

FOR LEASE

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



1740 HEMPSTEAD ROAD
LANCASTER, PA 17601

- Property Profile
- Building Rendering
- Greenfield Corporate Center Map
- Location Maps
- Aerial Photo/Tax Map
- Zoning Ordinance
- Site Plans
- ESRI Site Map
- ESRI Executive Summary



Flex Building



*1740 Hempstead Road
Lancaster, PA 17601*

Available Square Feet
20,000 – 34,000 square feet

Lease Rate
\$19.50/SF N/N/N with a \$60.00/SF work letter allowance

- Annual increases
- Ten year minimum lease term

Description
Front portion of old building to be removed and new glass frontage added. Rear 16,000 square feet to remain and remodeled. Will deliver finished building within twelve months.

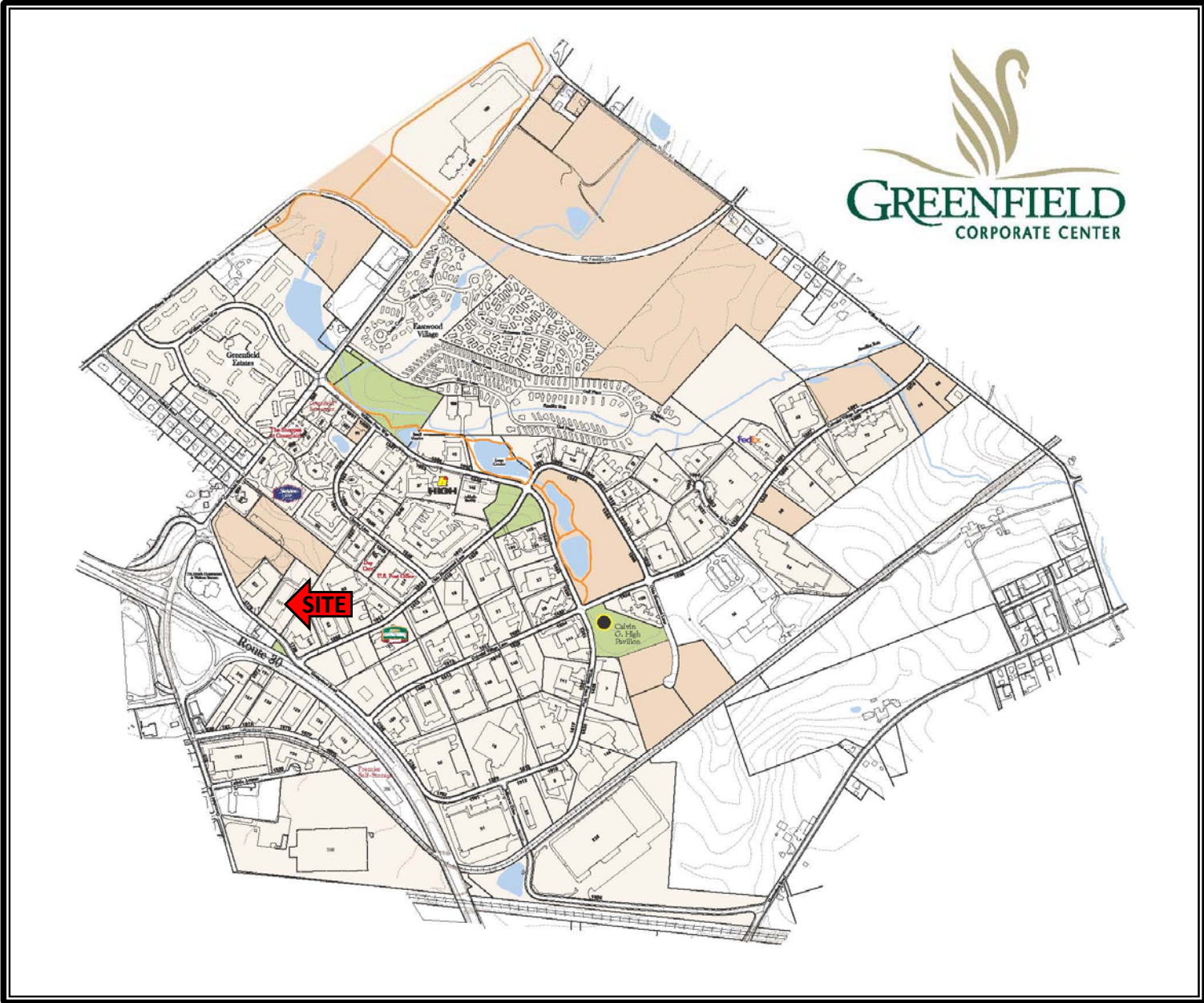
BUILDING INFORMATION

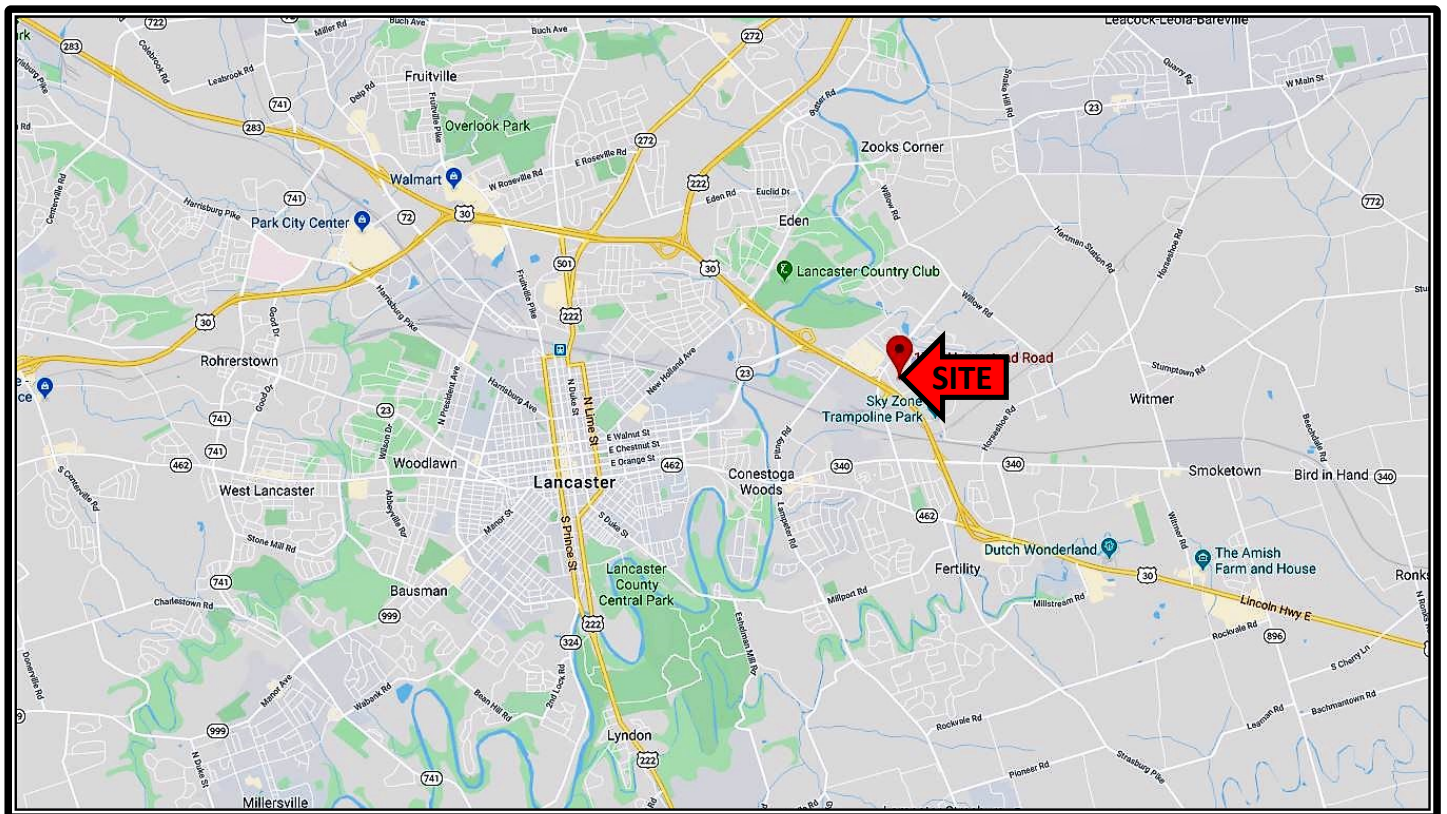
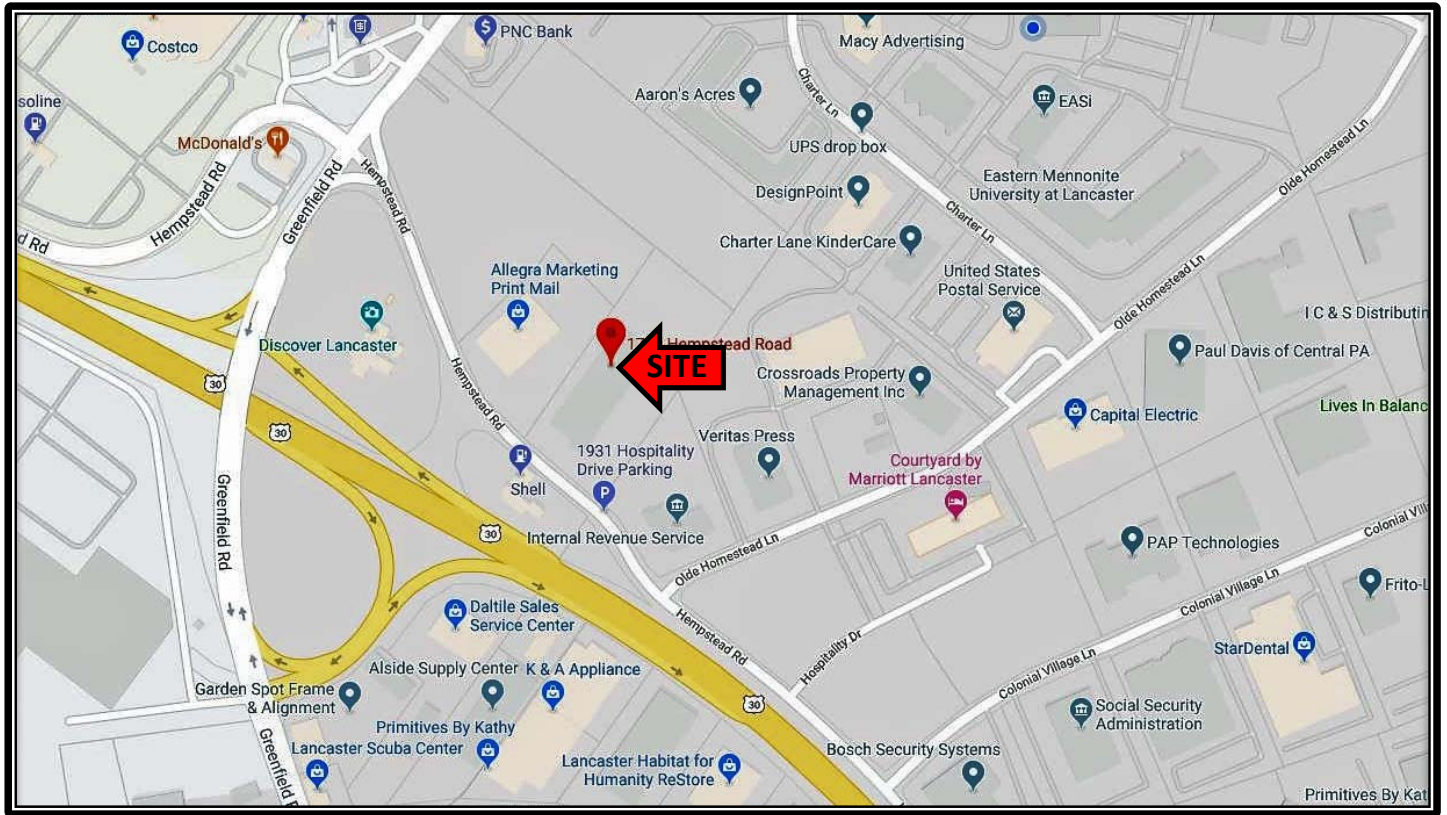
Total Square Feet	20,000 – 34,000 square feet
Construction	New construction. Masonry elements, EFIS ceramic wood finish panels and cast stone elements. Large storefront glass windows in front and punched windows in the rear 16,000 square feet
Condition	New
Year Constructed	2020
Floor Type	Concrete slab
Number of Stories	One
Ceiling Height	To be determined
Ceiling Type	Medium quality 2’ x 4’ grid tiles. Ceiling height 9 to 10 feet and 14 to 16 feet (if desired)

Sprinklers	Wet system
Heating	To be determined
Air Conditioning	To be determined
Roof	New
Wall Finishes	Drywall
Lighting	LED
Dimensions	To be determined
Electric	As needed, 4,500 amp potential
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township
Gas	Yes, UGI
Parking Spaces	114 – 167 parking spaces
Tax Account Number	310-74440-0-0000
Deed Reference Number	4505-327
Zoning	Business Park
Acres	3.676 acres
Topography	Flat
Road Frontage	256' road frontage
Signage	Permitted on building
Doors	Overhead/dock doors possible
CAM Charges	Estimated at \$3.20/SF plus HVAC preventative maintenance, utilities, trash, janitorial, data and telephone

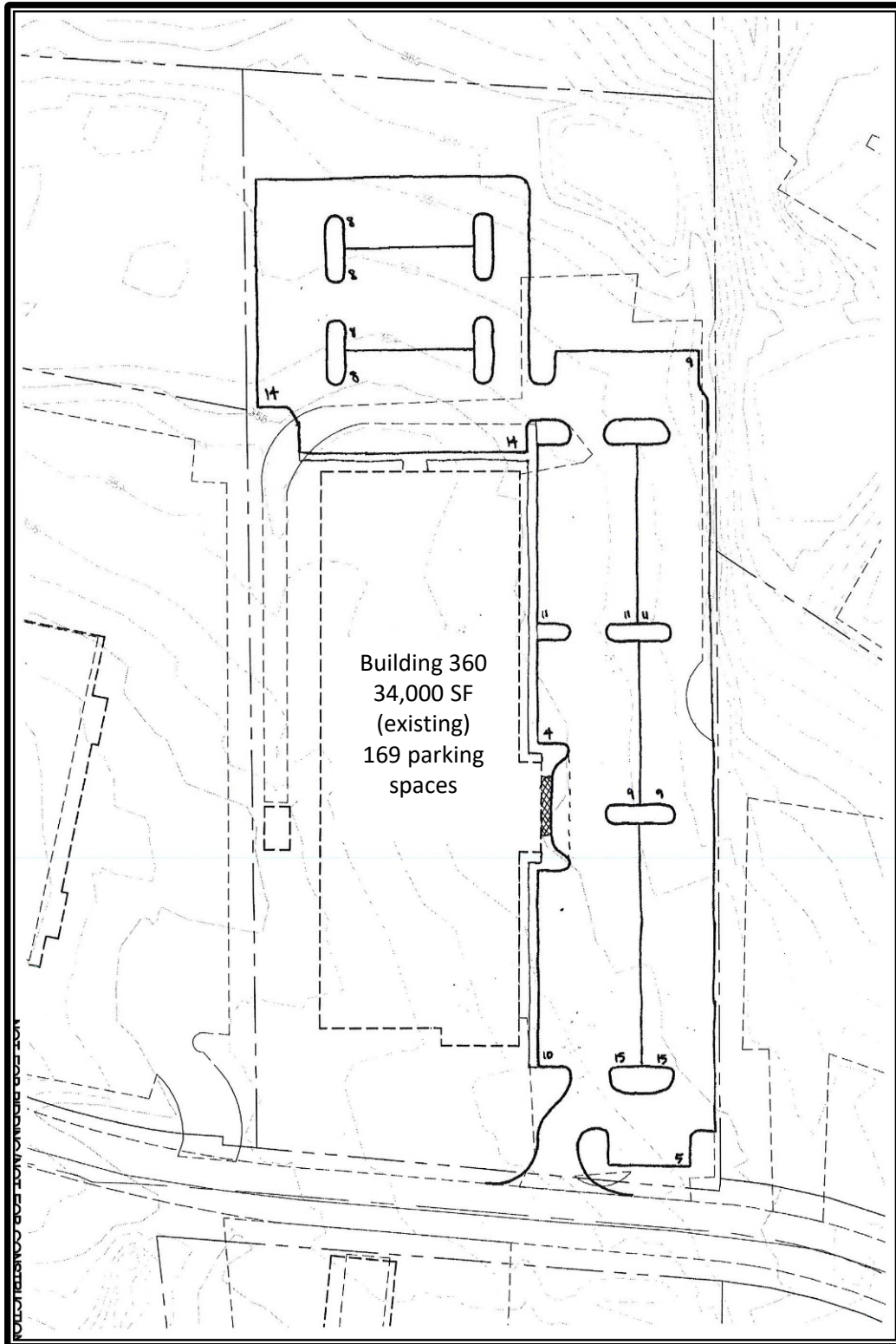
Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without 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.

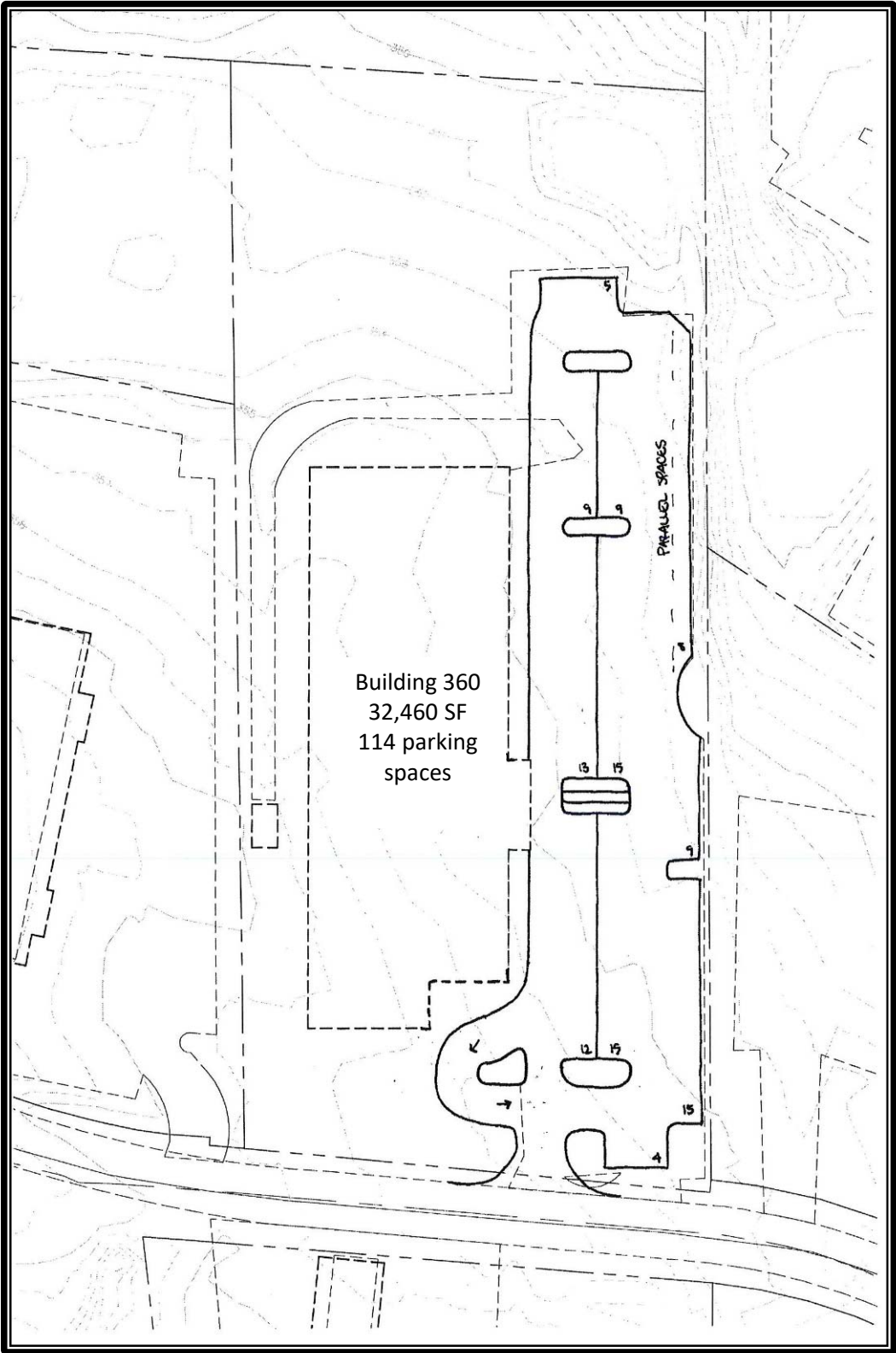












1740 Hempstead Road
Lancaster, PA 17601



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

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055

717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107
Coatesville, PA 19320

610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

Information furnished regarding property for sale or 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.