

FOR LEASE

Greenfield and Pitney Roads



LANCASTER, PA 17601

**BUILD TO SUITE LEASE
OPPORTUNITY**

**EASILY ACCESSIBLE FROM US
ROUTE 30**

BUILDING AREA UP TO 50,000



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

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Executive Summary

Greenfield and Pitney Roads



LEASE INFORMATION

Lease Rate: \$4.50 SF/yr (NNN)

County: Lancaster

Municipality: East Lampeter Township

Available SF: Up To 50,000 SF

PROPERTY OVERVIEW

Build-to-suit-to- lease opportunity in Greenfield.

OFFERING SUMMARY

Parking: On-site

Water: Public - Lancaster City

Sewer: Public - East Lampeter

Zoning: Business Park

ADDITIONAL COMMENTS

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

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.
An Affiliate of High Real Estate Group LLC





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

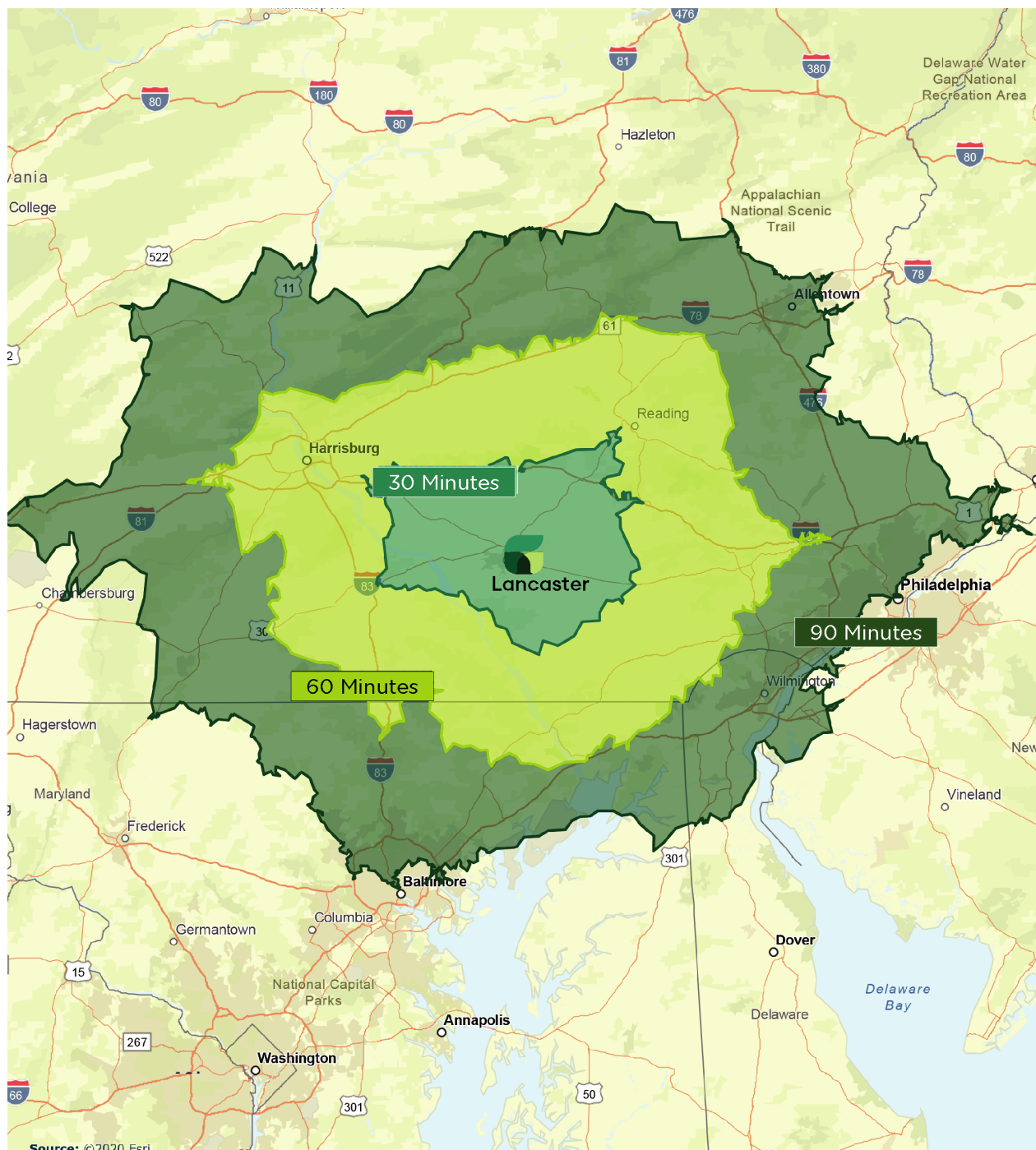
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

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.

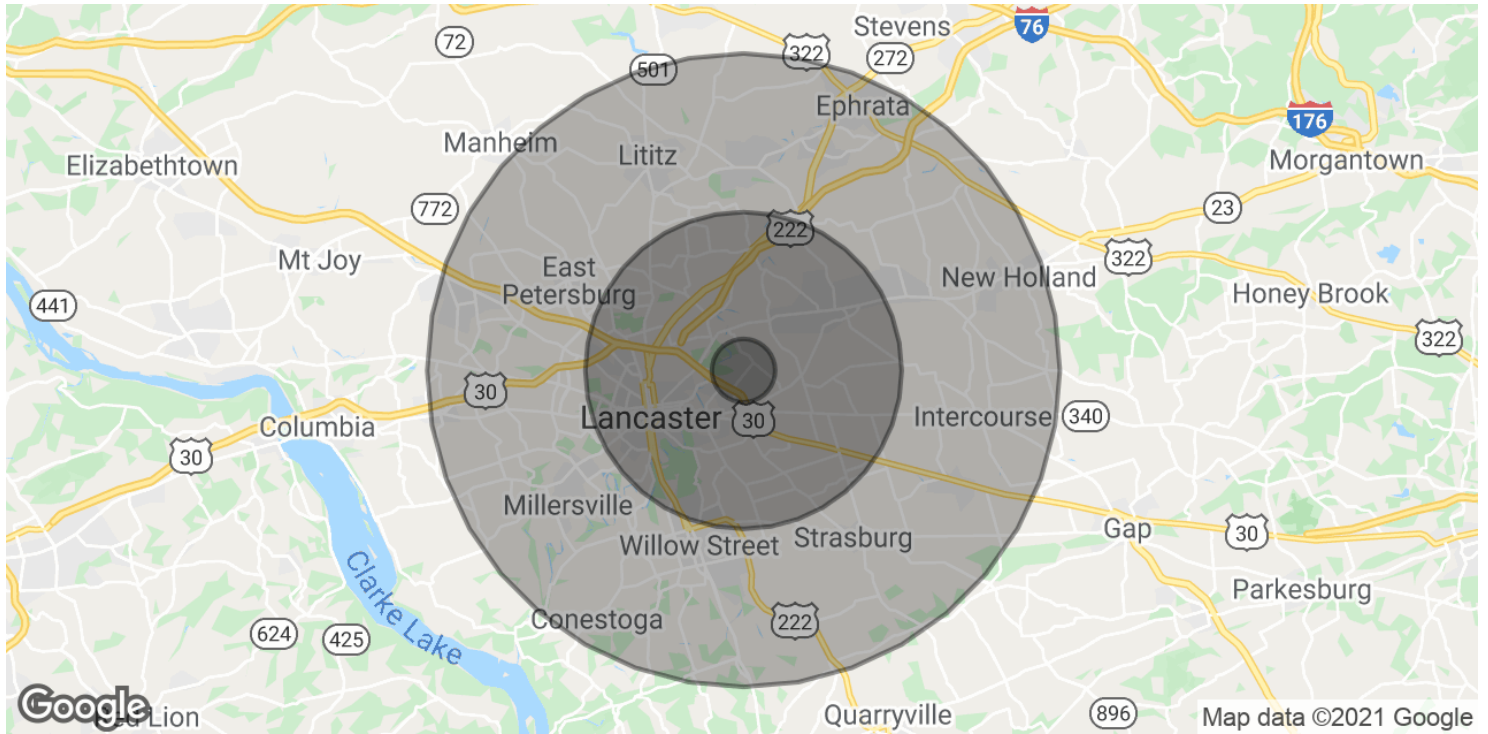


Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,634	135,014	338,506
Average age	39.3	36.9	38.0
Average age (Male)	38.4	35.0	36.3
Average age (Female)	41.6	38.8	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,023	52,221	130,476
# of persons per HH	2.6	2.6	2.6
Average HH income	\$82,232	\$59,254	\$67,919
Average house value		\$201,381	\$222,843

* Demographic data derived from 2010 US Census

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

Mechanicsburg, PA 17055
717.697.2422