

FOR LEASE

400 Ben Franklin Boulevard

 Greenfield

 **HIGH ASSOCIATES LTD.**  
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

**BRAND NEW BUILD TO SUIT**

**48 DOCKS**

**229,000 +/- SF**

**WIDE COLUMN SPACING**

**ENHANCED HIGHWAY ACCESS  
VIA UPCOMING WALNUT STREET  
EXTENSION**



**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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# Executive Summary

400 Ben Franklin Boulevard



## LEASE INFORMATION

Lease Rate:	\$6.75 SF/yr (NNN)
Proposed Office Buildout	5%
Building Area:	229,000 SF

## PROPERTY OVERVIEW

Brand new Class A distribution center with 32' clear ceiling height. Property provides convenient access with two dedicated interchange points on Route 30, connecting Routes 222 and 283 to the greater Central Pennsylvania Region and beyond. A third approved planned interchange will provide direct access from Greenfield to downtown Lancaster in the near future.

## OFFERING SUMMARY

HVAC:	Gas heat and split system heat pump for office ; Office likely to have heat pump
Sprinklers:	ESFR
Parking:	146 car parking ; abundance of trailer parking
Water:	Public - Lancaster City
Sewer:	Public - East Lampeter
Zoning:	Business Park
Roof	Fully adhered 60 mil EPDM
Wall Finishes	3 -4" insulated metal panels & CMU (split face & ground face combination)

Dock Door/Grade Doors:	48 docks, possibly 2 grade doors, levelers for ½ docks Seals on all doors; dolly pad
Lighting:	LED
Ceiling Height (ft):	32' clear
Column Spacing:	50' x 52' ; loading 60'
Flooring:	7" reinforced concrete

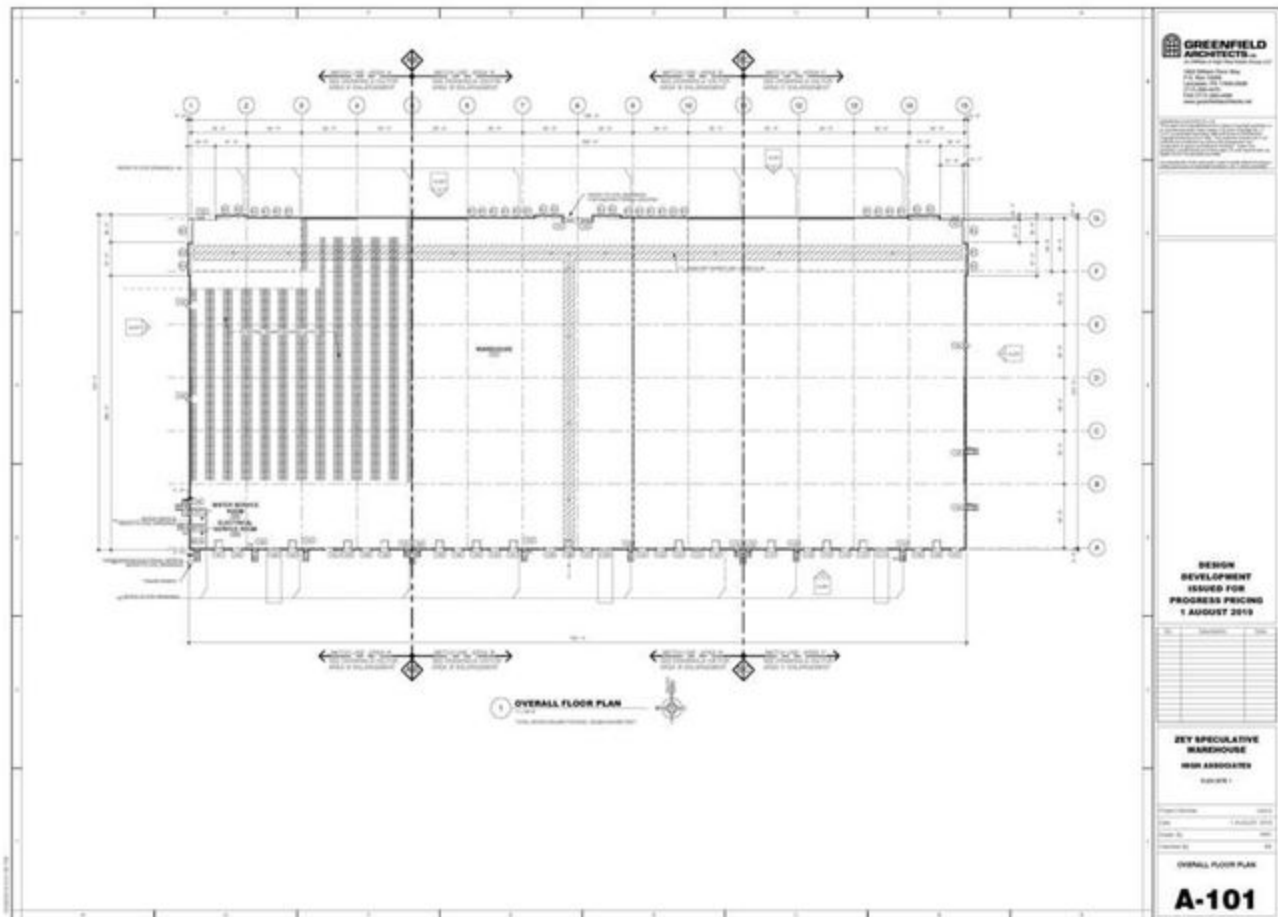
## ADDITIONAL COMMENTS

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



# Additional Photos









# Greenfield Map



Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- Federal Express
- United States Postal Service
- Hampton Inn by Hilton
- Courtyard by Marriott
- Charter Lane KinderCare
- The Greenfield Restaurant
- Isaac's Restaurant & Deli
- Ginza Sushi
- Bruno's Signature Hoagies
- Sheetz
- McDonalds
- Costco
- Lowes





# Greenfield



- **27 OFFICE BUILDINGS,**  
800,000 sq. ft., spaces from **500-80,000** sq. ft.
- **40 INDUSTRIAL BUILDINGS**  
2.7 million sq. ft., spaces from **5,000-250,000** sq. ft.
- **20 FLEX BUILDINGS**  
from **3,000-30,000** sq. ft., **40,000** sq. ft. of retail
- **90 ACRES OF LAND ZONED**  
for future commercial/industrial and multi-family
- Well-maintained outdoor area featuring walking trails, outdoor seating, and sculptural art installations
- On-campus amenities include 2 hotels, a variety of dining options, and 1,100 sq. ft. of meeting/event space
- Education hub with 5 colleges within 1 mile radius

- Convenient proximity to vibrant Downtown Lancaster, Lancaster General Hospital, Spooky Nook, Lancaster Airport, Lancaster Country Club, US Routes 30, 283, 222, and PA Turnpike

## Greenfield

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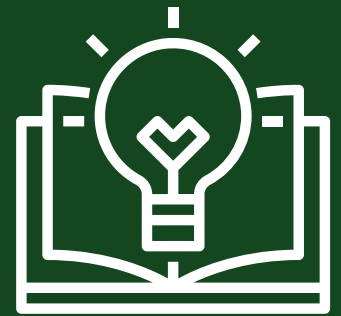


## HEALTH & WELLNESS

At Greenfield, we do well by living well. We meet people on their own terms, as a confidant, coach, cheerleader, or counselor, as they work to succeed. Enjoy yoga classes, walking on our beautiful trails, and more.

## EDUCATION

We believe that growth and learning never stop. Tenants, residents and students have access to complimentary educational series, seminars and peer circles for collaboration.



## COMMUNITY

We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

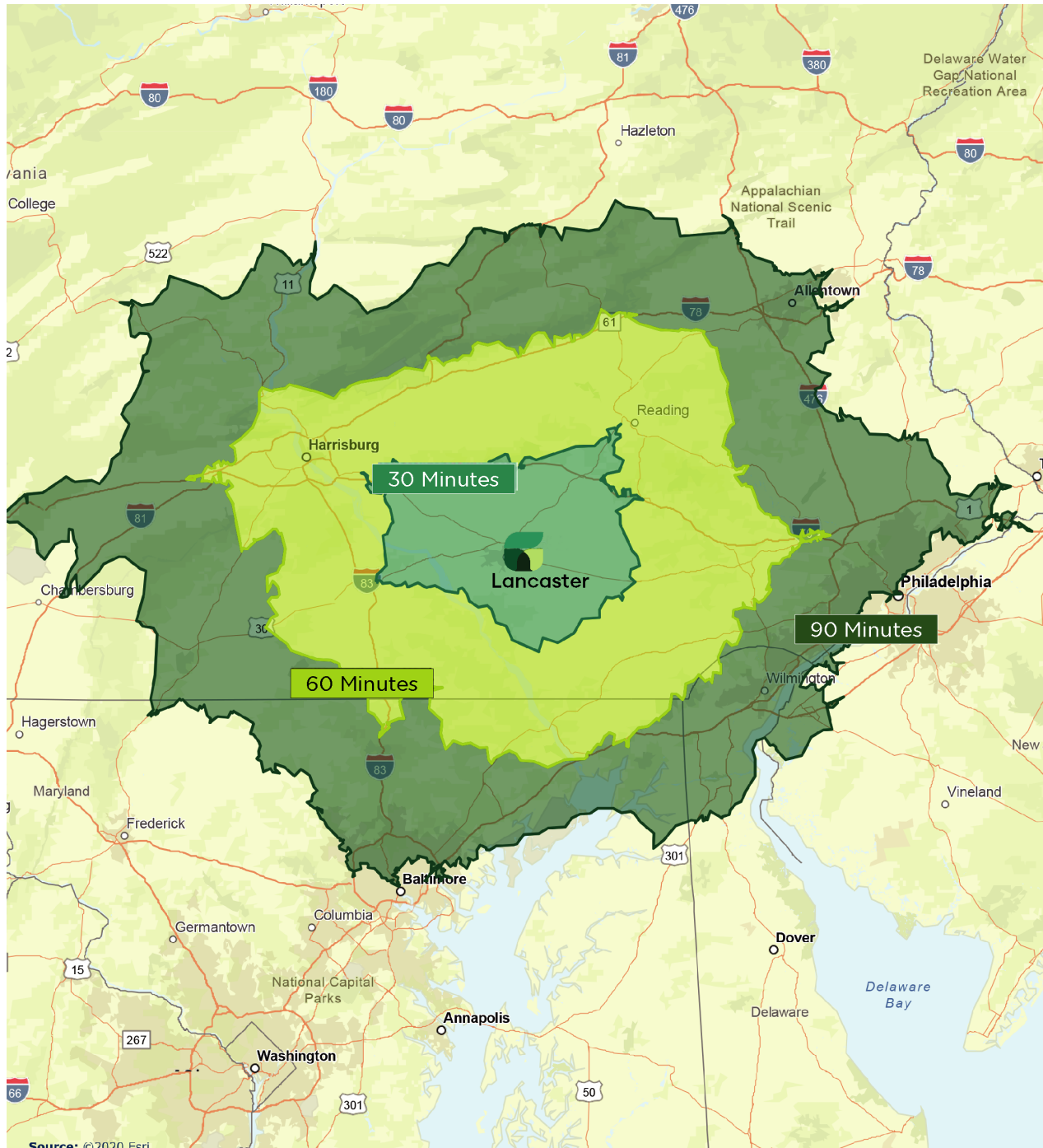
## ENVIRONMENT

We believe a wholesome life - reflective, natural, ethical - is a richer life. We make change for the good by making space for mutual responsibility and care. As we work to better the world around us, we build connections among the people in our community and the nature that surrounds us.

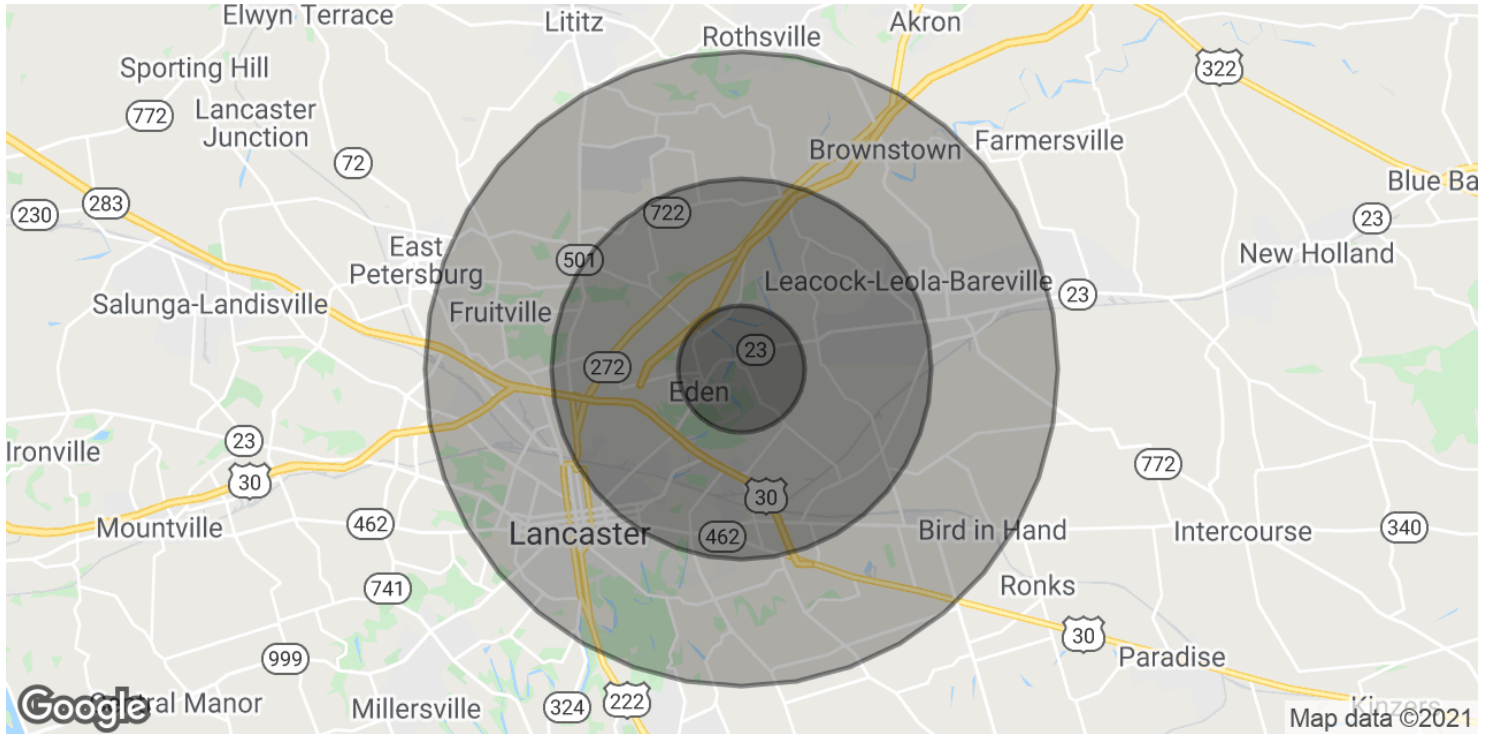




# Greenfield Drive Times



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,383	99,480	181,143
Average age	45.4	36.0	37.6
Average age (Male)	42.7	34.7	36.0
Average age (Female)	47.1	37.0	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,699	38,729	71,211
# of persons per HH	2.4	2.6	2.5
Average HH income	\$71,626	\$58,533	\$65,796
Average house value	\$241,986	\$181,316	\$209,198

\* Demographic data derived from 2010 US Census



FOR LEASE

400 Ben Franklin Boulevard



*An Affiliate of High Real Estate Group LLC*

*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.**

**1853 WILLIAM PENN WAY**

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