

FOR LEASE

171 Greenfield Road



LANCASTER, PA 17601

EASY ACCESS TO GREENFIELD
ROAD AND ROUTE 30

SEVERAL PRIVATE OFFICES

LOTS OF NATURAL LIGHT



F. JEFFREY KURTZ, CCIM, SIOR

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LEASE INFORMATION

Available SF:	2,500 SF
Lease Rate:	\$2,500 Per Month Gross
CAM:	\$3.03
County:	Lancaster
Municipality:	East Lampeter

PROPERTY OVERVIEW

BDS is the tenant in this 26,250 SF industrial building and they are looking for a sub tenant to take 2,500 SF of finished office space only. Several private offices, a conference room and open space. Private restrooms as well. The space is demised from the existing Tenant. Plenty of parking in front of the building and easy access of Route 30 and Greenfield Road. This space is in the front right corner of the building and offers plenty of windows for natural light. This is a gross lease with a BASE year, CAM and utilities are currently at \$3.03 per SF but included in the rent. General office and professional services users only.

OFFERING SUMMARY

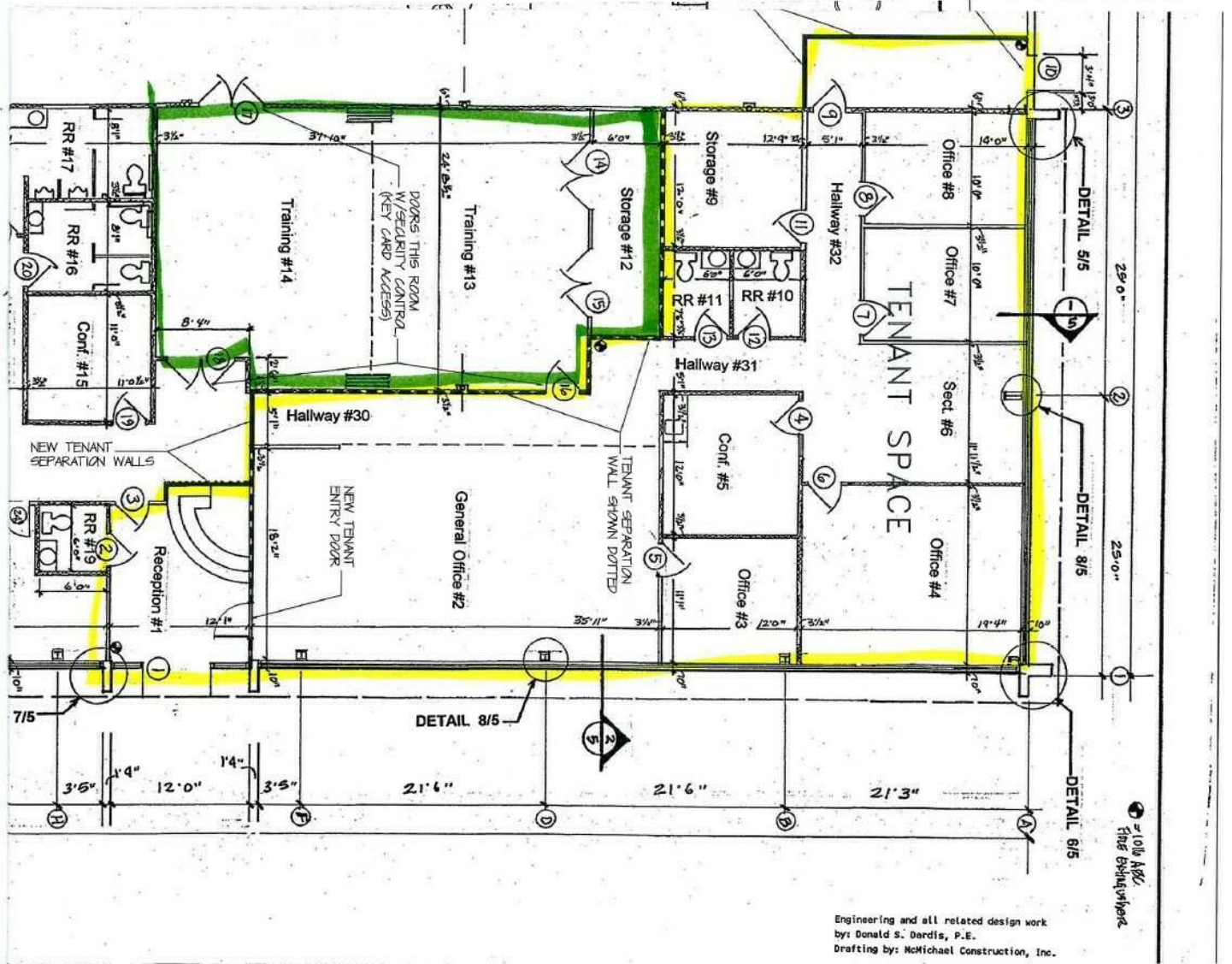
HVAC:	Natural Gas, Heat Pumps	Lighting:	Fluorescent
Sprinklers:	Yes	Flooring:	Carpet
Parking:	Parking Lot	Zoning:	Industrial
Water:	Public		
Sewer:	Public		



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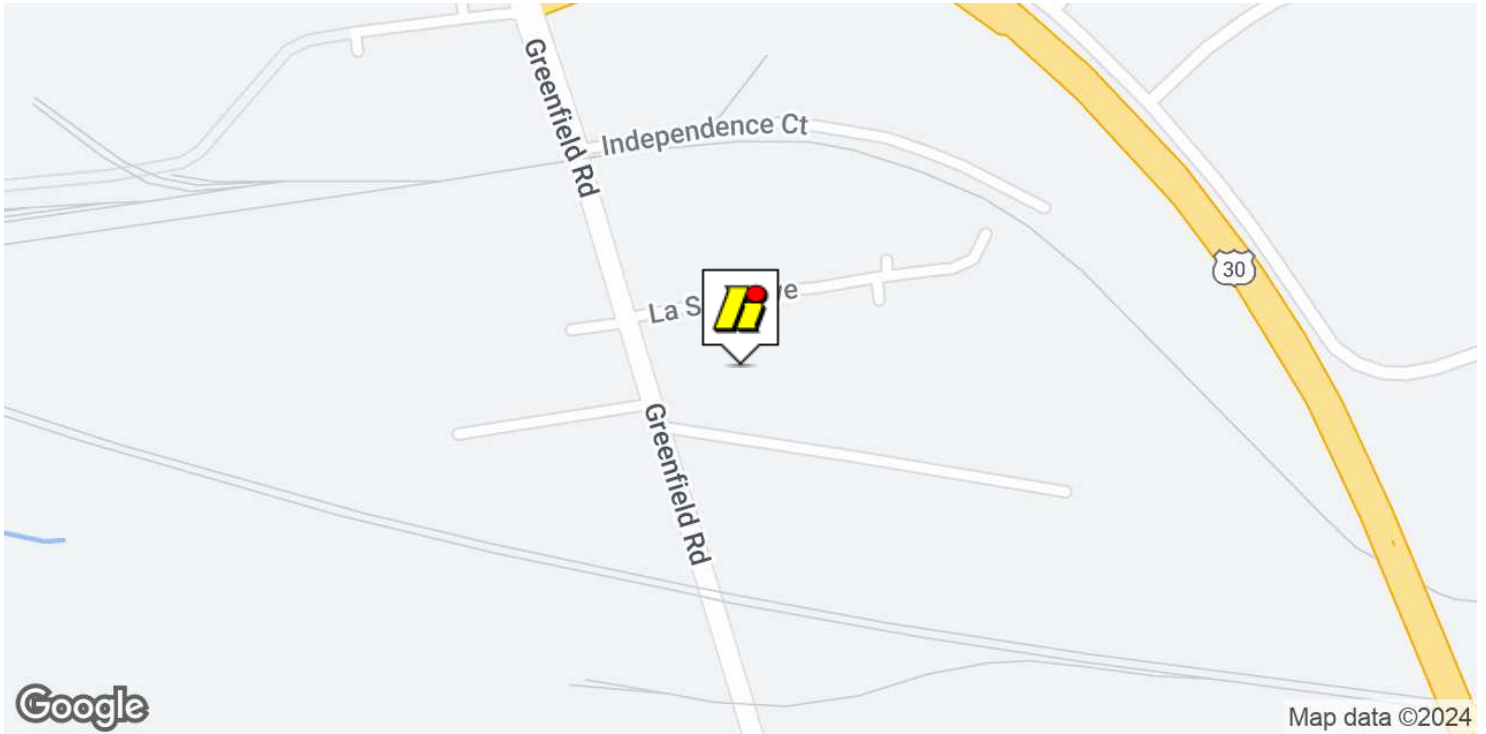


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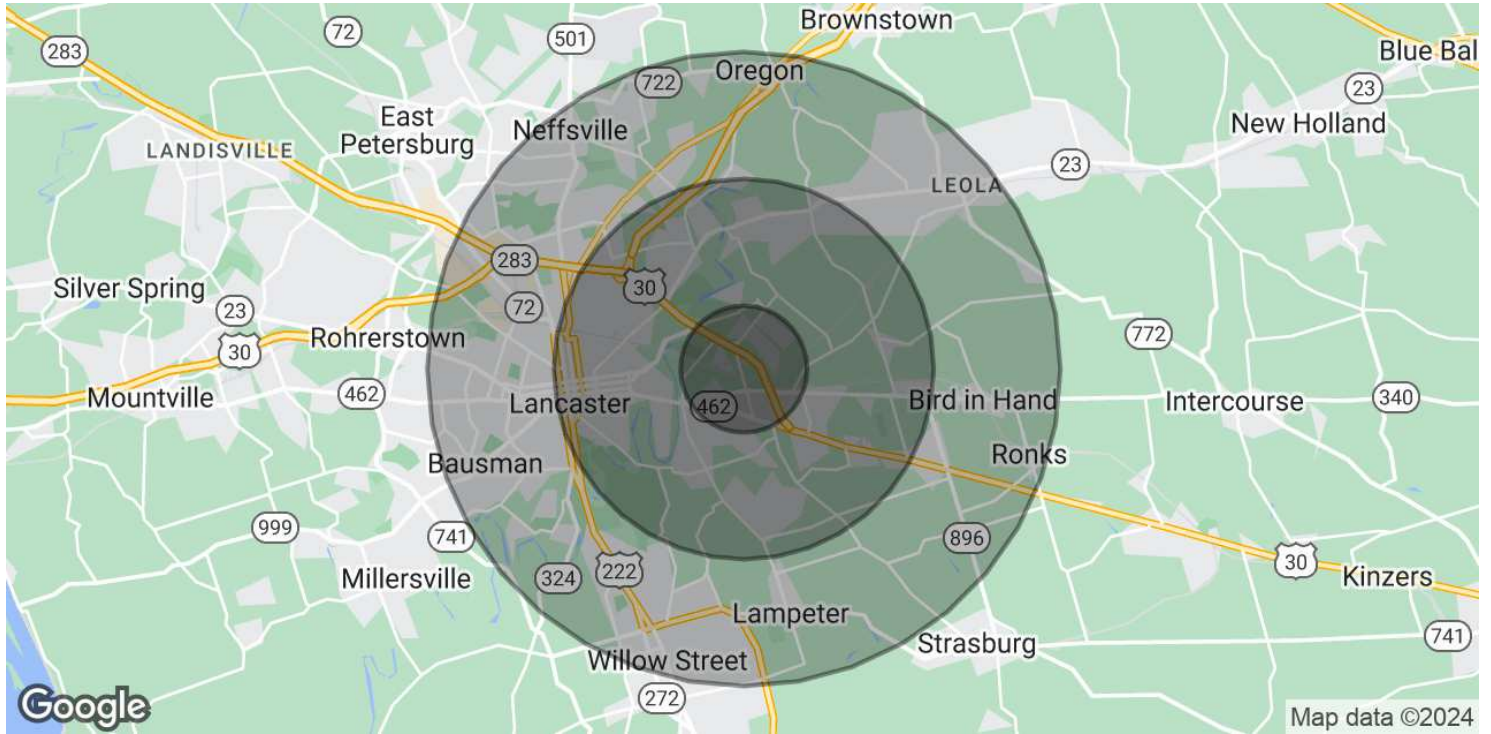


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,651	72,549	147,519
Average Age	44	39	40
Average Age (Male)	42	38	40
Average Age (Female)	45	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,375	27,993	55,979
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$107,461	\$99,254	\$104,354
Average House Value	\$323,672	\$303,401	\$314,941

* Demographic data derived from 2020 ACS - US Census

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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.

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