

For Lease

717.293.4477



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



1834 FREEDOM ROAD
SUITE 101
LANCASTER, PA 17601



▶ *Greenfield Corporate Center*



*1834 Freedom Road
Suite 101
Lancaster, PA 17601*

Available Square Feet

16,540 square feet

Lease Rate

\$6.95/SF N/N/N

Description

Single tenant warehouse building in a quiet section of Greenfield. Featuring 2,200 square feet of office, one drive-in door and two dock doors.

BUILDING INFORMATION

BLDG 42

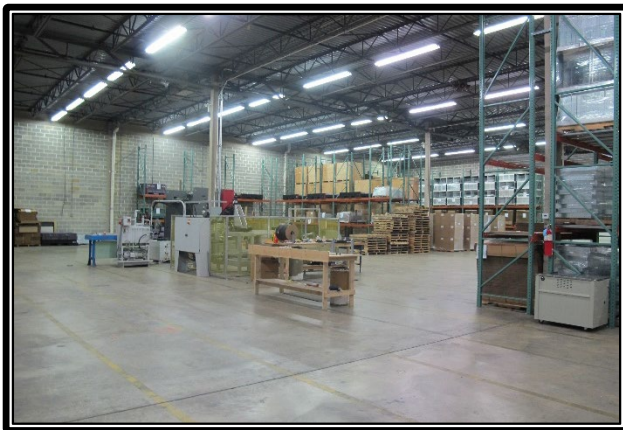
Available Square Feet	16,540 square feet
Office Square Feet	2,200 square feet
Warehouse Square Feet	14,340 square feet
Construction	Masonry with structural steel
Year Constructed	1988
Condition	Excellent
Roof	Flat roof
Ceiling Height	20 foot clear
Floor Slab Type	5" reinforced concrete
Column Spacing	40' x 40'
Lighting	LED
Electric	120/208 volt, 3-Phase

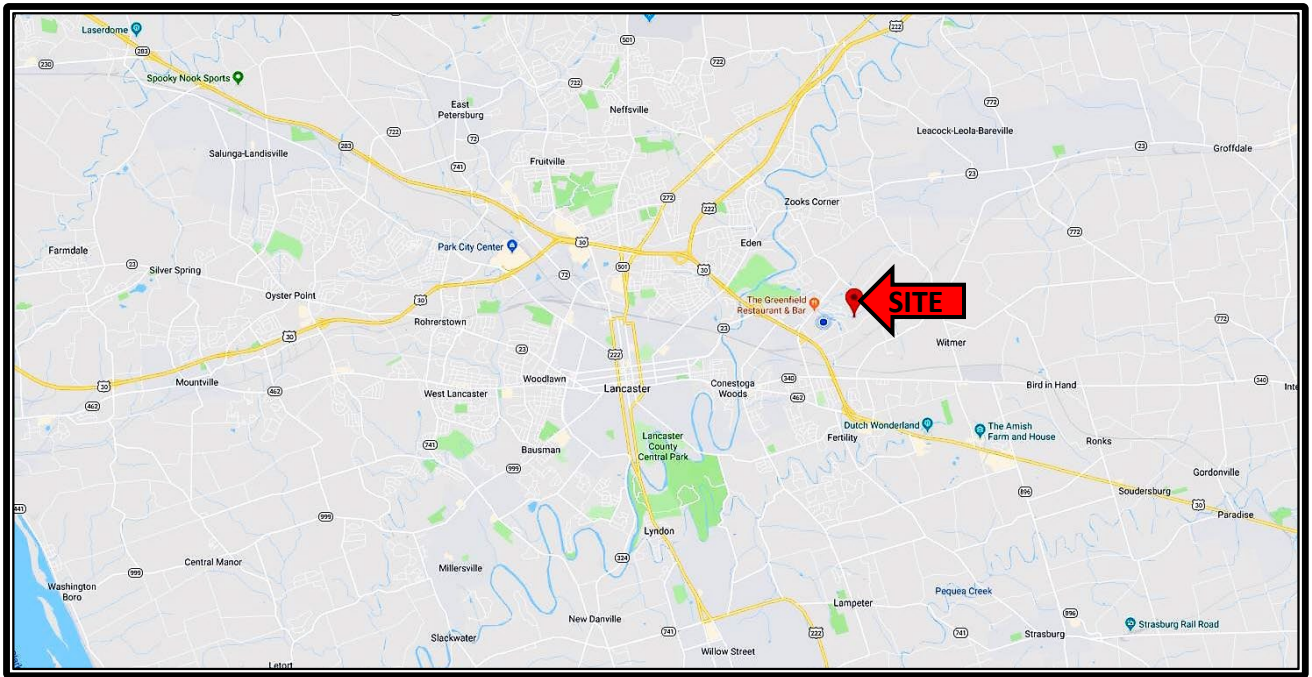
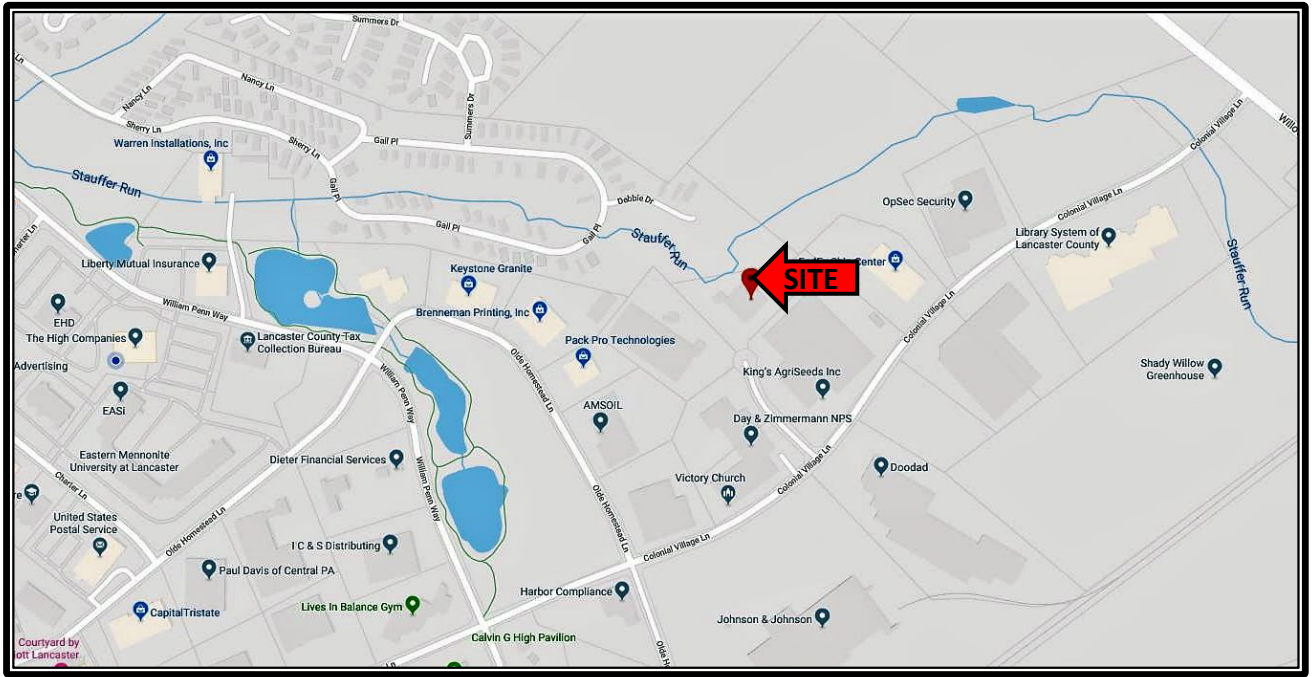
HVAC	Office: electric heat pump Warehouse: gas furnace
Sprinklered	Yes
Overhead Doors/Docks	One drive-in door, two dock doors
Water	Public – Lancaster City Water Authority
Sewer	Public – East Lampeter Township
Parking	18 on-site parking spaces
Zoning	Business Park Zoning
Acres	2.37 acres
Tax Account Parcel#	310-26431-0-0000
Municipality	East Lampeter Township
County	Lancaster

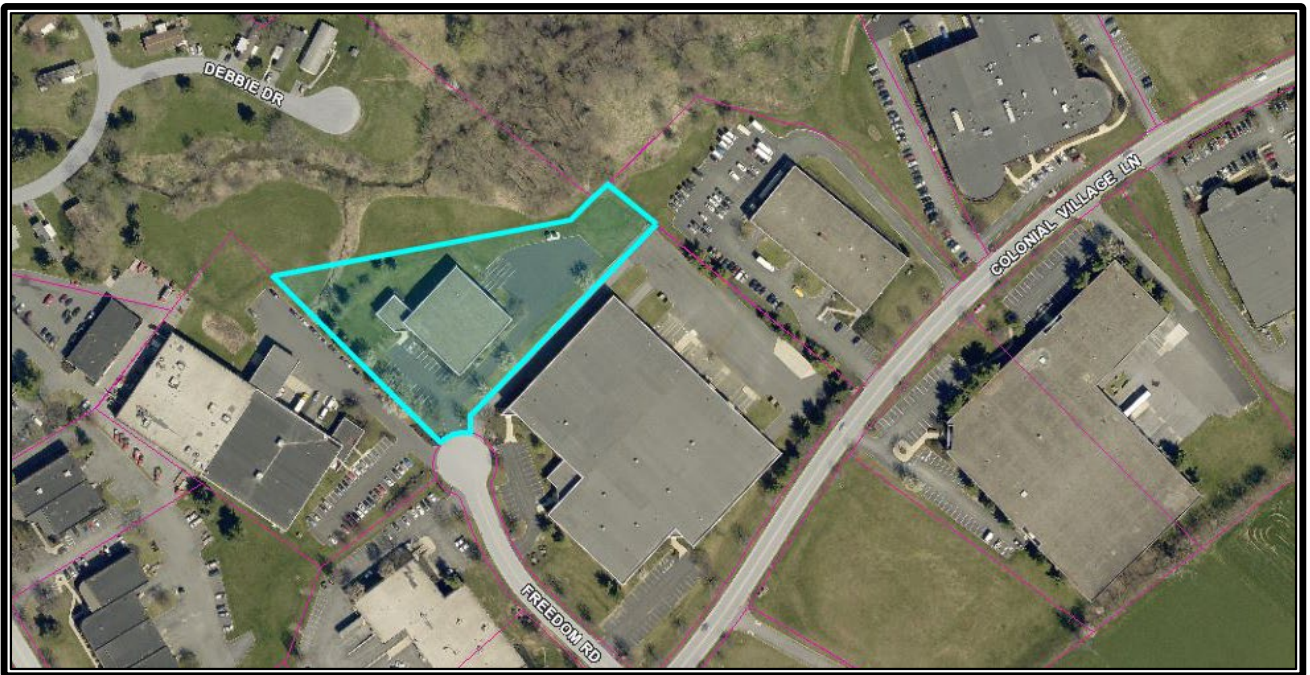
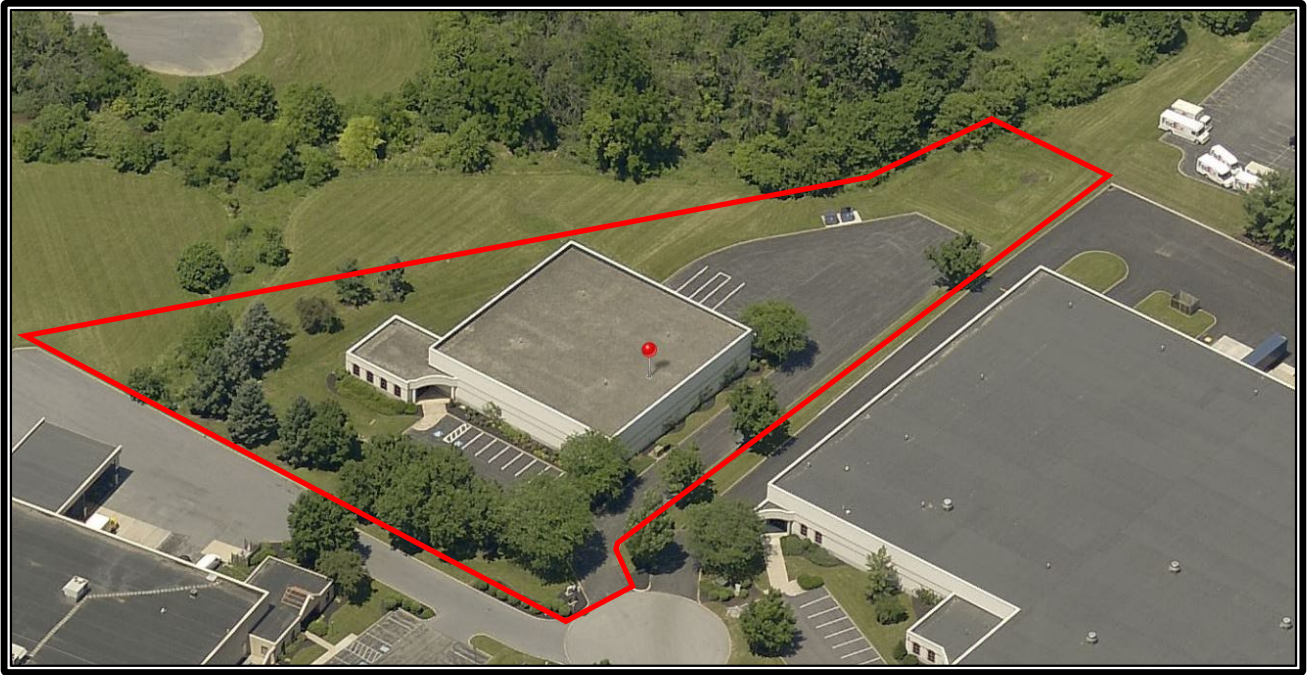
LEASING INFORMATION

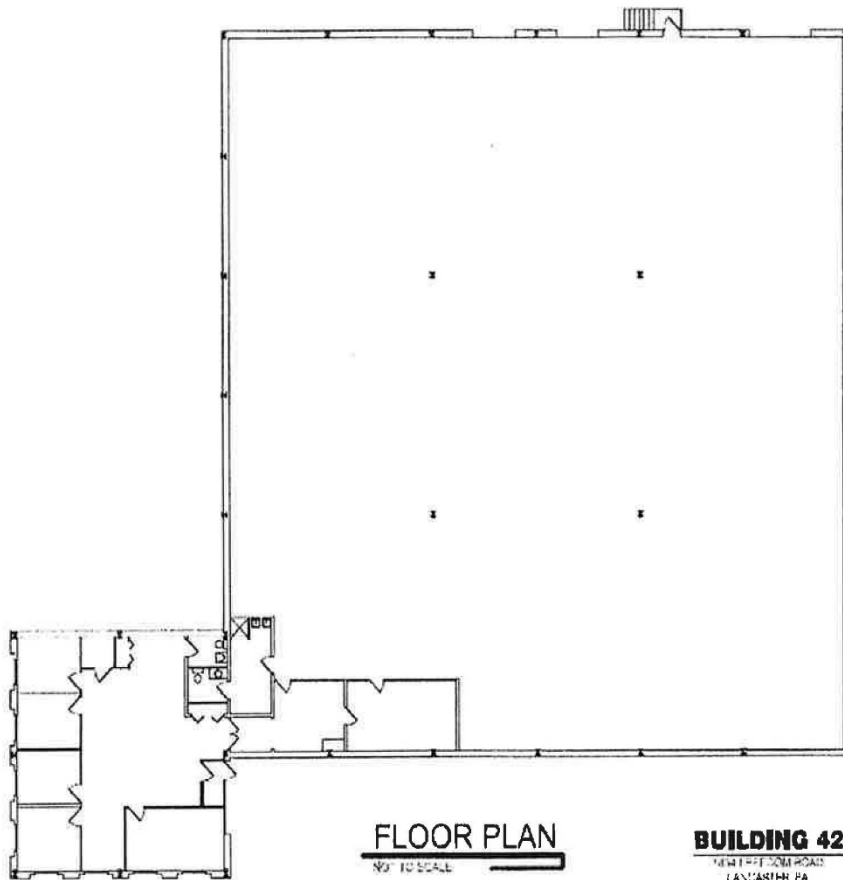
Square Feet Available	16,540 square feet
Lease Rate	\$6.95/SF N/N/N
Annual Rent	\$114,953
Monthly Rent	\$9,579
CAM Rate	\$2.75/SF
Annual CAM	\$45,485
Monthly CAM	\$3,790
Comments	The meticulously manicured grounds, open expanse of land and walking trails at Greenfield will offer your employees pleasant places to walk or 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 Costco Wholesale are also located within a short drive.

Information furnished regarding property for 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. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.











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