

FOR LEASE



1909 OLDE HOMESTEAD LANE
SUITE 102 & 103
LANCASTER, PA 17601

For Lease

1909 Olde Homestead,
Suite 102 & 103
Lancaster, PA 17601



► *Flex Building*



*1909 Olde Homestead Lane
Suite 102 & 103
Lancaster, PA 17601*

Available Square Feet

8,514, (combination of Suite 102 & 103)

Lease Rate

\$5.95/SF NNN (as is)

\$7.25/SF NNN (with standard office buildout)

Description

This is a combination of two warehouse suites for a total of 8,514 sf. Currently, there is no office improvements, however the landlord is willing to improve the space with the lease rate shown. Please note, the spaces are at two different floor elevation levels and have steps connecting them. Each space has a 8' x 8' loading dock door.

BUILDING INFORMATION

BUILDING 8

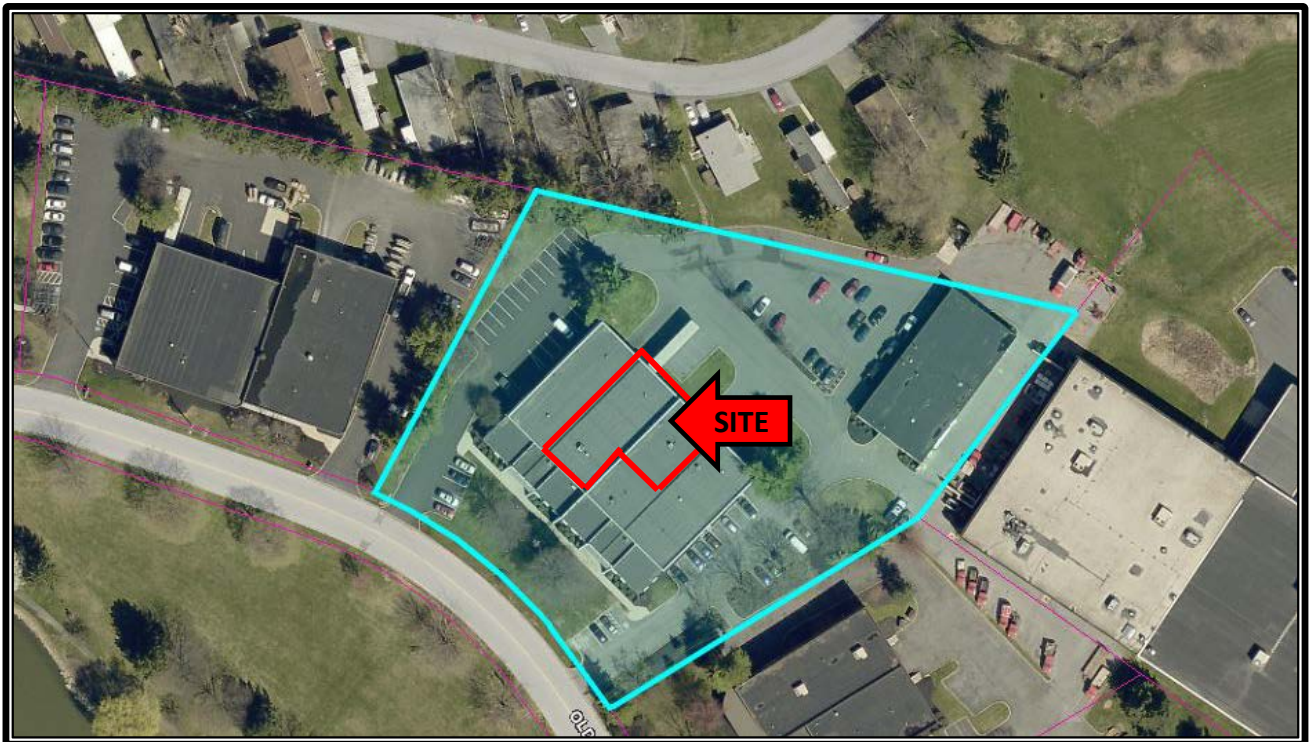
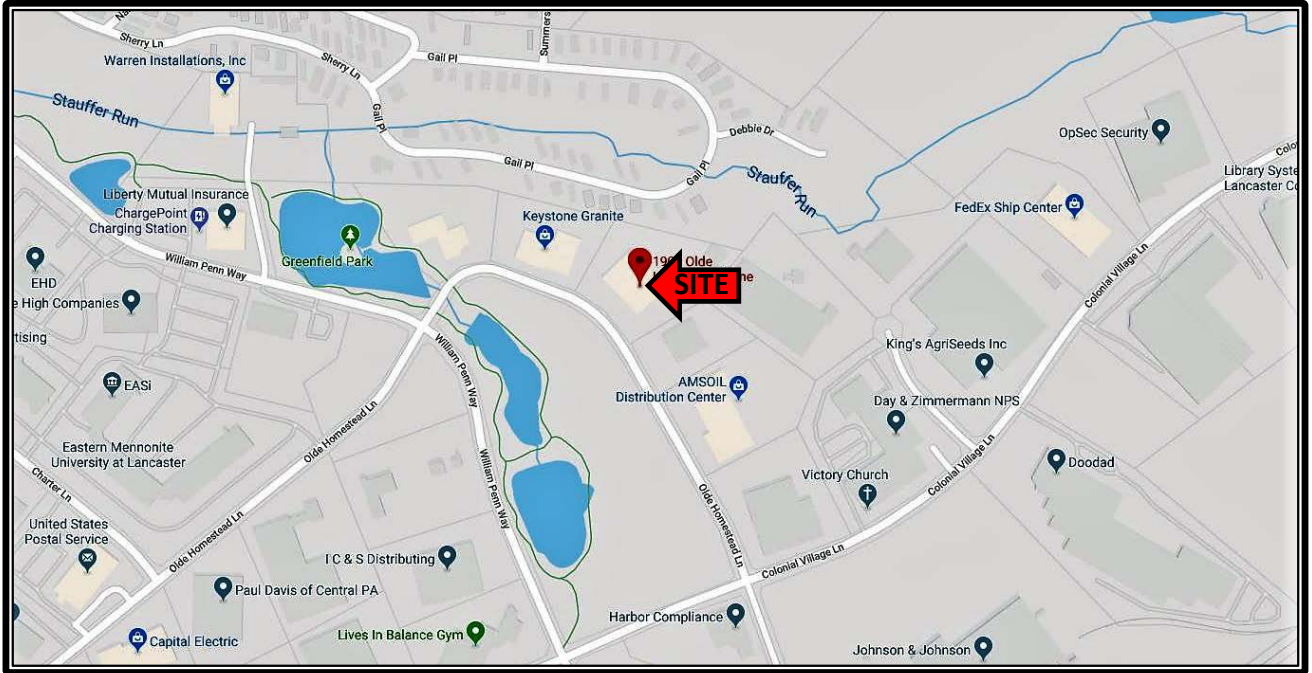
Square Feet Available	8,514 square feet (3,454 ste 102, 5,060 ste 103)
Office Square Feet	10% office (to be built)
Warehouse Square Feet	90% warehouse
Construction Type	Steel/masonry
Year Constructed	1977
Ceiling Height	16 foot clear to bottom of bar joist
Lighting	Fluorescent
Heating	Office: electric and heat pump Warehouse: oil FWA furnaces

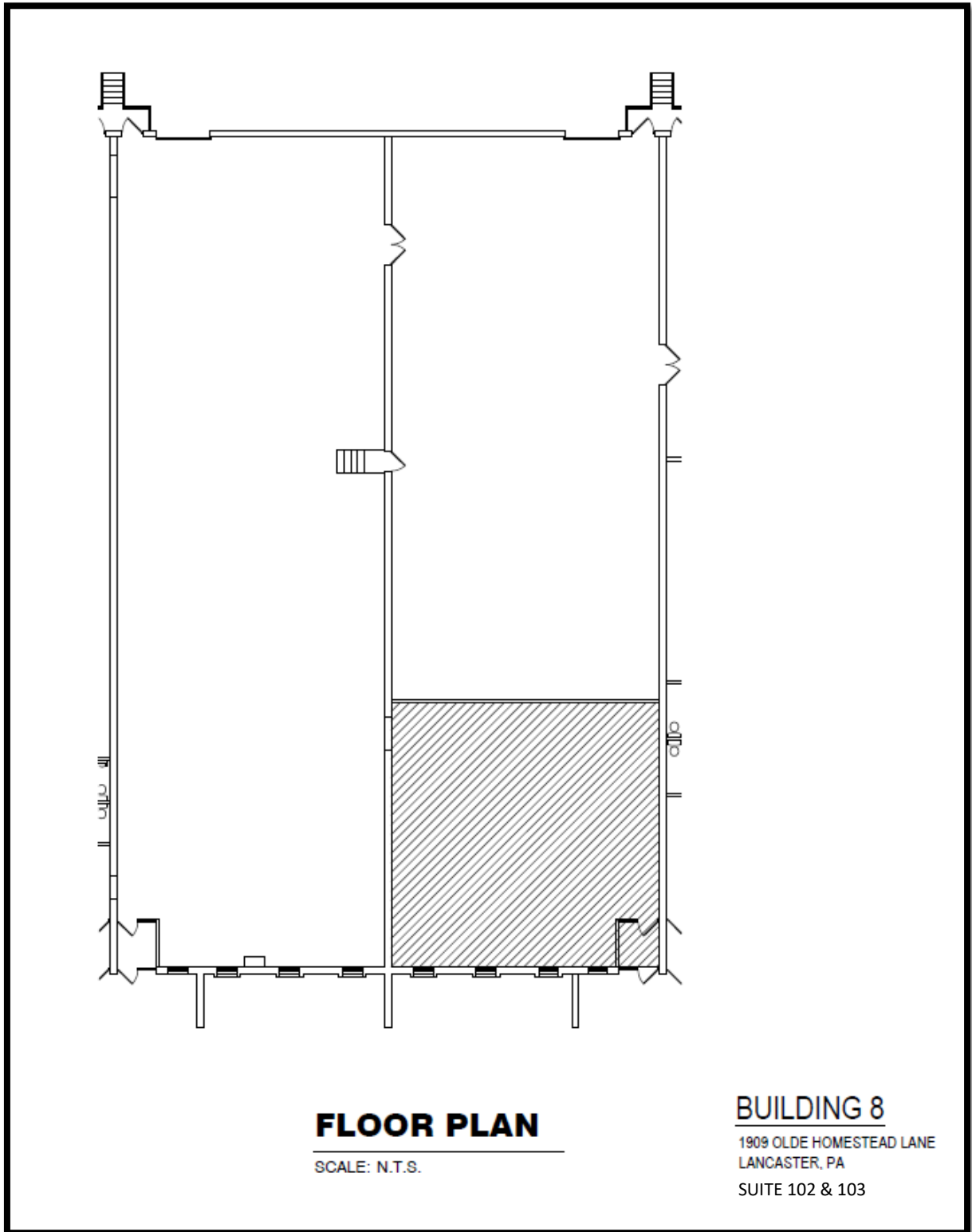
Electric	120/240 volt, 200 amps, 3-phase
Sprinklered	None sprinklered building
Docks/Overhead Doors	Two (2) 8' x 8' dock doors
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township
Parking	40+ shared parking spaces
Acres	2.60 acres
Municipality	East Lampeter Township
County	Lancaster County
Tax Account Number	310-51039-0-0000
Zoning	Business Park zoning
Square Feet Available	8,514 square feet Note: Suite 102 is 3,454 sf and Suite 103: 5,060 sf.
Lease Rate	\$5.95 /SF NNN (as-is) \$7.25/SF NNN (with standard office build-out)
CAM Charges	\$1.94/SF
Security Deposit	One month's rent
Location	Greenfield
Distance to Highway Access	Adjacent to Rt. 30 access

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Location Map/Tax Map

1909 Olde Homestead,
Suite 102 & 103
Lancaster, PA 17601



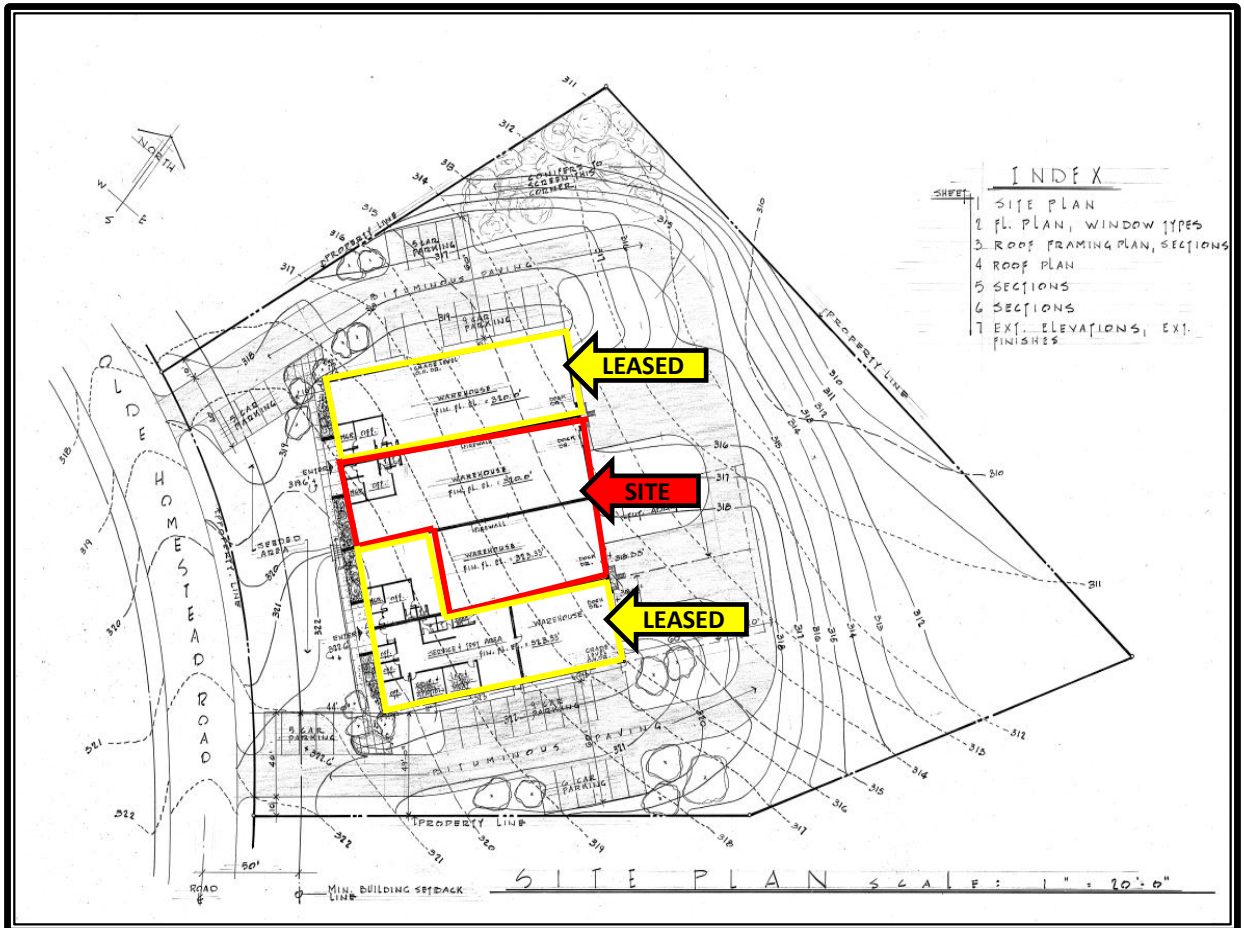


FLOOR PLAN

SCALE: N.T.S.

BUILDING 8

1909 OLDE HOMESTEAD LANE
LANCASTER, PA
SUITE 102 & 103





*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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Lancaster, PA 17601
717.291.2284
717.293.4488 Fax
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5000 Ritter Road, Suite 201
Mechanicsburg, PA 17055
717.697.2422
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