

FOR LEASE

717.293.4477

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



1740 HEMPSTEAD ROAD
LANCASTER, PA 17601

High Associates Ltd.

Call Today!  717.293.4477



Industrial/Commercial Realtors

► Greenfield Corporate Center



1740 Hempstead Road
Lancaster, PA 17601

Available Square Feet:

33,743 square feet

Lease Rate:

\$4.50/SF N/N/N

Description:

Very unique building with a 50/50 split of office to industrial space. Great central location.

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BUILDING INFORMATION

B - 380

Total Building Square Feet:	33,743
Office Square Feet:	17,743
Warehouse Square Feet:	16,000
Construction:	Masonry, brick, dryvit
Condition:	Good
Year Constructed:	1964, remodeled 1979, 1989
Floor:	Concrete – 6” in warehouse/manufacturing 4” in mezzanine area
Number of Floors:	One floor with small mezzanine (Not included in square feet)
Ceiling Height:	8’ – 10’ office, 16’ – 18’ plant
Ceiling Type:	Drop ceiling in office area
Heating:	Electric heat and A/C in office areas Gas heat in plant area
Air Conditioning:	100% air conditioned building - electric
Electric:	PPL - 120/440 volt, 3 phase, 4,500 amp potential
Roof:	Rubber & asphalt shingles
Sprinklers:	100% coverage (wet system)
Overhead Doors:	One (1) 10’ x 12’ – power generated Three (3) 8.5’ x 10’ – power generated
Bays:	Vary in dimensions – 28’6” x 35’
Levelers:	Three (3) dock levelers

Lighting:	Fluorescent
Wall Finishes:	Painted warehouse interior
Floor Finishes:	Sealed concrete, tile, carpet in office areas
Storage:	Mezzanine area of 2,496 square feet not included in total square foot calculations
Water:	Public water – Lancaster City
Sewer:	Public sewer – East Lampeter Township
Gas:	UGI
Parking:	90 – 100 car parking
Account Parcel#:	310-74440-0-0000
Deed Reference:	4505-327
Zoning:	Business Park
Acres/Lot Size:	3.676 acres
Topography:	Level
Road Frontage/Access:	256' road frontage
Restrictions:	No outside storage
Date Available:	Immediate
Security System:	Available
Signage:	Lawn sign
Square Footage:	33,743
Price per Square Foot:	\$4.50/SF N/N/N
Monthly Rent:	\$12,654
Annual Rent:	\$151,844
Escalations:	3%
Security Deposit:	One month's rent
Operating Expenses:	\$1.48/SF

GEOGRAPHIC INFORMATION

Location:	Greenfield Corporate Center
Municipality:	East Lampeter Township
County:	Lancaster
School District:	Conestoga Valley
Local Amenities:	Hotels, restuarants, retail, daycare, post office, Federal Express
Distance to Highway Access:	Adjacent to US Route 30 access
Distance to Airports:	Eight (8) miles to Lancaster Airport 33 miles to Harrisburg International Airport
Assessment:	\$1,529,300
Real Estate Taxes:	School: \$23,255.15 County: \$5,711.94 Municipality: \$2,446.88 Total: \$31,413.96

Property Description:	Very unique building with a 50/50 split of office to industrial space. Great central location. Building is perfect for printer with a large graphic arts department. Could also be a good fit for light distribution, light industrial or manufacturing, room for expansion of parking to over 100 cars.
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AERIAL PHOTO

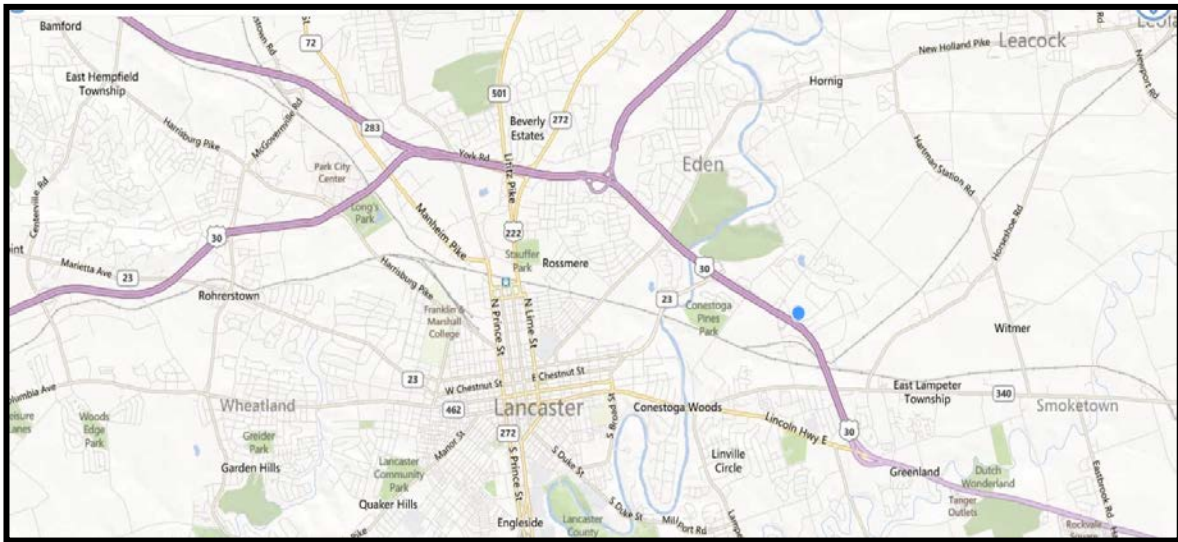
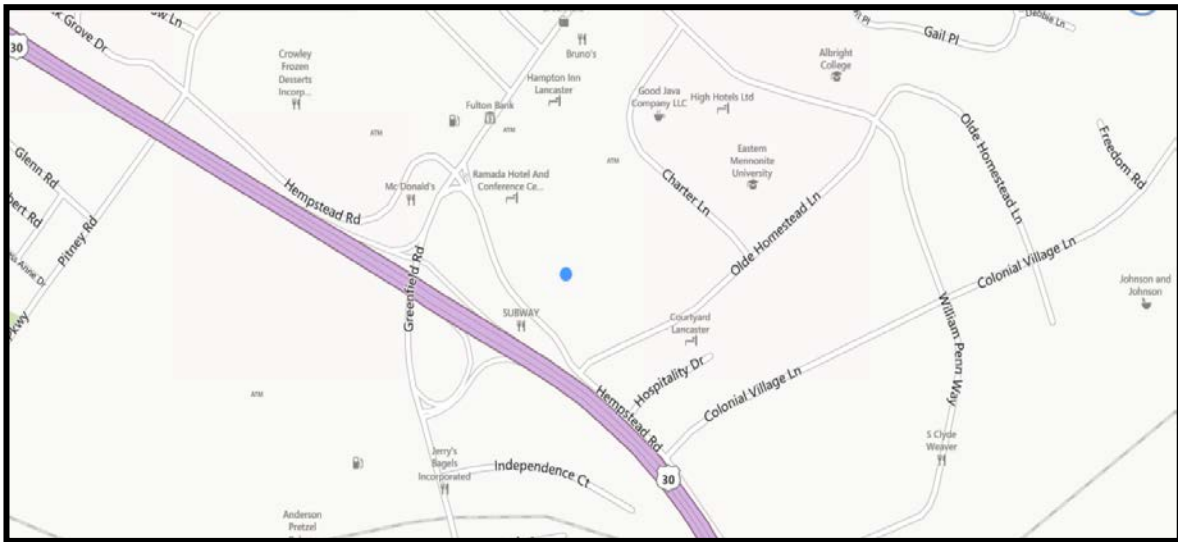


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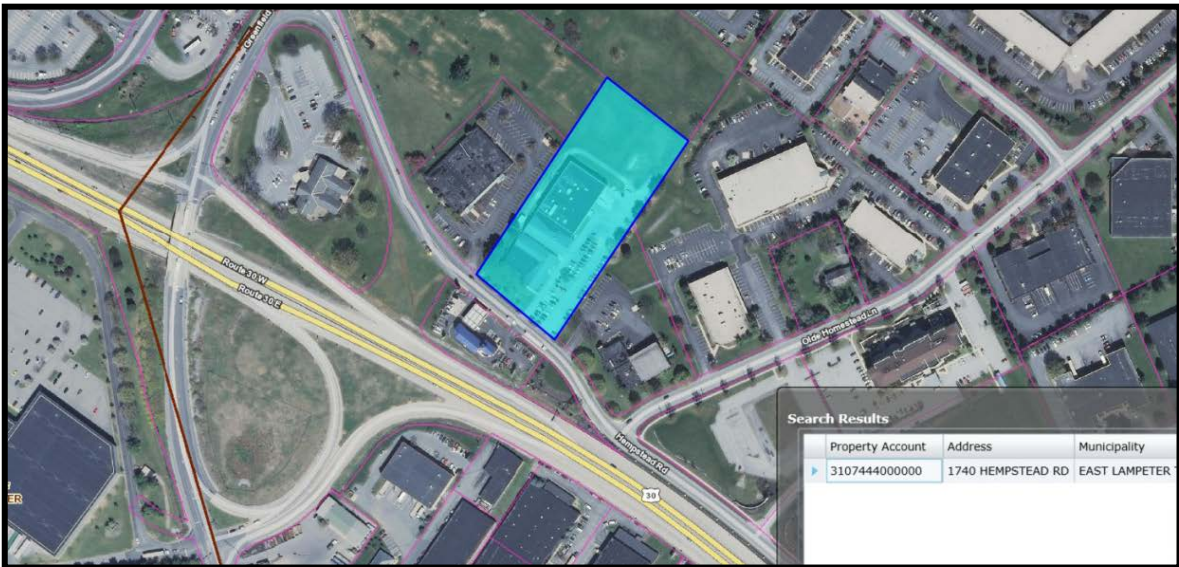


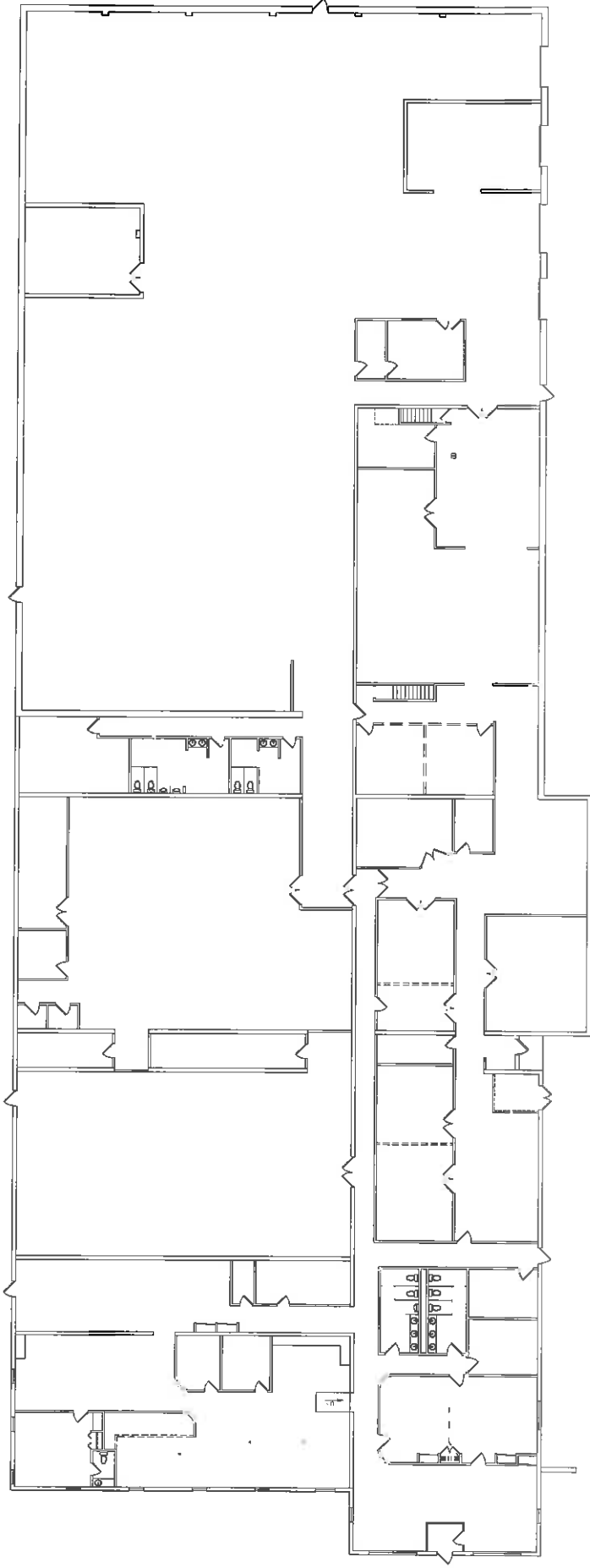
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LOCATION MAP



TAX MAP





FLOOR PLAN

NOT TO SCALE

BUILDING 380

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