

FOR LEASE

1004 New Holland Avenue



LANCASTER, PA 17601

## SUBLEASE OPPORTUNITY

IMMEDIATE POSSESSION OF  
DRY WAREHOUSING

DESIRABLE LOCATION WITH  
QUICK ACCESS TO RT. 30, RT.  
283 AND RT. 222.



AARON SKELLY

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

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#### LEASE INFORMATION

Lease Rate: \$4.00 SF/yr (NNN)

County: Lancaster

Municipality: City of Lancaster

CAM: \$6.00/SF

Available SF: 23,322 SF

#### PROPERTY OVERVIEW

Offering 23,322 +/- SF for sublease at 1004 New Holland Ave, Lancaster, Pa 17601 in Building 2. This space offering is accessed directly off of the six (6) shared dock doors. The available space is privately fenced, offering ample open floorspace with a small shipping office to accommodate many uses and warehousing needs. CAM fee or additional rent includes pro-rata share of common area maintenance, insurance, property taxes, HVAC fee and electric.

#### OFFERING SUMMARY

HVAC:	Forced Air	Dock Doors:	Six (6) Shared
Sprinklers:	Yes	Restrooms:	Common, Shared
Parking:	Shared, 50+	Ceiling Height (ft):	15.0
Water:	Public, Lancaster City	Power:	3 Phase, Up to 400v
Sewer:	Public, Lancaster City	Flooring:	Concrete
Zoning:	Manufacturing/Central City		

#### ADDITIONAL COMMENTS

Tenant to verify the square footage measurements of space and the acceptance of their intended use within the existing zoning classification.



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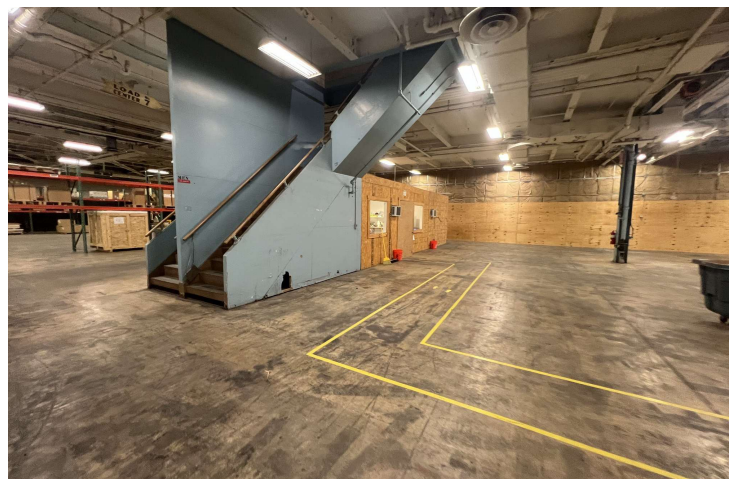
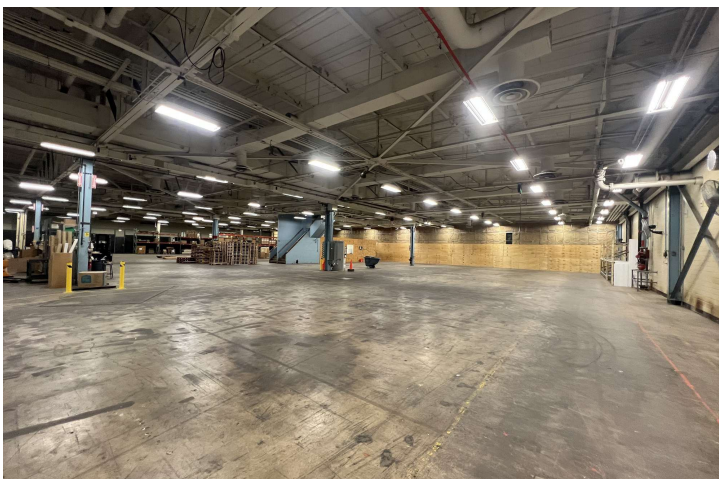
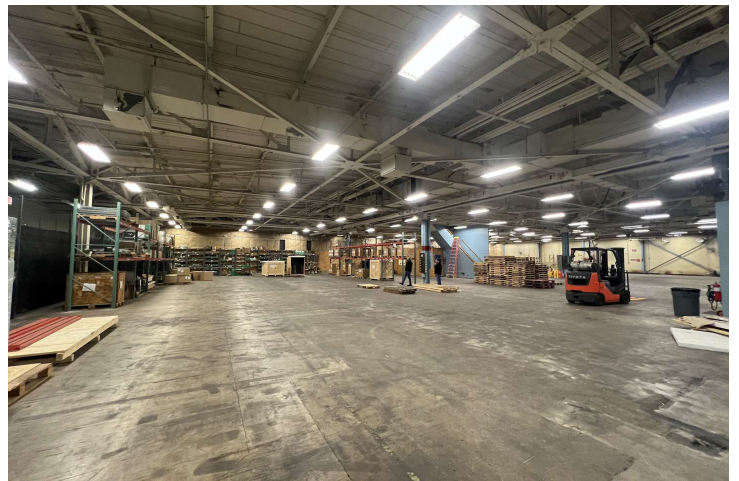
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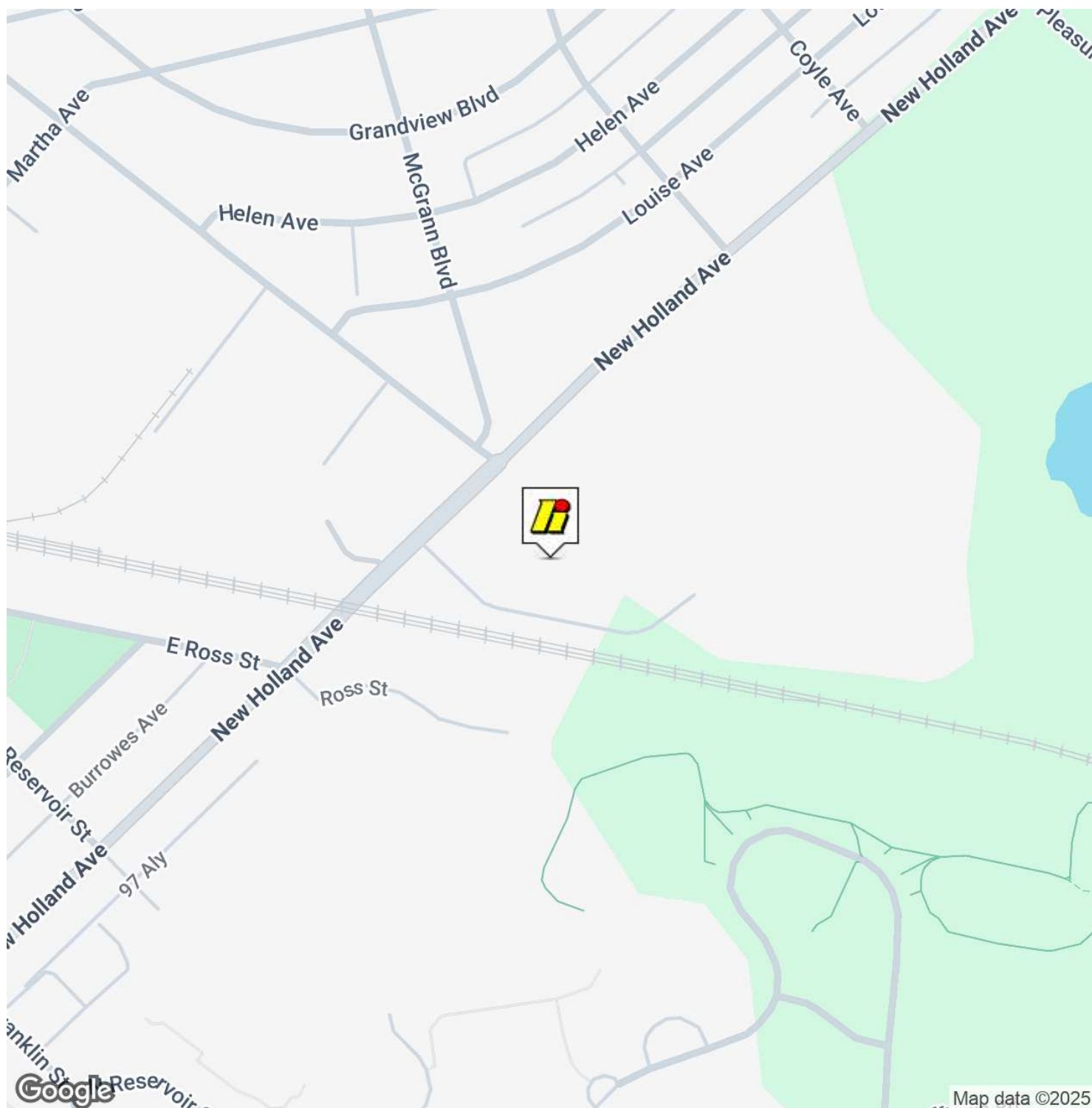
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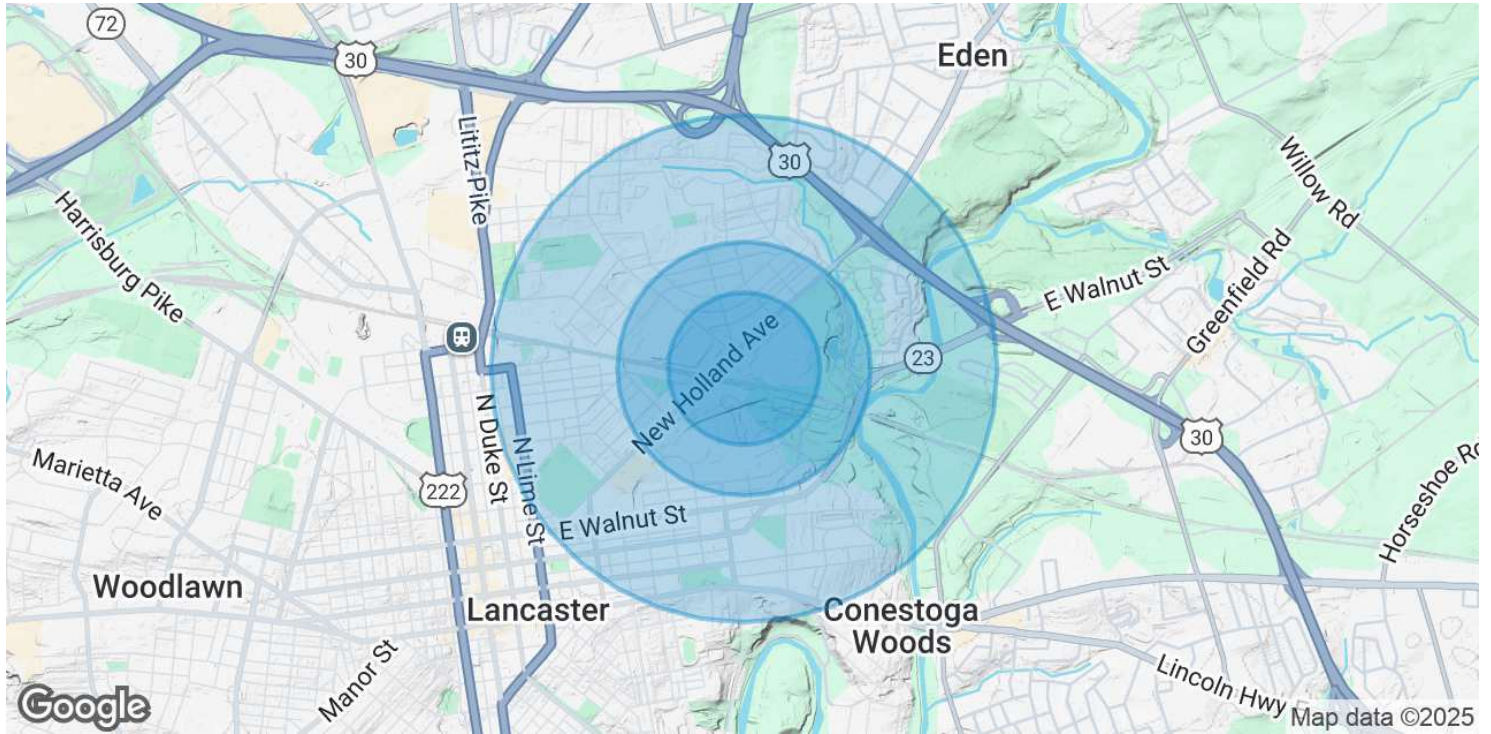
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	292	2,257	18,899
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	877	7,302
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$118,491	\$113,535	\$94,655
Average House Value	\$286,964	\$278,999	\$254,369

Demographics data derived from AlphaMap

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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

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