

FOR LEASE

1913 Olde Homestead Lane

 Greenfield

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



LANCASTER, PA 17601

**INDUSTRIAL PRODUCTION SPACE OF  
6,500 SF WITH FULL HVAC & HEAVY  
POWER**

**1 DOCK & 1 DRIVE-IN DOOR**

**GREAT FLEXIBLE SPACE IN A BEAUTIFUL  
LOCATION WITH ALL OF THE GREENFIELD  
AMENITIES.**



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

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# Executive Summary

1913 Olde Homestead Lane



## LEASE INFORMATION

Lease Rate:	\$10 SF/yr (NNN)
County:	Lancaster
Municipality:	East Lampeter Township
CAM:	\$4.30
Building Area:	6,500 SF
Available SF:	6,500 SF

## PROPERTY OVERVIEW

Great industrial space with Full HVAC in all areas. Heavy power 600 AMP 208V 3 Phase. 16 foot clear ceilings, 18' to deck. Heat pump in office and rooftop units both heat and A/C in the warehouse. Sprinklers. 2 bathrooms in office area and 1 bath in shop. Nice brick building with plenty of parking and beautiful grounds. Agent must be present to show by appointment. \$10.00NNN per square foot per year. Available 12/1/2026. This is a sublease.

## OFFERING SUMMARY

HVAC:	Central A/C / Heat Pump
Sprinklers:	Yes
Parking:	Paved Parking Lot, 10 Spaces
Water:	Public
Sewer:	Public Sewer
Zoning:	Business Park

Dock Door/Grade Doors:	1
Lighting:	Various
Ceiling Height (ft):	16' Clear, 18' to deck
Flooring:	Carpet, Concrete

## ADDITIONAL COMMENTS

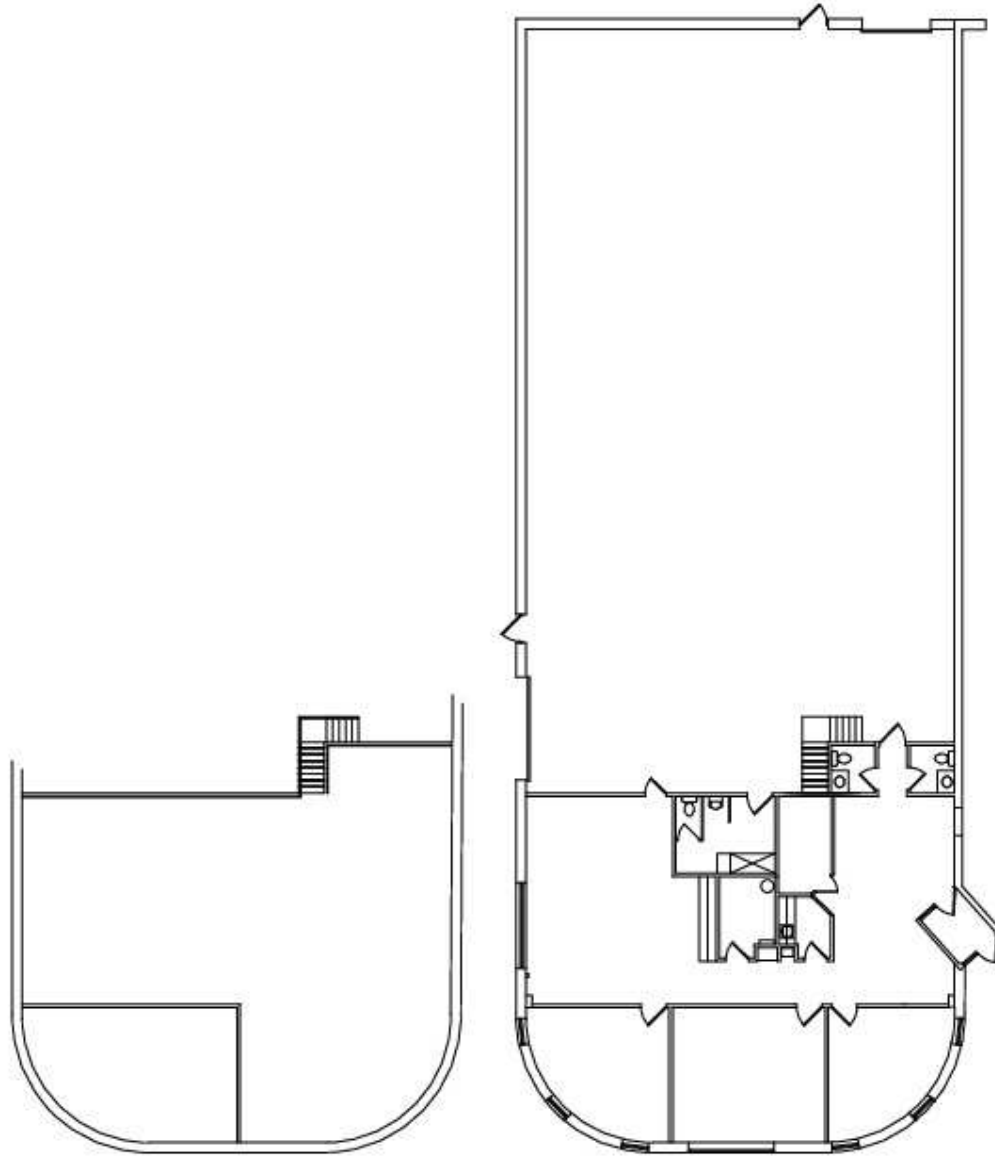
Route 30 to Greenfield Road to East on William Penn Way, left on Olde Homestead to 1913. Sign says Fontana Candle.

# Property Photos



# Additional Photos





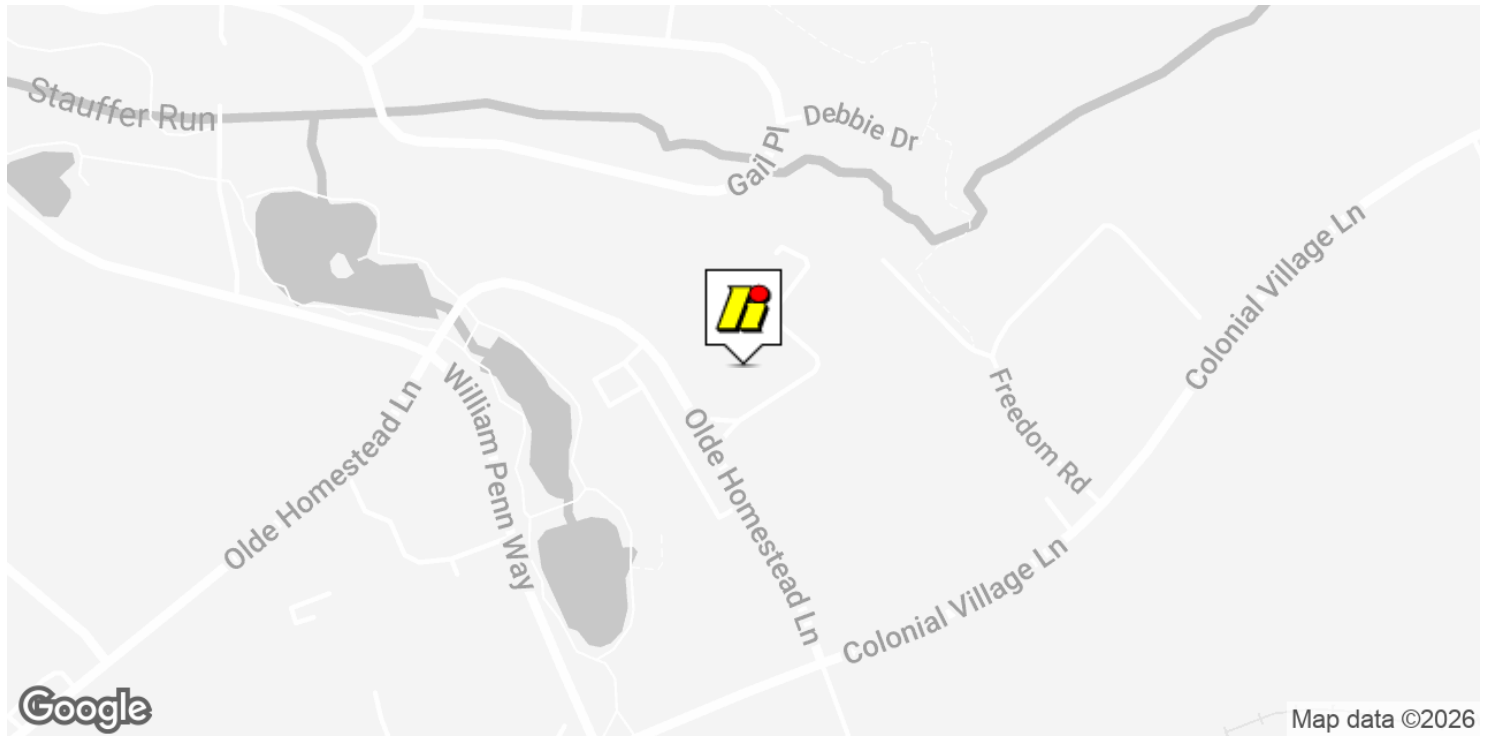
## FLOOR PLAN

SCALE: NTS

## BUILDING 114

1913 OLDE HOMES TEAD LANE  
LANCASTER, PA  
SUITE 102

# Location Map



# 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

**iHIGH ASSOCIATES** LTD.  
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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

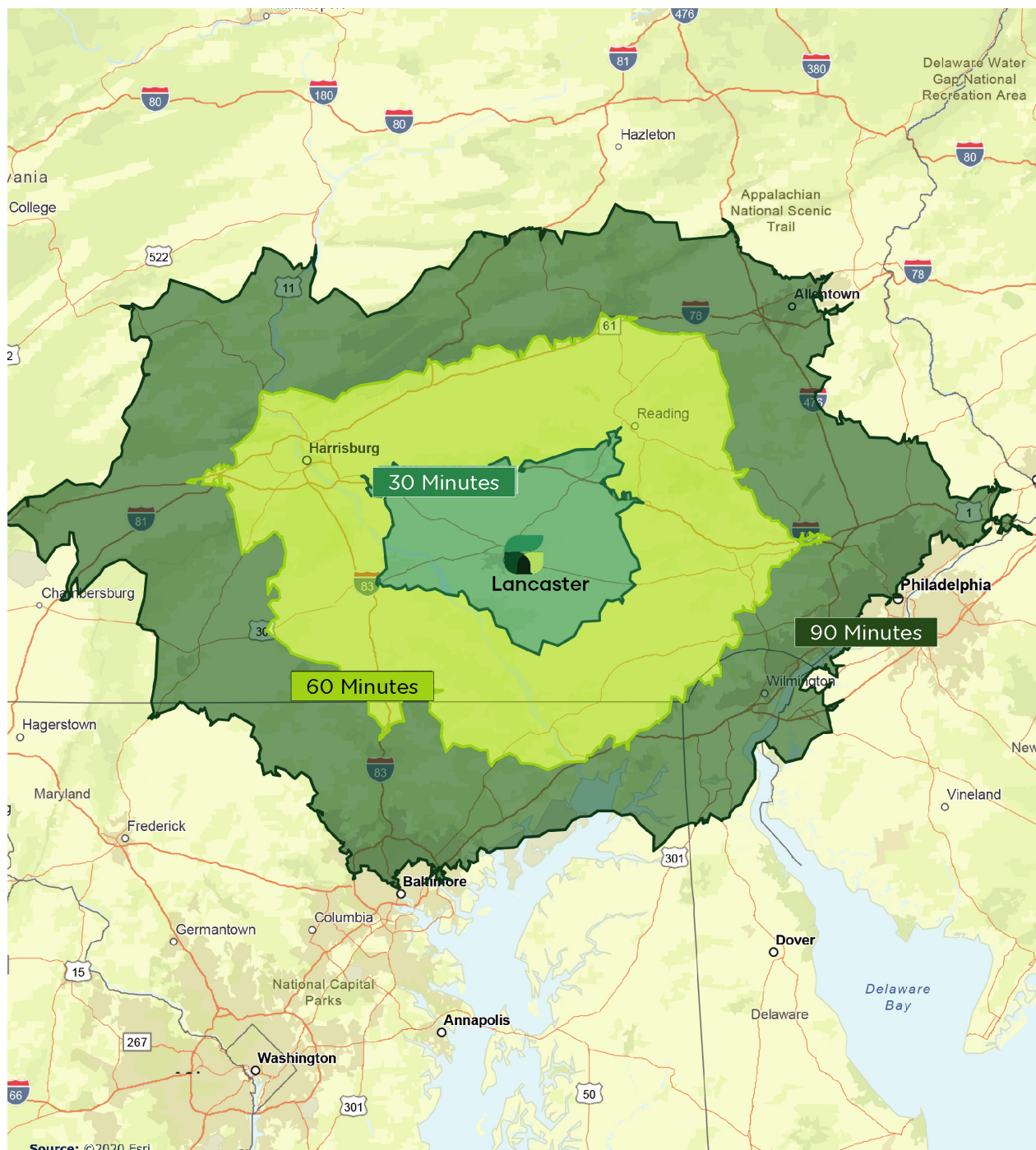
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

## 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.

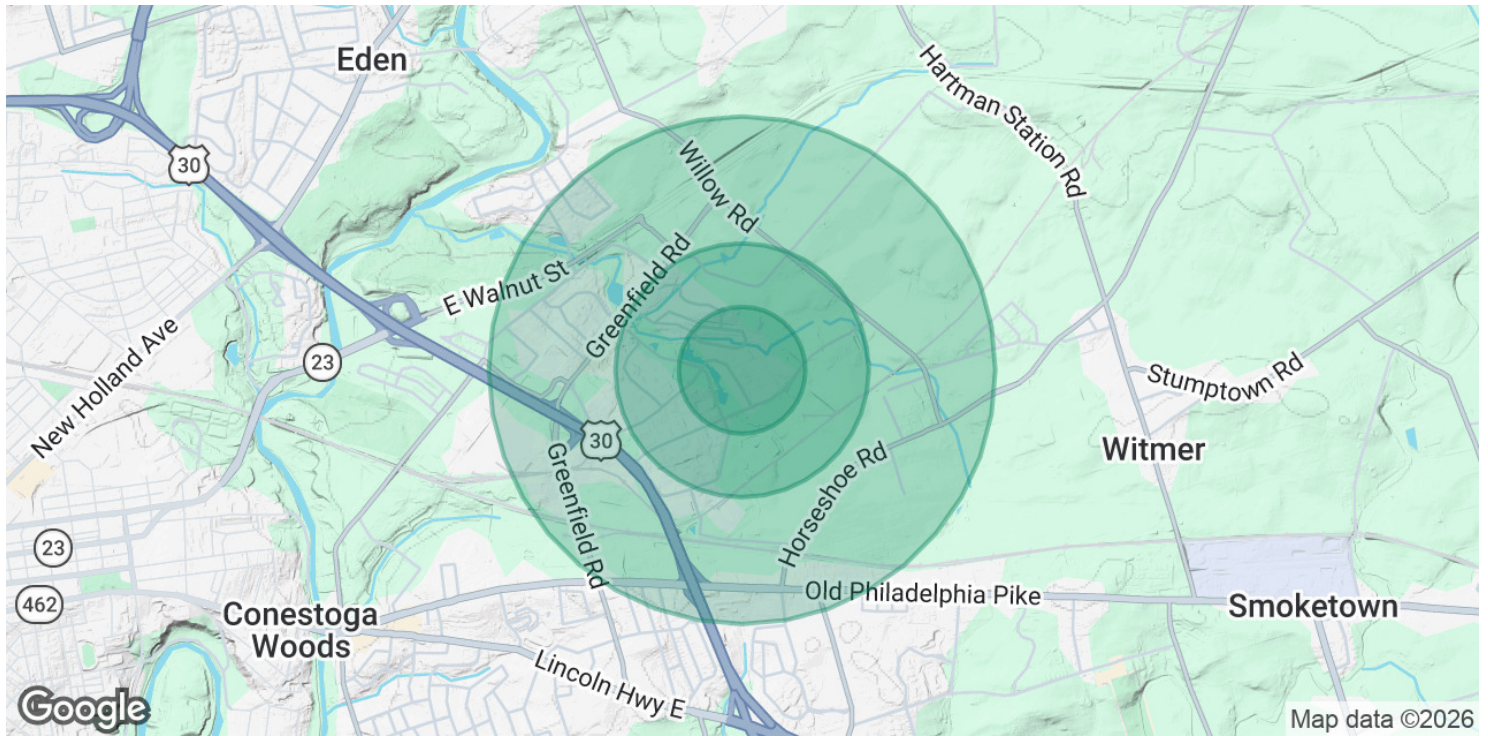


# Greenfield Drive Times



Source: 2020 ERSI

# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	162	634	2,815
Average Age	45.6	44.3	38.6
Average Age (Male)	45.8	44.6	35.7
Average Age (Female)	45.4	43.7	39.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	347	1,148
# of Persons per HH	1.8	1.8	2.5
Average HH Income	\$87,033	\$87,207	\$102,846
Average House Value	\$98,964	\$112,269	\$261,418

2023 American Community Survey (ACS)

FOR LEASE

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*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**

Lancaster, PA 17601  
717.293.4477

**5000 RITTER ROAD SUITE 201**

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