

FOR LEASE

1838 Colonial Village Lane



Medical/Food Processing Manufacturing Facility



LANCASTER, PA 17601

**140,066 +/- SF MEDICAL/FOOD
PROCESSING MANUFACTURING
FACILITY ON APPROXIMATELY 22 ACRES**

**POTENTIAL OPPORTUNITY FOR BUILDING
EXPANSION IN THE FUTURE**

**ON-SITE PARKING FOR OVER 300
VEHICLES**

**TWO STORY BUILDING WITH A MIX OF
MANUFACTURING, WAREHOUSE, LABS,
AND OFFICE.**

**2025 NEW ROOF, NEW ESFR SPRINKLER
SYSTEM AND LIGHTING**



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

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Executive Summary

1838 Colonial Village Lane



LEASE INFORMATION

Lease Rate: \$9.75/SF NNN

CAM: \$2.71

County: Lancaster

Municipality: East Lampeter Township

Available SF: 140,066 SF

PROPERTY OVERVIEW

140,066 +/- SF manufacturing facility located on approximately 22 acres. The first floor has been mostly utilized for manufacturing, laboratory, warehouse, and administrative functions. The second floor has private offices, conference rooms, training area, and mezzanine. The building has 1 elevator, 8 loading docks, 1 drive-in and 24' ceilings. There is on-site parking for approximately 322 vehicles. There is a potential for building expansion in the future as well as the possibility of accessing the rail line.

OFFERING SUMMARY

HVAC: Rooftop Units- Office Only
Warehouse- Heat Only

Power: Two 4,000 amp 480 vac distribution centers

Parking: On-Site for 322 vehicles

Water: Public Water

Sewer: Public Sewer

Zoning: Business Park

Dock Door/Grade Doors: 10 Docks / 1 Grade Door
(5) Shipping & (5) Outbound Waste

Lighting: LED

Ceiling Height (ft): 24.0

Elevators: One

Flooring: Concrete - rated for 3000 PSI

ADDITIONAL COMMENTS

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

Property Features

CAFETERIA / BREAKROOM - FIRST FLOOR

- Large open area with lots of natural light
- Refrigeration units will stay with the property

FIRST FLOOR OFFICES / LABS

- Reception area with waiting room
- Men's and women's locker rooms and restrooms
- Multiple private offices and conference rooms
- Multiple open bull pen areas
- Various large lab spaces with built-in cabinets and work stations

SECOND FLOOR OFFICES / TRAINING ROOMS

- Area 1:
 - Large general-purpose room that can be split into 3 separate conference / training rooms
 - Single-person elevator providing ADA access to the training and conference rooms
 - Two single restrooms
 - Large L-shaped conference room
 - One small office
- Area 2:
 - Large bull pen area
 - Six private offices
 - Conference room
 - Men's and women's restrooms
 - Kitchenette
 - No elevator access

WATER PROCESSING ROOM / BOILER ROOM

- 7500-gallon water storage tank
- Water filtration and processing system designed for pharmaceutical grade (USP) water
- 4" line feeds the system and a 6" lines feed water to the rest of the building
- USP hot generation water system

Property Features

SHIPPING AND RECEIVING AREA

- 5 dock doors with levelers - 5 additional outbound waste docks (convertible)
- Small office with restroom
- Floor-mounted sensors in place to open interior doors

WAREHOUSE FEATURES

- Sprinkler system upgraded to ESFR
- Six chemical storage bays - temperature controlled and sprinklered

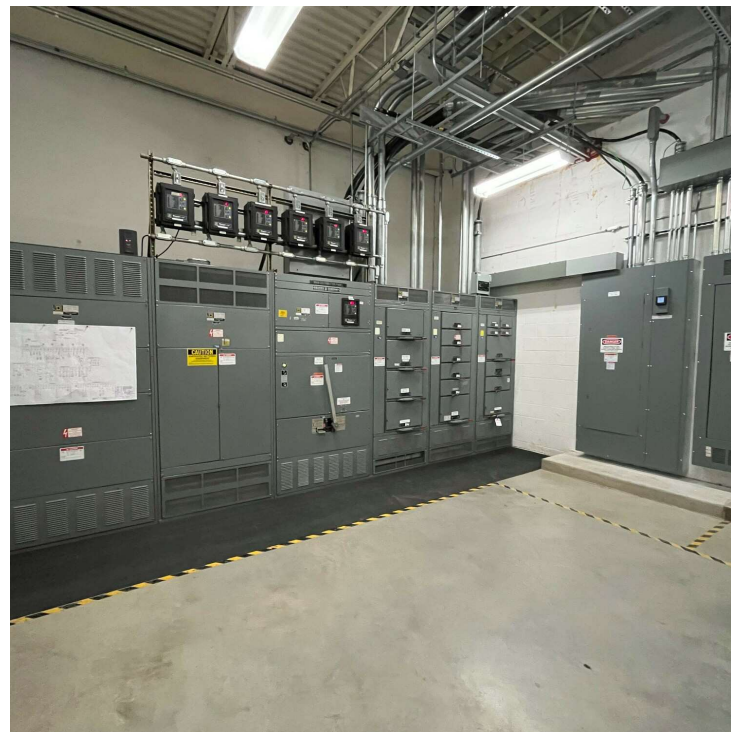
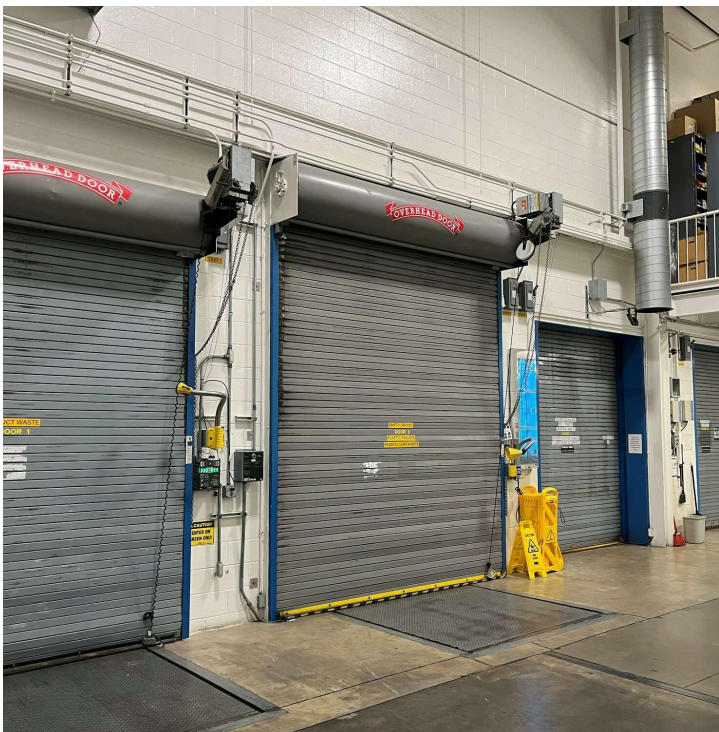
MANUFACTURING FEATURES

- Fully graded for pharmaceutical manufacturing
- Areas have upgraded HVAC requirements for temperature control and heppa filtration

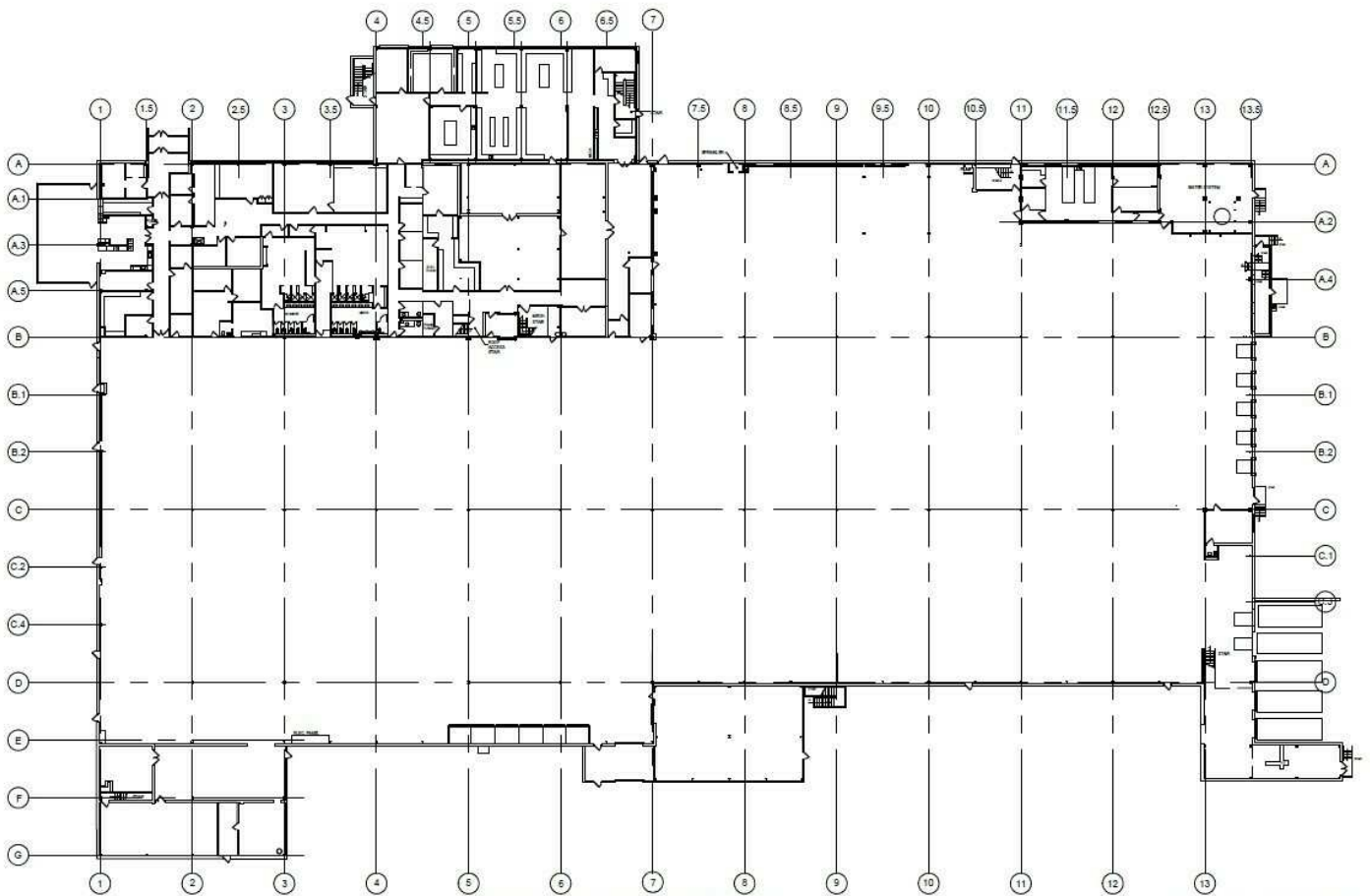
OTHER FEATURES

- Machine shop on first floor
- Storm water collection system / treatment facility
- Upgraded WIFI in office area only
- Infrastructure will remain for cameras and security system in office area only
- 250,000-gallon fire suppression tank
- Back up generator
- Main electrical substation (MCC300) serves the entire facility

Photos



Floor Plans

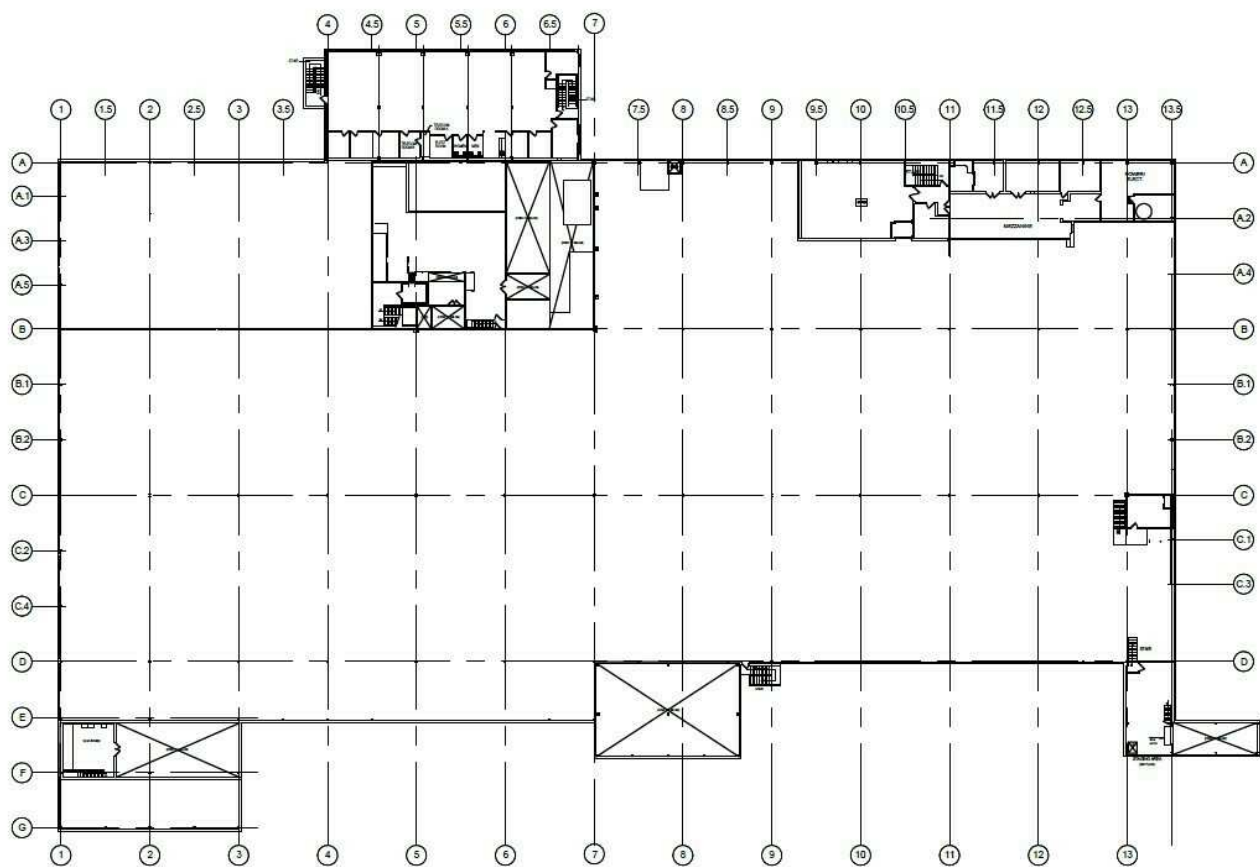


1ST FLOOR PLAN

SCALE: N.T.S.

BUILDING 437

1838 COLONIAL VILLAGE LANE
LANCASTER, PA

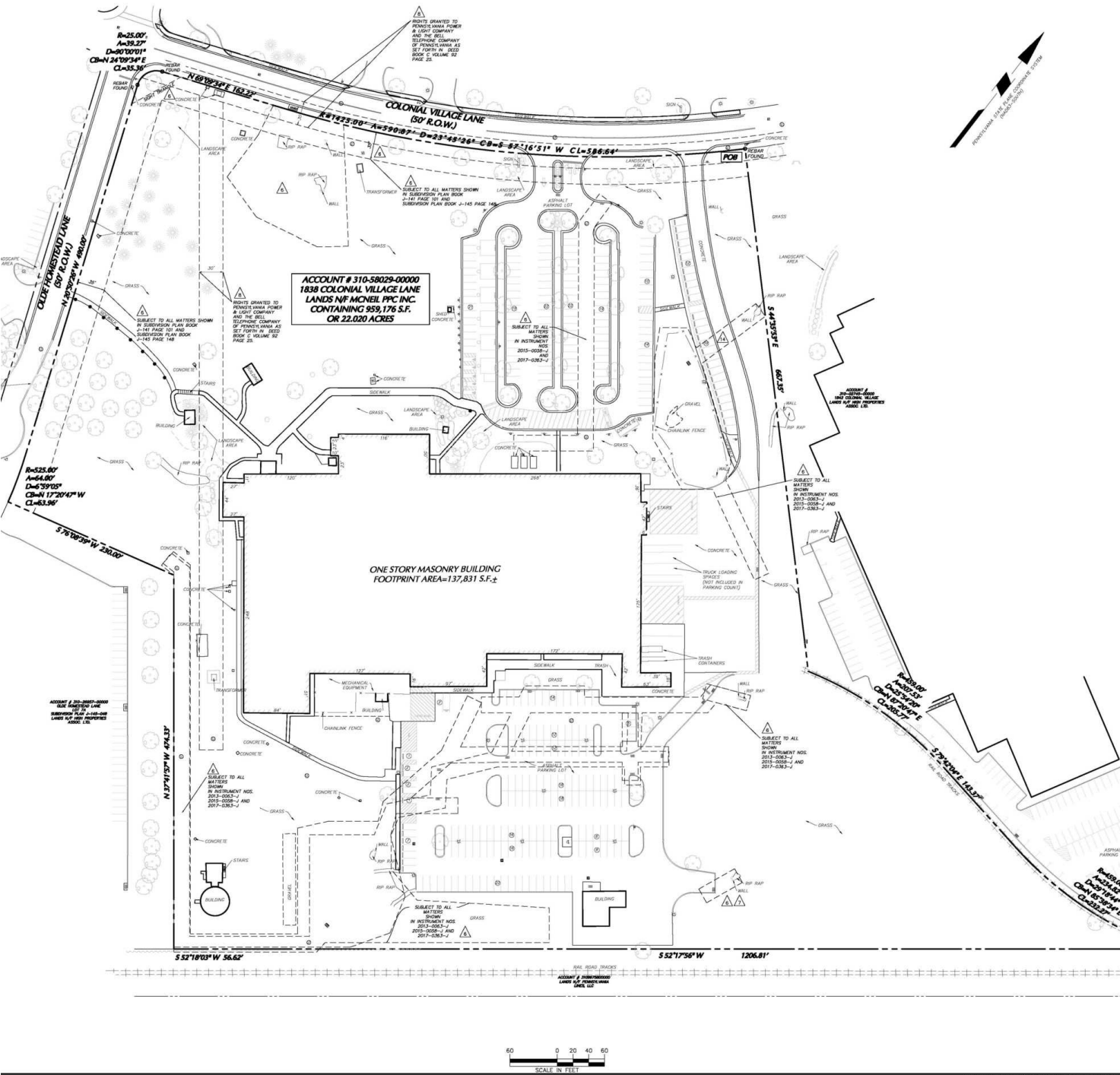


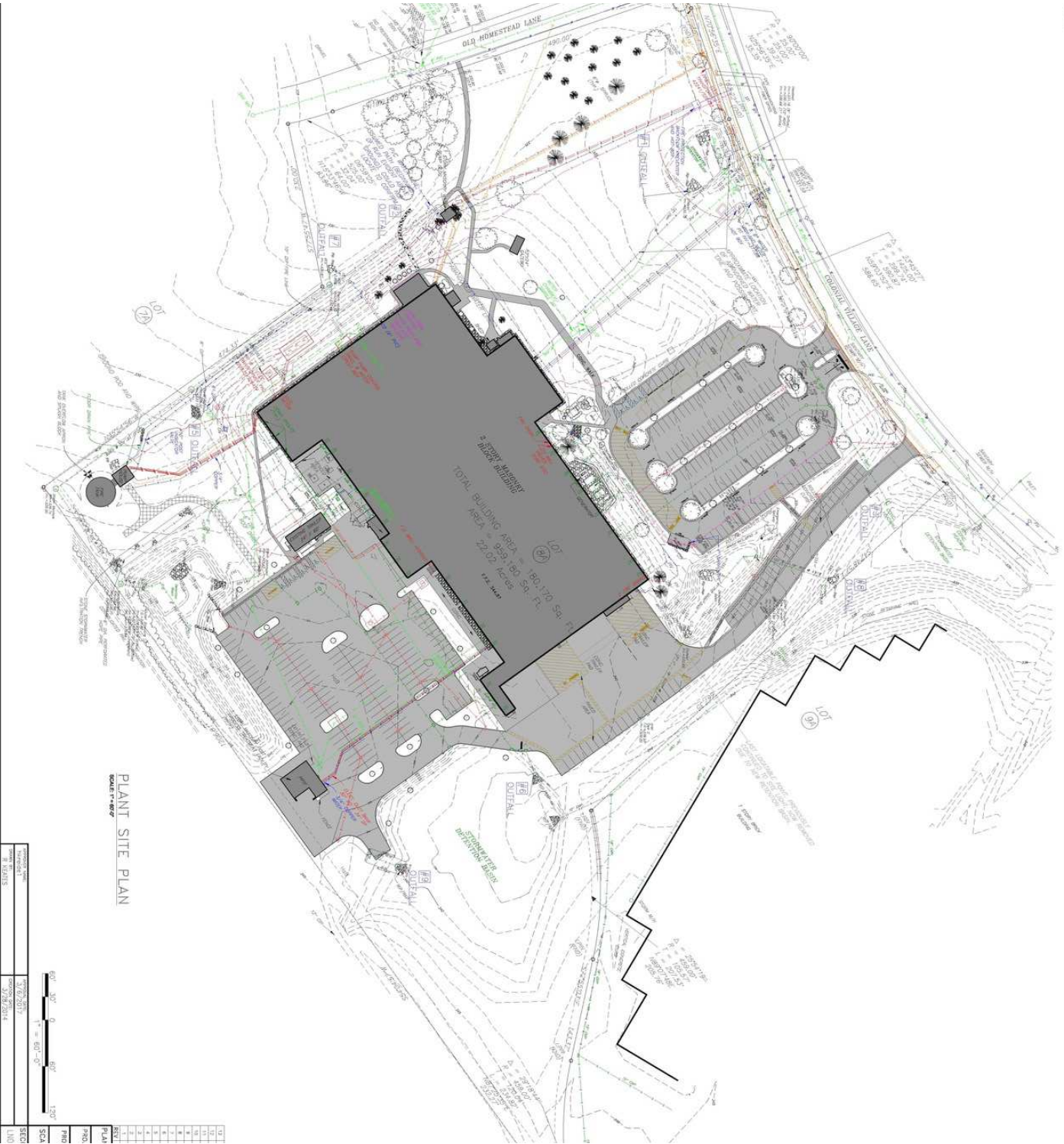
2ND FLOOR PLAN

SCALE: N.T.S.

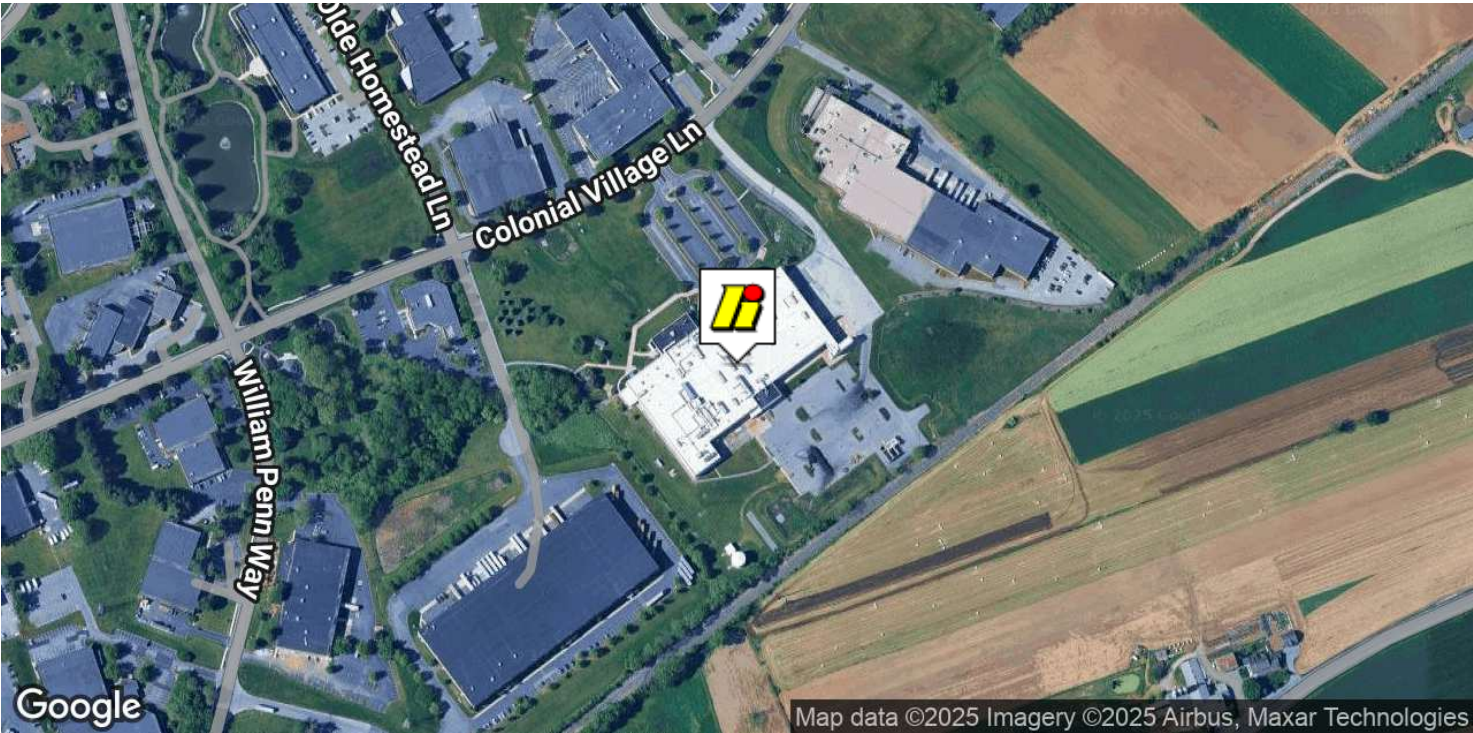
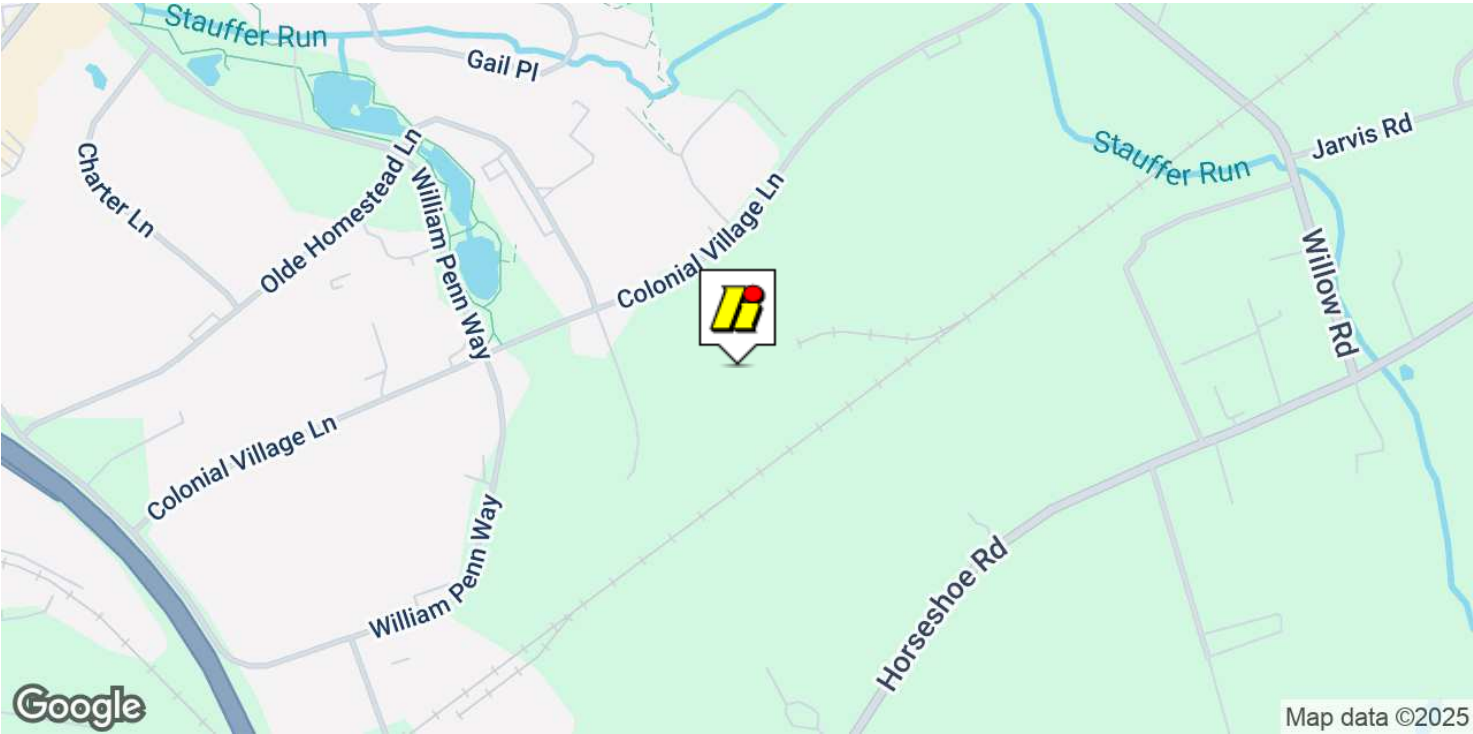
BUILDING 437

1838 COLONIAL VILLAGE LANE
LANCASTER, PA





Location Map



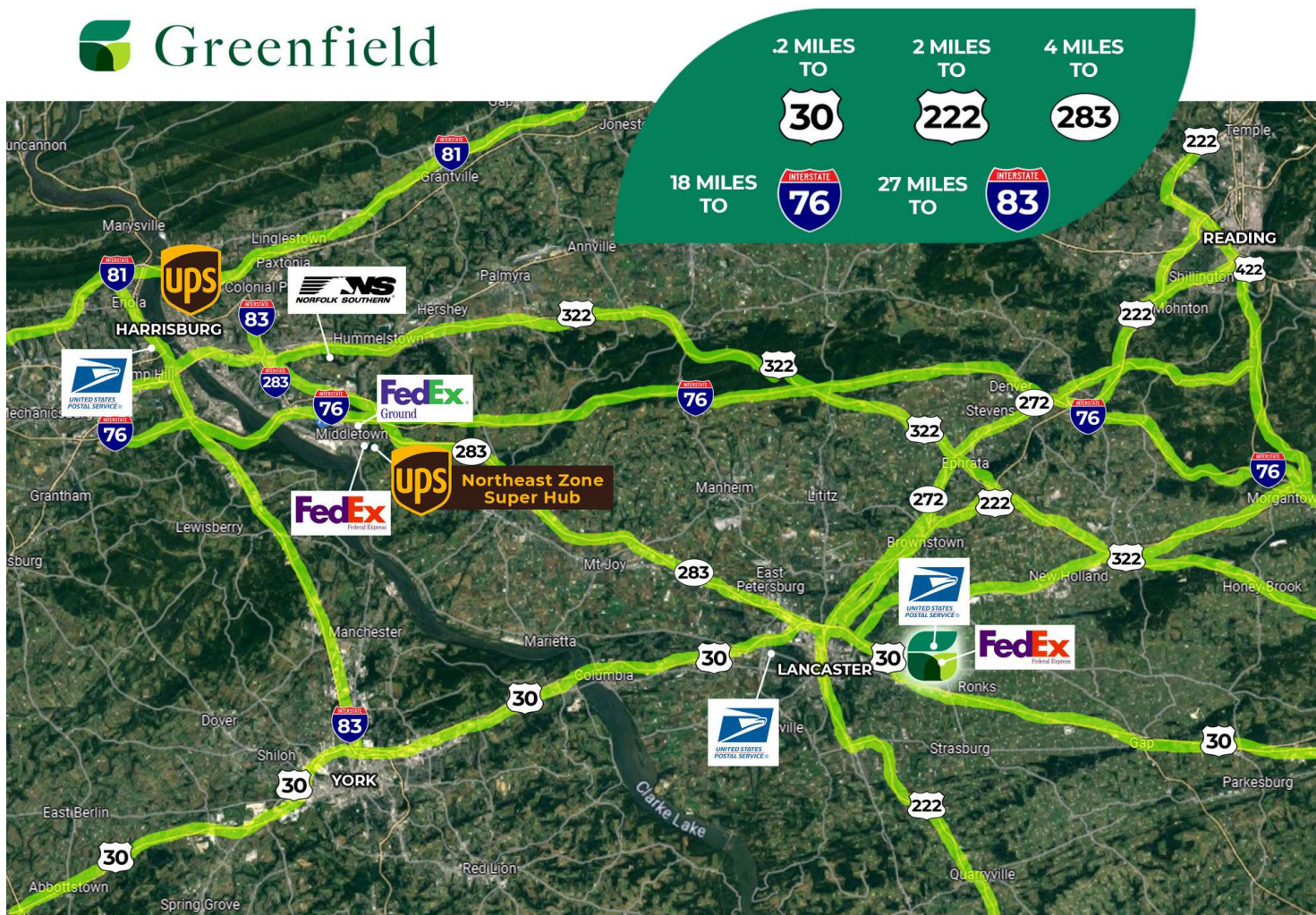
Greenfield Map



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

Distribution Routes





- **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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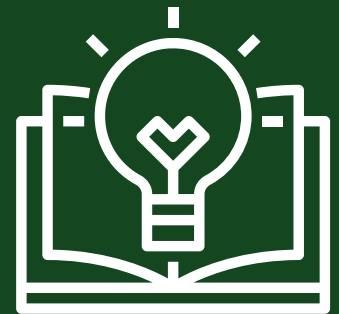


HEALTH & WELLNESS

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

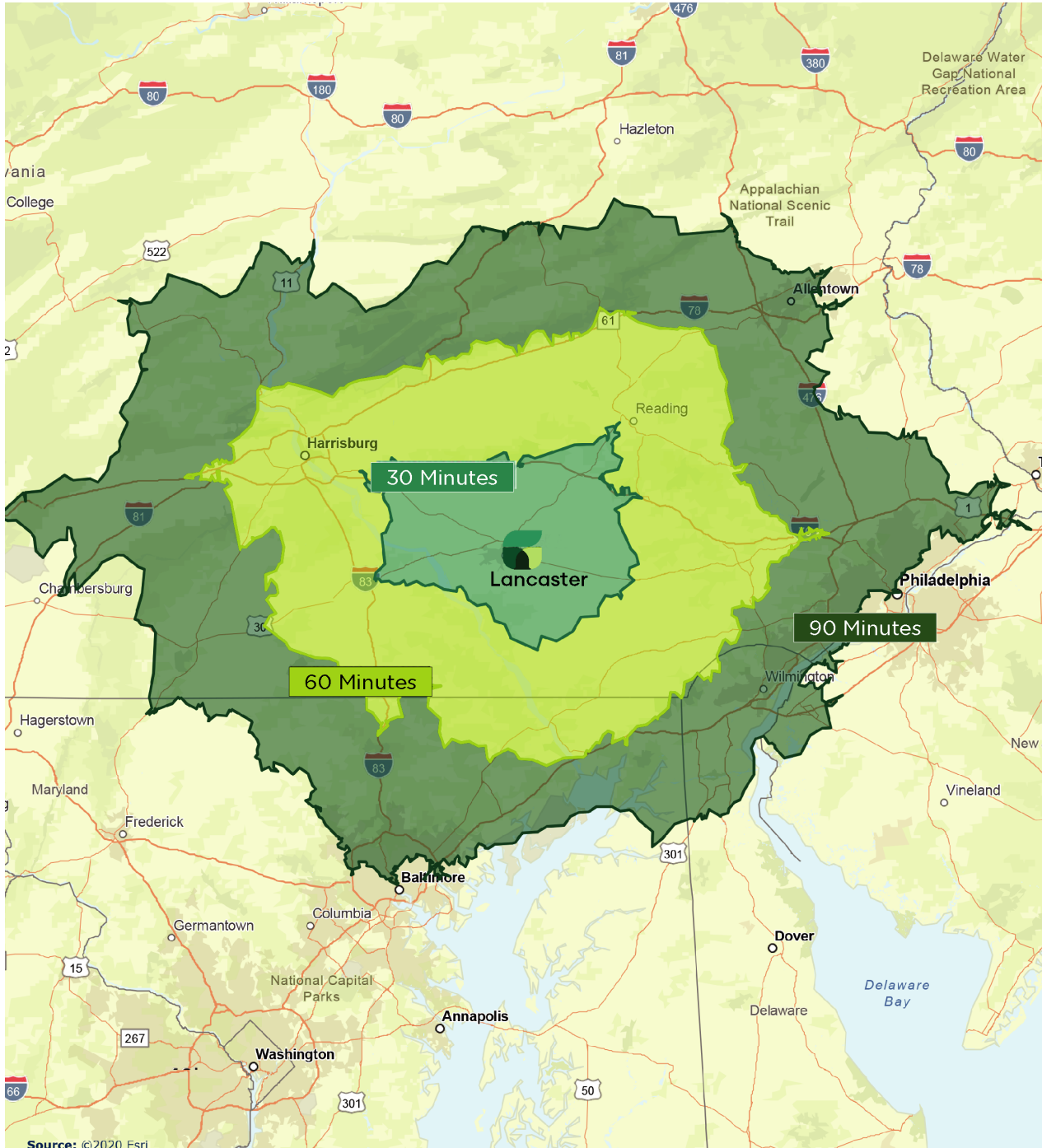
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

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.

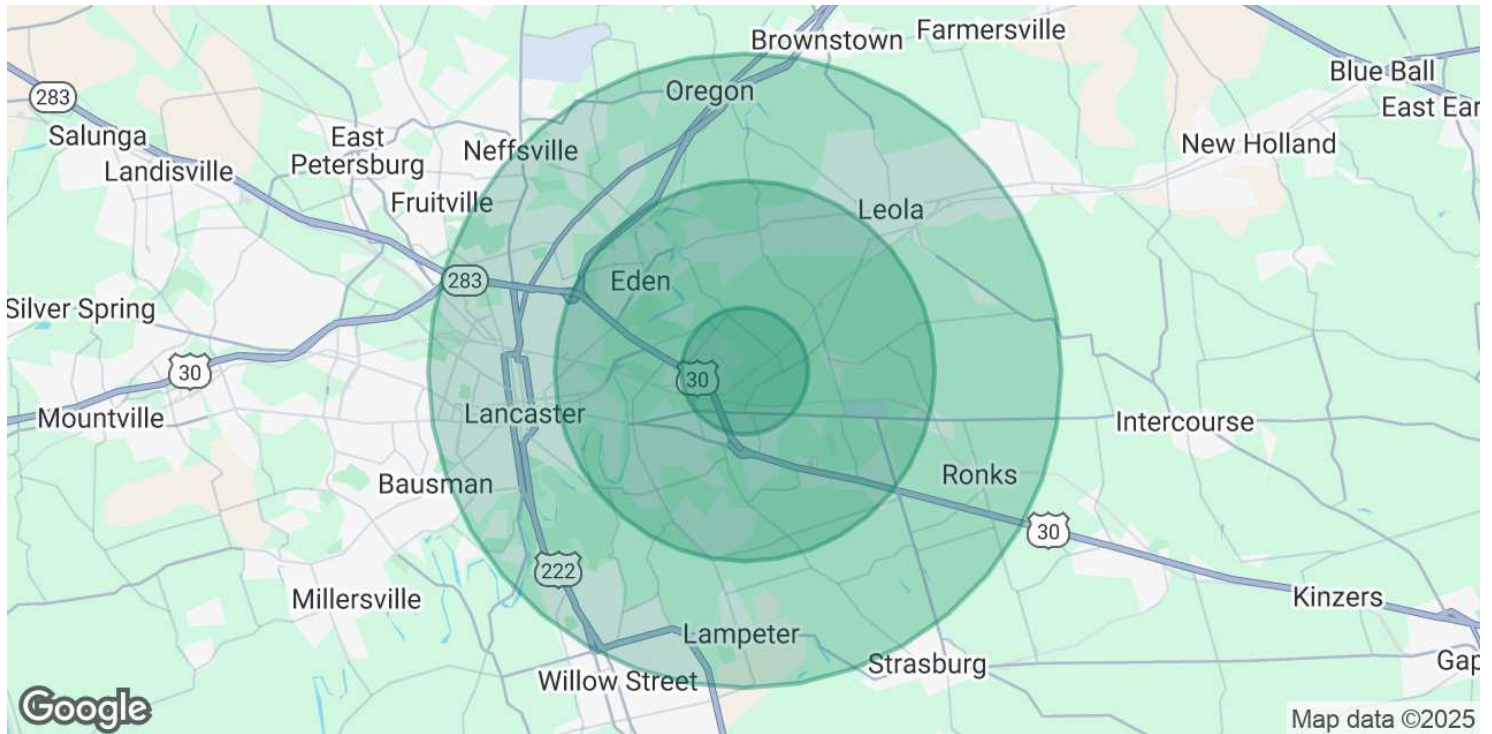


Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,273	41,098	132,831
Average Age	38.1	40.0	38.1
Average Age (Male)	39.4	38.7	37.5
Average Age (Female)	34.8	41.0	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,492	15,512	53,015
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$68,528	\$95,735	\$79,825
Average House Value	\$211,165	\$238,072	\$206,865

* Demographic data derived from 2020 ACS - US Census

FOR LEASE

1838 Colonial Village Lane



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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