

# For Lease



1813 COLONIAL VILLAGE LANE  
LANCASTER, PA 17601



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**Flex Property**



**1813 Colonial Village Lane  
Lancaster, PA 17601**

**Available Square Feet**

25,920 with 3,443 office SF

**Lease Price**

\$ 6.95 NNN

**Description**

This is a 25,920 SF flex building located in Greenfield close to routes 30, 222 and 283. The building is fully sprinklered, has 35+ parking spaces and has 16'+ ceiling height. The building can be leased in sizes ranging from 10,400, 15,520 and 25,920 sf. Each suite would have restrooms, private offices, open bull pen areas, truck dock height and grade level doors. Note: there may be additional charges for demising of the building into suites.

**BUILDING INFORMATION**

<b>Total Building</b>	25,920 SF
<b>Suite 101+102</b>	15,520 SF
<b>Suite 103</b>	10,400 SF
<b>Lease Rate</b>	\$ 6.95 NNN (Entire Building)
<b>Office Square Feet</b>	3,413 SF
<b>Warehouse Square Feet</b>	22,507 SF
<b>Annual CAM</b>	\$ 2.09 PSF
<b>HVAC</b>	Heat Pump

<b>Sprinklers</b>	Yes
<b>Lighting</b>	Fluorescent
<b>Dock Doors</b>	5 (8'x8')
<b>Grade Level Doors</b>	3 (10'x14')
<b>Ceiling Height</b>	16' +
<b>Electric</b>	3 Phase, TBD

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<b>Parking</b>	35 +
<b>Water</b>	Public – Lancaster City
<b>Sewer</b>	Public – E Lampeter Township
<b>Zoning</b>	Business Park
<b>Municipality</b>	E Lampeter Township
<b>County</b>	Lancaster

**Additional  
Comments**

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.



**Proximity to Major  
Roads**

US-30	2 miles
PA-23	3 miles
US-222	3 miles
PA-272	9 miles
US-322	14 miles
I-76	20 miles

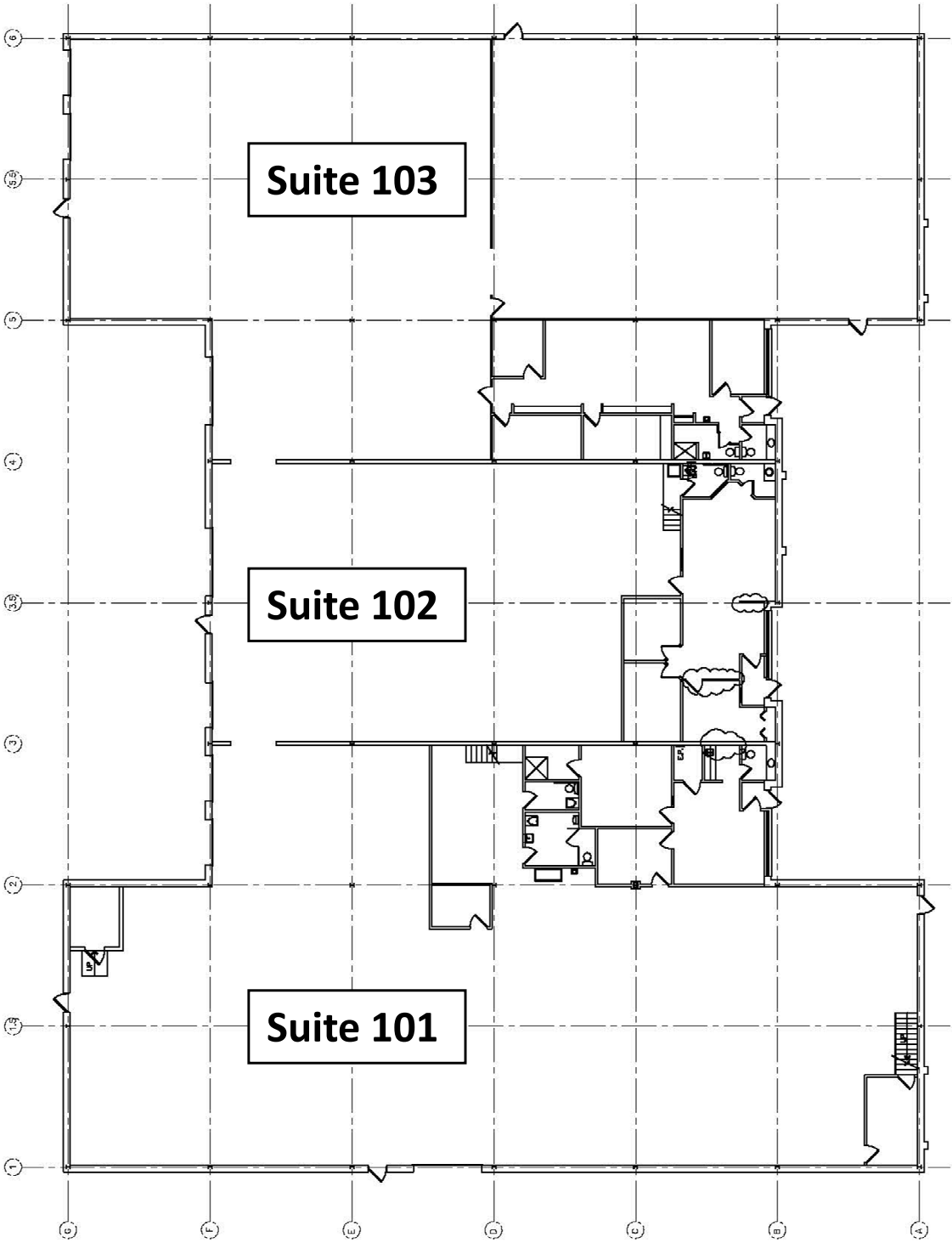
**Tax Map**

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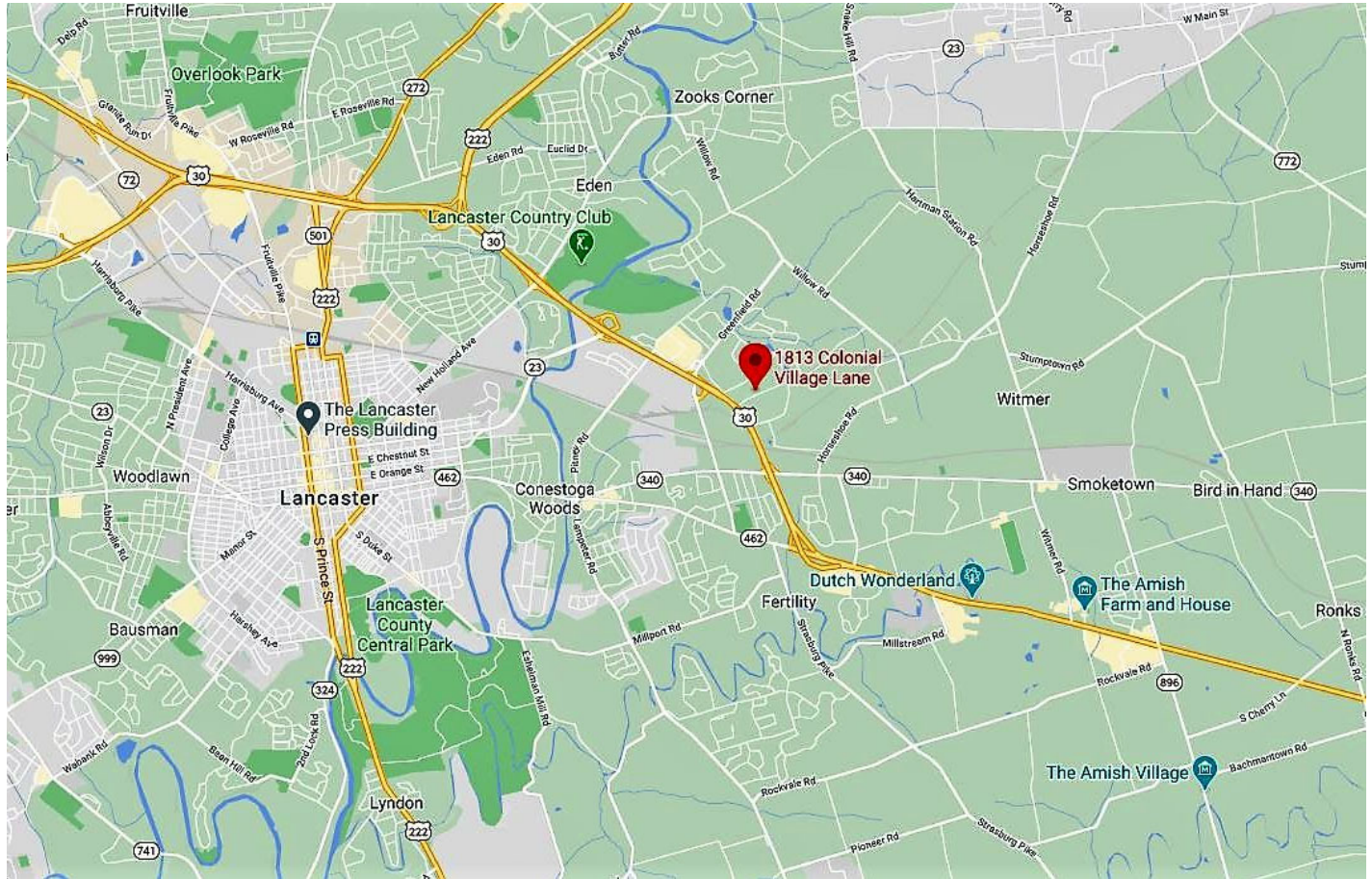




**BUILDING 17**  
1813 COLONIAL VILLAGE LANE  
LANCASTER, PA

**FLOOR PLAN**  
SCALE: N.T.S.





## 2020 ESRI Data

### Population

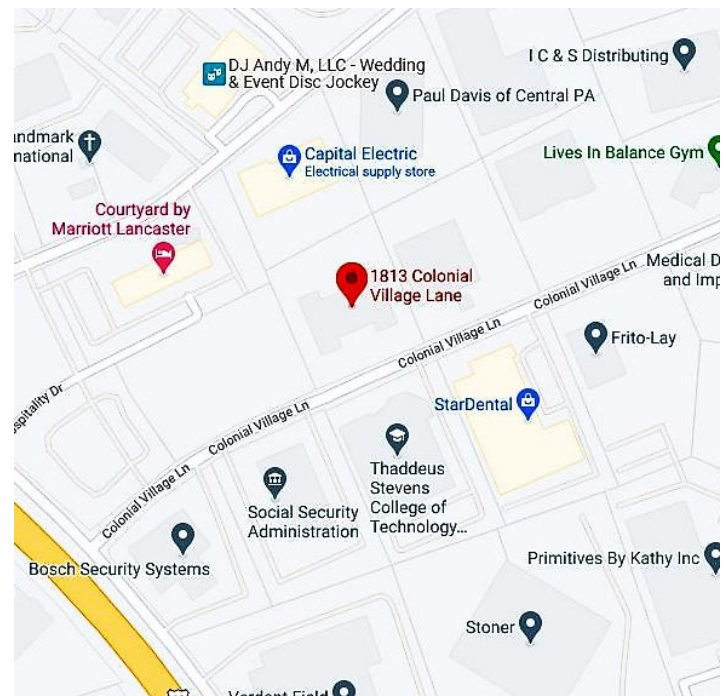
1 MILE – 5,808  
3 MILES – 51,164  
5 MILES – 142,096

### Average HHI

1 MILE – \$59,712  
3 MILES – \$59,589  
5 MILES – \$55,651

### Households

1 MILE – 2,780  
3 MILES – 19,517  
5 MILES – 57,974





*Every company dreams its dreams and sets its standards  
These are ours . . .*

*We are committed to two great tasks:*

**1. BUILDING TRUSTWORTHY RELATIONSHIPS.**

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

**2. BEING INNOVATIVE LEADERS.**

- Creating an environment for innovation since 1931.
- "Right the first time" – High quality products and services.
- Investing profits to secure our future.

**WE GIVE GOOD MEASURE.**



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1.800.638.4414

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Mechanicsburg, PA 17055  
717.697.2422  
717.697.0870 Fax  
1.800.213.0094

525 Highlands Boulevard, Suite 107  
Coatesville, PA 19320  
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610.380.0583 Fax

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