATION

Location:	Greenfield Corporate Center
Municipality:	East Lampeter Township
County:	Lancaster County
School District:	Conestoga Valley
Local Amenities:	Hotels, restuarants, retail, daycare, post office, Federal Express
Distance to Highway Access:	Adjacent to US Route 30 access
Distance to Airports:	Eight (8) miles to Lancaster Airport 33 miles to Harrisburg International Airport

*Information furnished regarding property for sale or 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.*

# LOCATION MAP

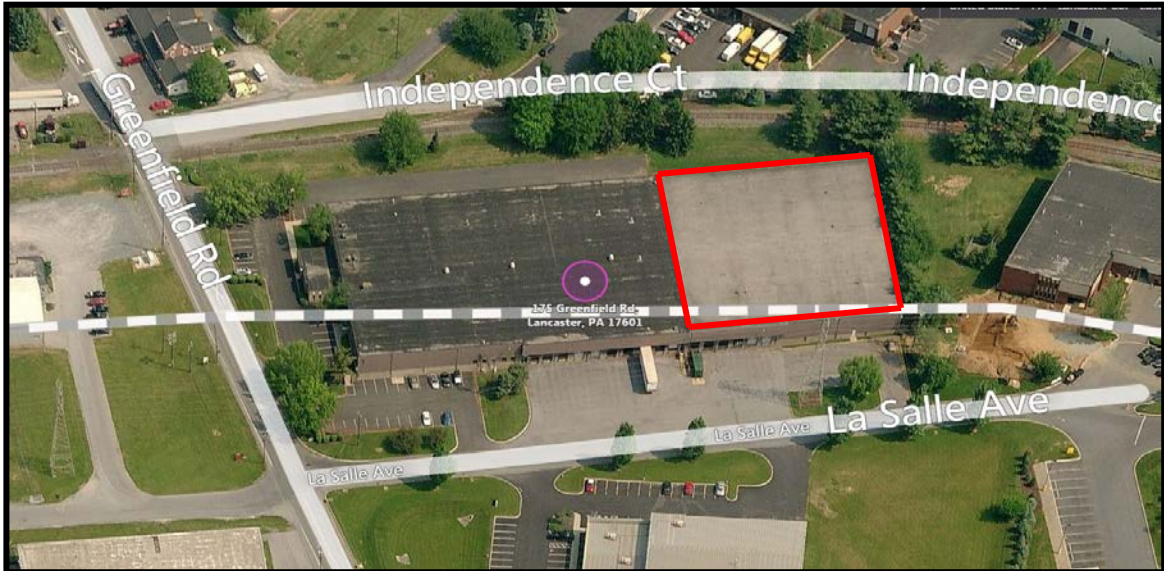


**175 Greenfield Road  
Lancaster, PA 17601**



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# AERIAL PHOTO

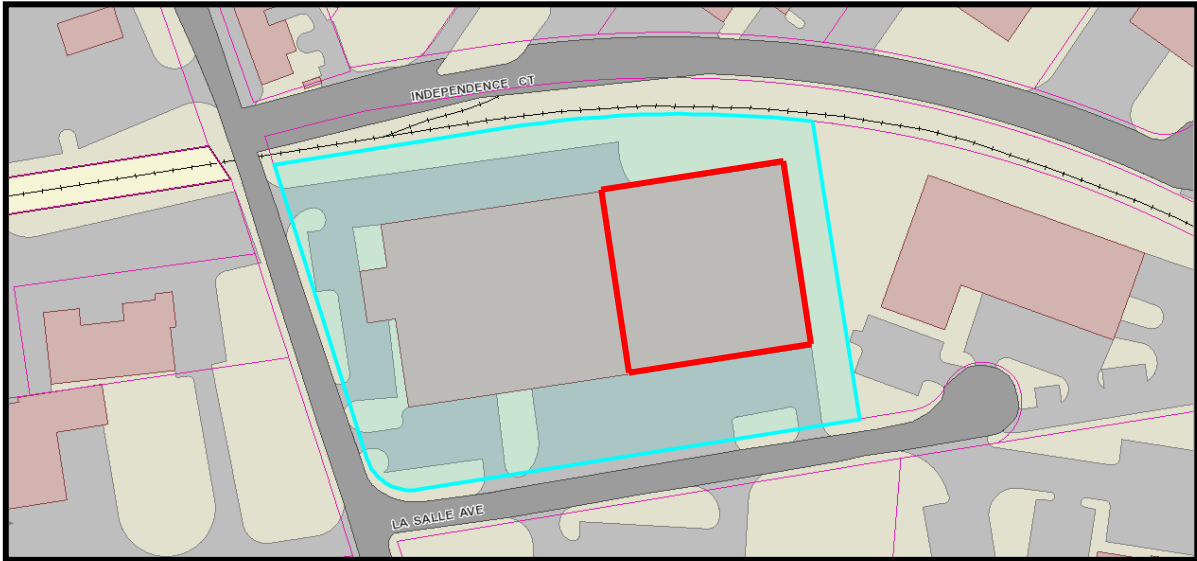


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# TAX MAP



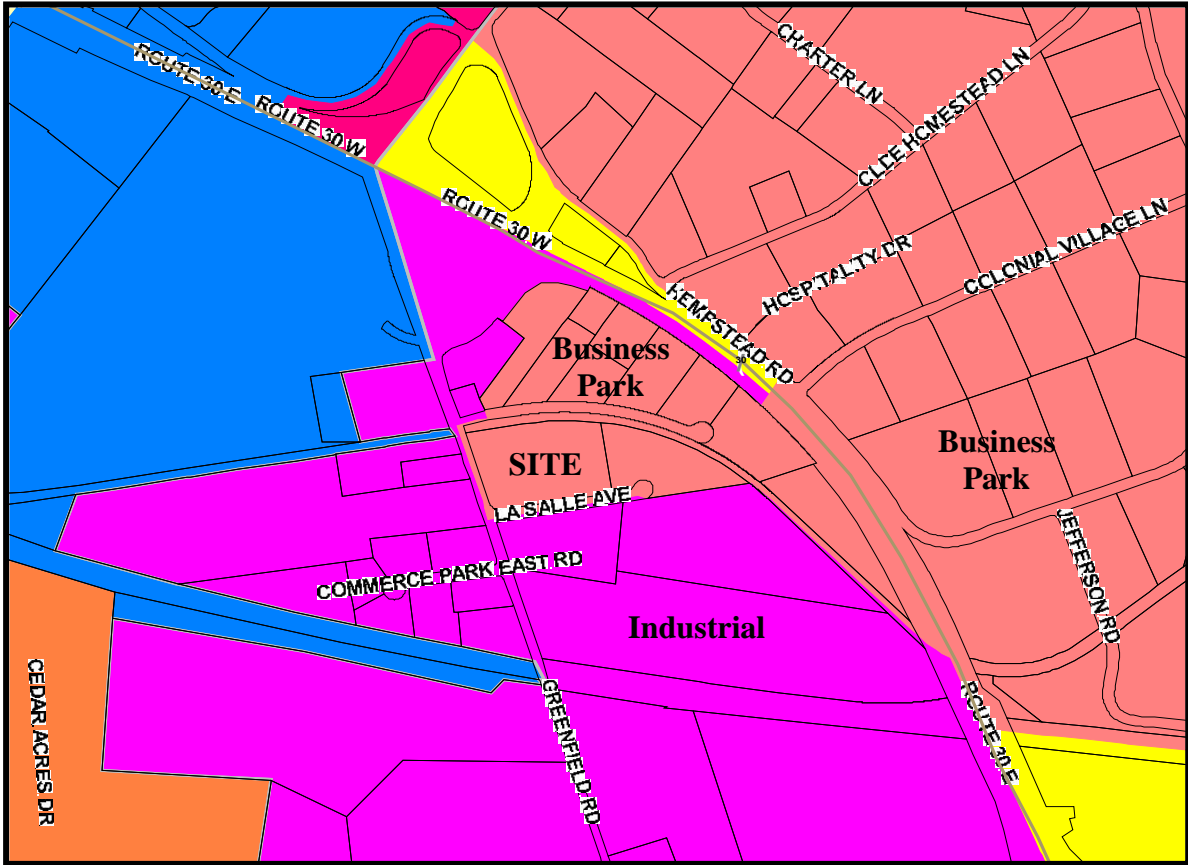
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# ZONING MAP

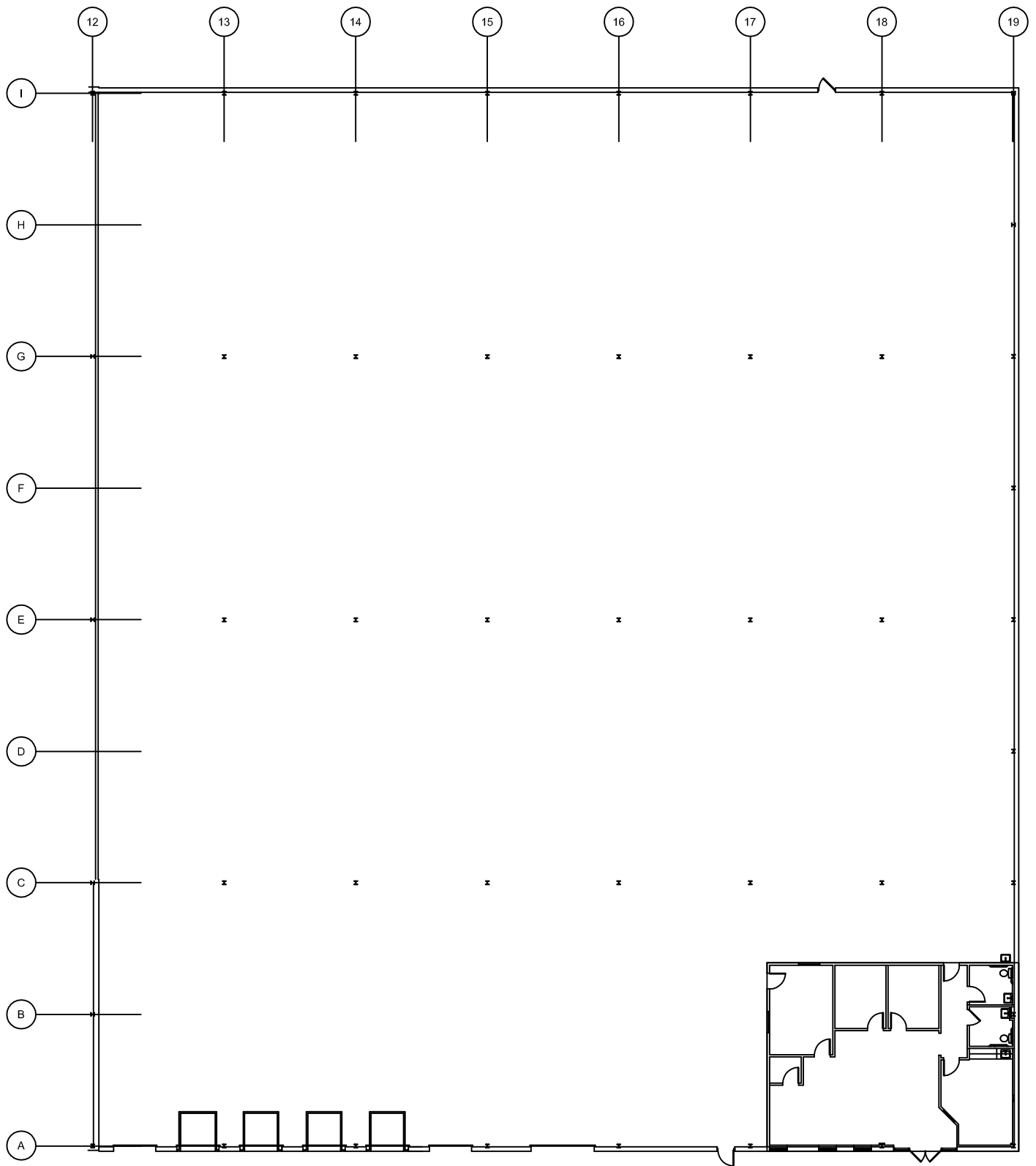


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Business Park Zoning



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6.6.16

# FLOOR PLAN

NOT TO SCALE

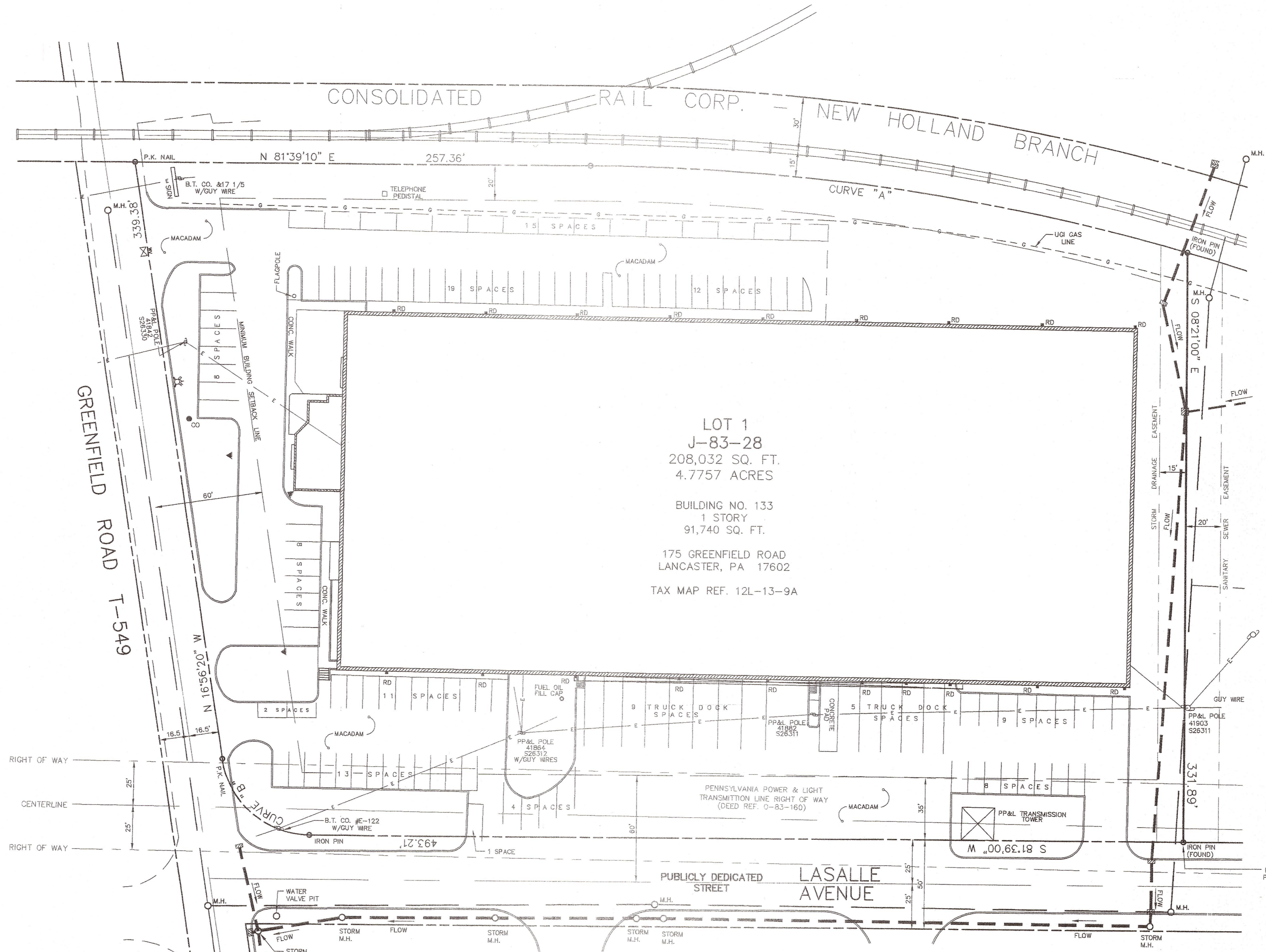
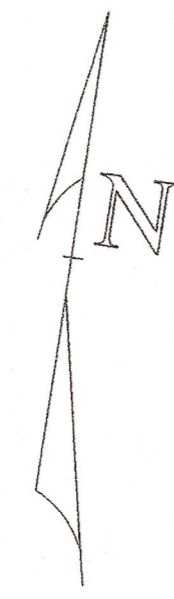
# BUILDING 133

175 GREENFIELD ROAD  
LANCASTER, PA  
SUITE 103



NOTES:

- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- SUBJECT TO RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES WITHIN THIS PROPERTY, AS DESCRIBED IN AGREEMENT RECORDED IN DEED G-83-860, NO WIDTH OR EXACT LOCATION OF EASEMENT IS DESCRIBED IN THE AGREEMENT. THIS AGREEMENT COVERS ALL FACILITIES WITHIN LOT 1.
- SUBJECT TO RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES ALONG GREENFIELD ROAD, AS DESCRIBED IN AGREEMENT RECORDED IN DEED A-77-579, NO WIDTH OR EXACT LOCATION OF EASEMENT IS DESCRIBED IN THE AGREEMENT.
- SUBJECT TO RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC LINES AS DESCRIBED IN AGREEMENT RECORDED IN DEED O-83-160, RIGHT-OF-WAY AS SHOWN ON THIS PLAN.
- RIGHTS GRANTED TO EAST LAMPETER SEWER AUTHORITY FOR A SANITARY SEWER EASEMENT AS DESCRIBED IN AGREEMENT RECORDED IN DEED Y-62-1182 DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED IN X-55-179 AND Y-55-481 DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY IN DEEDS E-66-267, H-81-47, K-81-296, T-82-542, R-82-623 AND 3429-442, DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA IN DEEDS H-59-866 AND 2750-131 DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY IN DEEDS C-92-25 AND 2454-169 DO NOT AFFECT THIS PROPERTY.
- SUBJECT TO ALL CONDITIONS SHOWN ON SUBDIVISION PLAN RECORDED IN SUBDIVISION PLAN BOOK J-83, PAGE 28.
- TERMS OF AGREEMENT RECORDED IN DEED BOOK X-55, PAGE 179 SMF DEED BOOK Y-55, PAGE 481 DO NOT AFFECT THIS PROPERTY.
- THERE ARE NO VISIBLE ENCRUMPTIONS ONTO THIS PROPERTY.
- THE PROPERTY SHOWN ON THIS DRAWING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER #21771 0005 B OF THE EAST LAMPETER TOWNSHIP FLOOD INSURANCE RATE MAP.
- THERE ARE 110 MARKED PARKING SPACES ON THIS PROPERTY. THERE ARE NO MARKED HANDICAP PARKING SPACES.

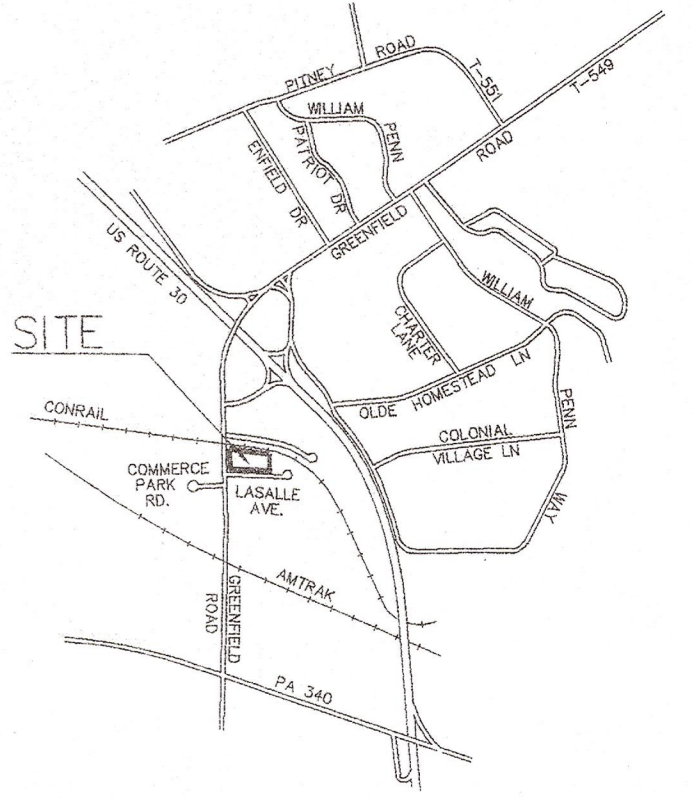


LOT 1  
J-83-28  
208,032 SQ. FT.  
4.7757 ACRES

BUILDING NO. 133  
1 STORY  
91,740 SQ. FT.

175 GREENFIELD ROAD  
LANCASTER, PA 17602

TAX MAP REF. 12L-13-9A



LOCATION MAP  
SCALE: 1" = 2000'

- LEGEND
- M.H. SANITARY SEWER MANHOLE
  - <sup>SD</sup> SANITARY SEWER LATERAL CLEANOUT
  - M.H. STORM SEWER MANHOLE
  - <sup>SI</sup> STORM SEWER INLET
  - AC AIR CONDITIONER
  - ☆ WALK LIGHT
  - ☆ SPOTLIGHT
  - UTILITY POLE
  - OVERHEAD UTILITY LINES
  - UNDERGROUND UTILITY LINES
  - WATER VALVE
  - WATER LINE
  - GAS VALVE
  - GAS LINE
  - ROOF DRAIN

LEGAL DESCRIPTION  
TRACT 7

ALL THAT CERTAIN piece, parcel or tract of land situated on the North side of LaSalle Avenue, and on the East side of Greenfield Road, T-549, located in East Lampeter Township, Lancaster County, Pennsylvania, being known as Lot 1, Block B, of Greenfield Industrial Park, as shown on a plan prepared by Huth Engineers, Incorporated, Drawing No. LA-798-6, recorded in Subdivision Plan Book J-83, Page 28, said tract being more fully bounded and described as follows:

BEGINNING at the Southeast corner thereof, at a point on the North right-of-way line of LaSalle Avenue, said point being a corner of Lot 2; thence extending along LaSalle Avenue, the two (02) following courses and distances: [1] South eighty-one (81) degrees thirty-nine (39) minutes West, a distance of four hundred ninety-three and twenty-one hundredths (493.21) feet to a point; and [2] on a line curving to the right, having a radius of fifty and zero hundredths (50.00) feet, an arc length of seventy-one and five hundredths (71.05) feet, a chord bearing of North fifty-seven (57) degrees thirty-eight (38) minutes forty (40) seconds West, and a chord distance of sixty-five and twenty-two hundredths (65.22) feet to a point on the East right-of-way line of Greenfield Road, T-549; thence extending along Greenfield Road, North sixteen (16) degrees fifty-six (56) minutes twenty (20) seconds West, a distance of three hundred thirty-nine and thirty-eight hundredths (339.38) feet to a point in line of lands of Penn Central Railroad New Holland Branch; thence extending along the same, the two (02) following courses and distances: [1] North eighty-one (81) degrees thirty-nine (39) minutes ten (10) seconds East, a distance of two hundred fifty-seven and thirty-six hundredths (257.36) feet to a point; and [2] on a line curving to the right, having a radius of one thousand two hundred forty-five and thirteen hundredths (1245.13) feet, an arc length of three hundred forty and nineteen hundredths (340.19) feet, a chord bearing of North eighty-nine (89) degrees twenty-eight (28) minutes forty-five (45) seconds East, and a chord distance of three hundred thirty-nine and thirteen hundredths (339.13) feet to a point, a corner of Lot 2; thence extending along Lot 2, South eight (08) degrees twenty-one (21) minutes East, a distance of three hundred thirty-one and eighty-nine hundredths (331.89) feet to the place of BEGINNING.

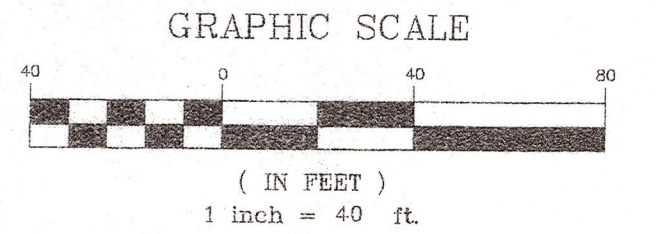
CURVE "A"  
Δ = 15°39'15"  
R = 1245.13'  
T = 171.16'  
L = 340.19'  
CH = N 89°28'45" E  
DIST = 339.13'

CURVE "B"  
Δ = 81°24'40"  
R = 50.00'  
T = 43.02'  
L = 71.05'  
CH = N 57°38'40" W  
DIST = 65.22'

SURVEYOR'S CERTIFICATE

I am a registered public surveyor in the State of Pennsylvania.

I hereby certify to High Properties (Borrowing Entity), to Commonwealth Land Title Insurance Company (Title Insurer), and to Jackson National Life Insurance Company (Lender) and to any of their affiliates, successors and assigns, that I understand that the aforementioned Title Insurer will rely on the accuracy and completeness of the survey plot and the truth of my certifications in insuring a policy of title insurance assuring the validity and priority of the lien of a mortgage or deed of trust on the premises and the Lender will so rely in determining whether to fund the related loan. I further certify I have surveyed, on the ground, the property legally described herein; that this plot of survey is a true, and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof; that the street address(es), locations and dimensions of all buildings, and the locations of all parking areas, of any other improvements upon said property, of all fences thereon, of all recorded and/or visible easements, of all streets, roads, utility lines (to their points of connection with the public systems) and the rights-of-way which affect, benefit or burden said property are correctly and currently showing hereon; that there are no discrepancies, conflicts, gaps, boundary disputes, shortages in areas, encroachments of improvements over boundary lines from or onto said property or upon easements, overlapping of improvements, visible easements, overlapping of easements, roads, alleys, rights-of-way or building setback lines which affect said property, except as shown hereon; that there are no fences, lightposts or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon; that the legal description of said property, as set out hereon, is correct, complete and accurate; and that any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area, as designated by applicable governmental authorities, is shown and identified as such herein. This survey is made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1,2,3,4,6,7(b)(1), 8,9,10,11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey).



DATE	REVISION
NOV 30, 2000	REVIEW COMMENTS

ALTA/ACSM LAND TITLE SURVEY  
OF  
LOT 1 LASALLE AVE.  
GREENFIELD  
INDUSTRIAL PARK

EAST LAMPETER TWP.  
NOVEMBER 13, 2000  
JOB NO. 3779

LANCASTER CO., PA  
SCALE: 1" = 40'  
DWG. NO. L-564A

**WEBER SURVEYORS, INC.**  
1076 CENTERVILLE ROAD  
LANCASTER, PENNSYLVANIA 17601  
Phone (717) 898-9466 Fax (717) 898-9365

JAY H. EBERSOLE  
REGISTERED PROFESSIONAL SURVEYOR  
No. 39283-1

*Jay H. Ebersole*  
Nov 30, 2000

CONTAINING 4.7757 Acres

Bldg. 133