

FOR LEASE

1917 Olde Homestead Lane



LANCASTER, PA 17601

END CAP WITH WINDOWS

THREE DOCKS AND THREE DRIVE-IN  
DOORS

HEAVY POWER



**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)

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#### LEASE INFORMATION

Suite:	104
Available SF:	13,000 SF
Lease Rate:	\$8.50 SF/yr
CAM:	\$2.65
County:	Lancaster
Municipality:	East Lampeter Township

#### PROPERTY OVERVIEW

Clean sprinklered building with painted interior warehouse walls. Two 8' x 8' dock doors, one 12' x 14' drive-in door and 18' clear ceilings.

#### OFFERING SUMMARY

HVAC:	Office: Electric Heat Pump Warehouse: Gas Furnace
Sprinklers:	Yes
Parking:	Parking Lot
Water:	Pubic
Sewer:	Public
Zoning:	Business Park

Dock Door/Grade Doors:	Two 8' x 8 Docks One 12' x 14' Drive-In Door
Lighting:	Fluorescent
Ceiling Height (ft):	18'
Electric:	800 AMP, 3 Phase

#### ADDITIONAL COMMENTS

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

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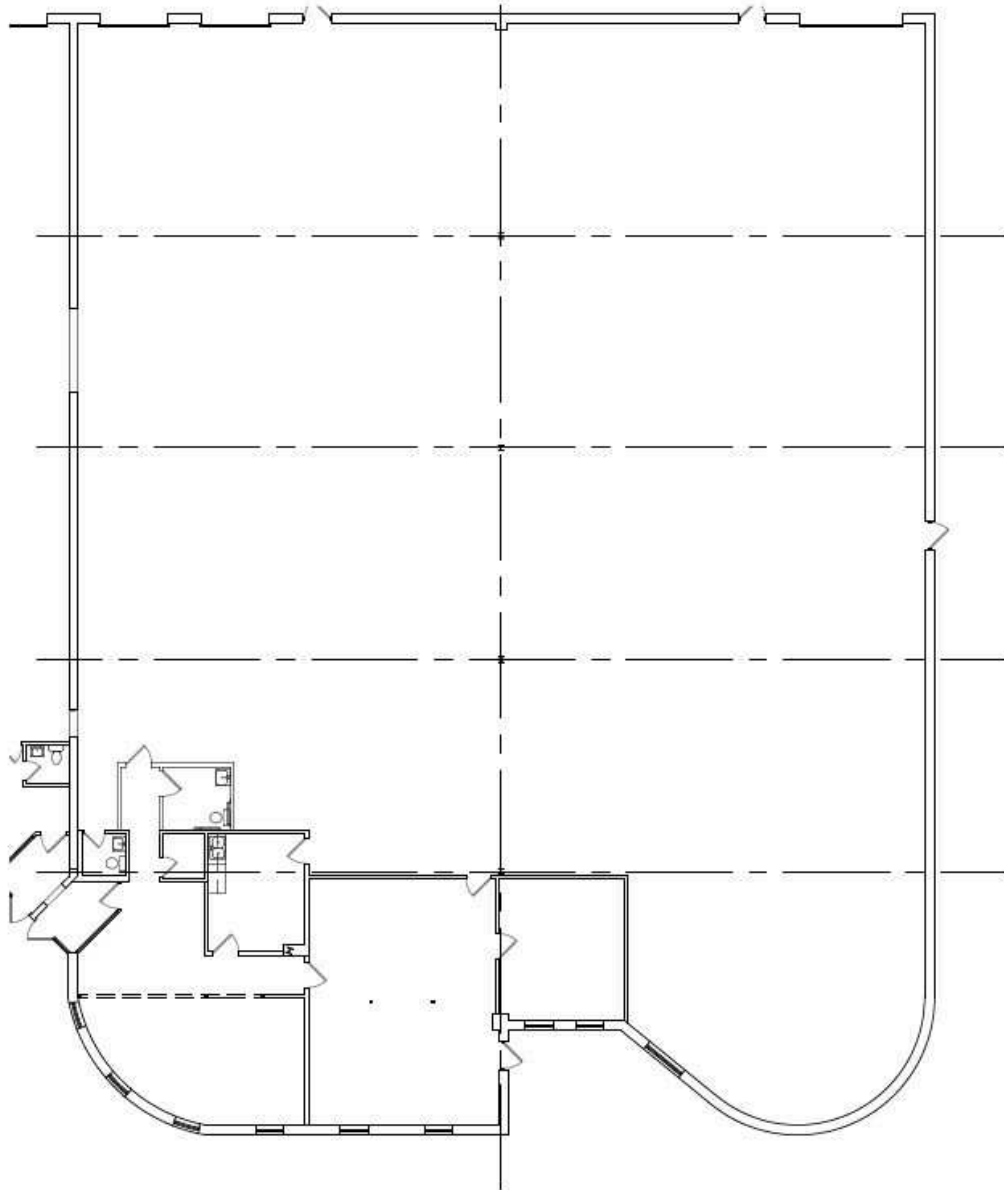
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**FLOOR PLAN**

SCALE: N.T.S.

**BUILDING 10**

1917 OLDE HOMESTEAD LANE  
LANCASTER, PA  
SUITE 104

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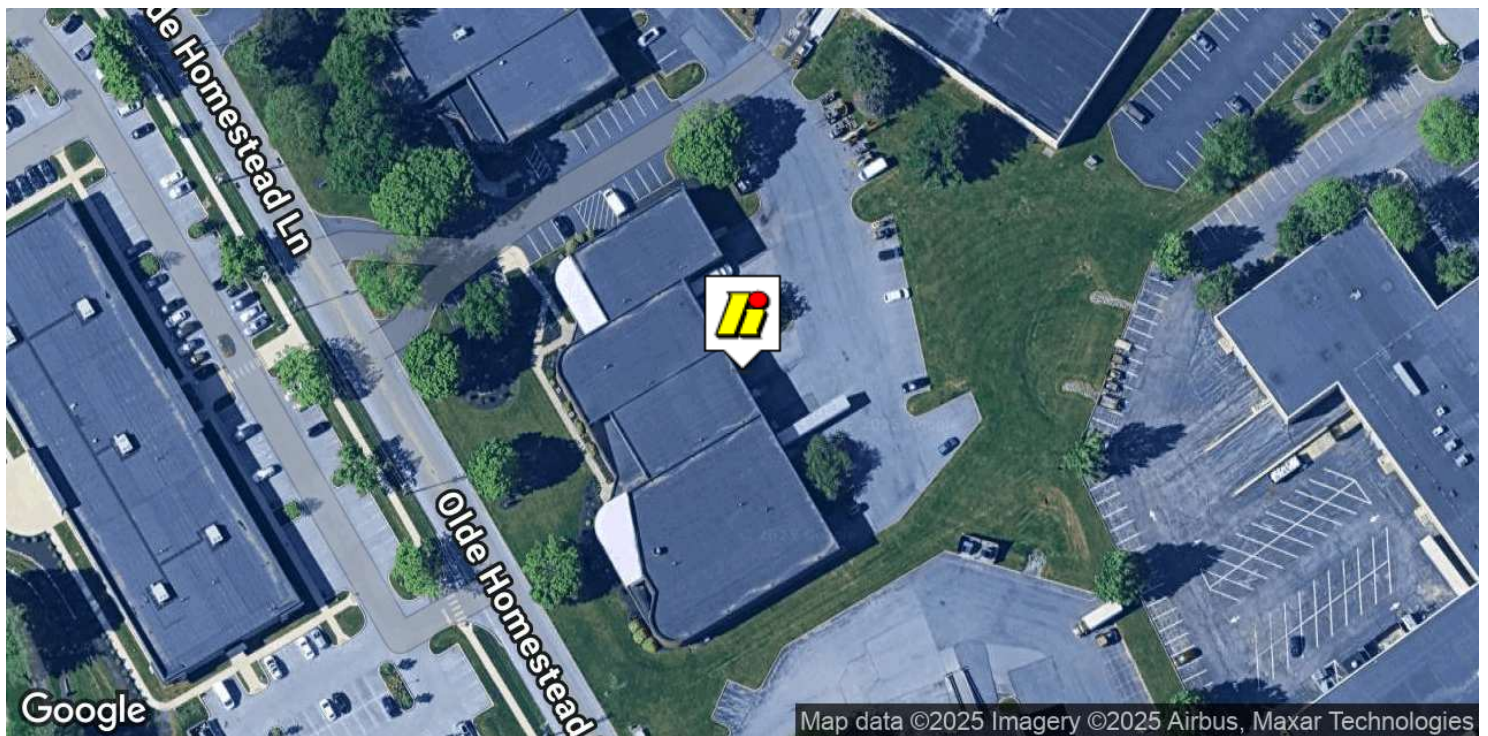
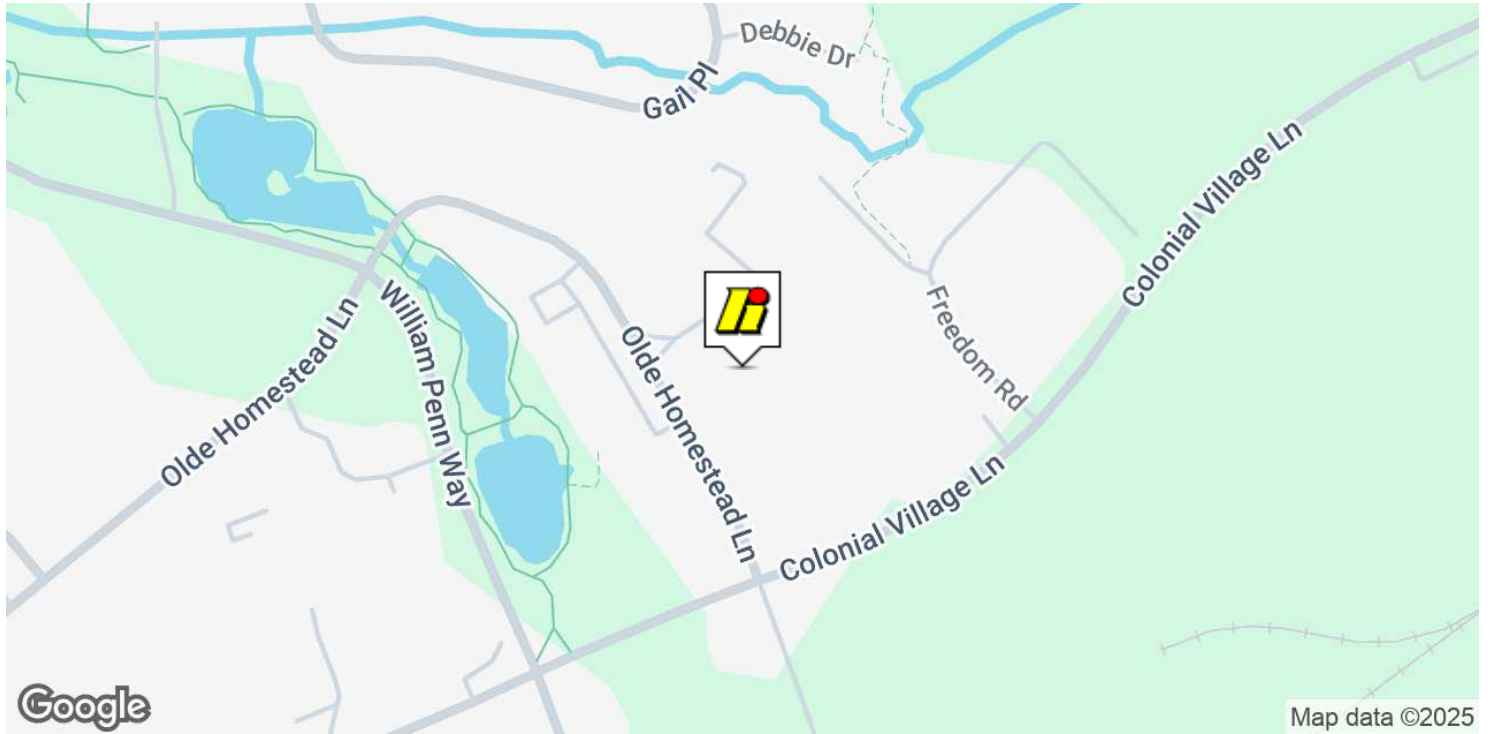
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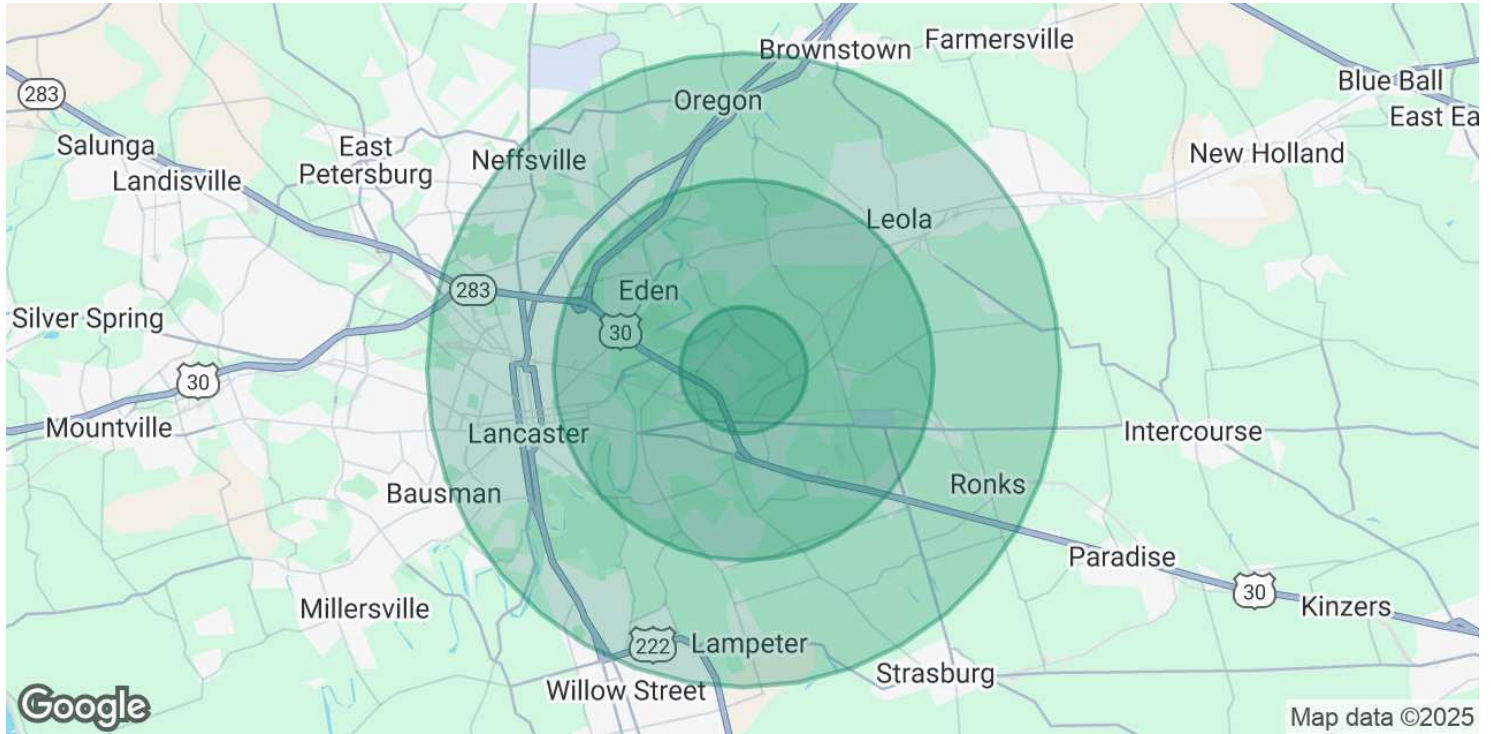
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,572	45,439	135,216
Average Age	38.5	39.9	38.2
Average Age (Male)	39.8	38.5	37.6
Average Age (Female)	34.5	40.9	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,207	17,338	54,015
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$70,333	\$91,868	\$80,101
Average House Value	\$195,554	\$226,009	\$207,013

2020 American Community Survey (ACS)

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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

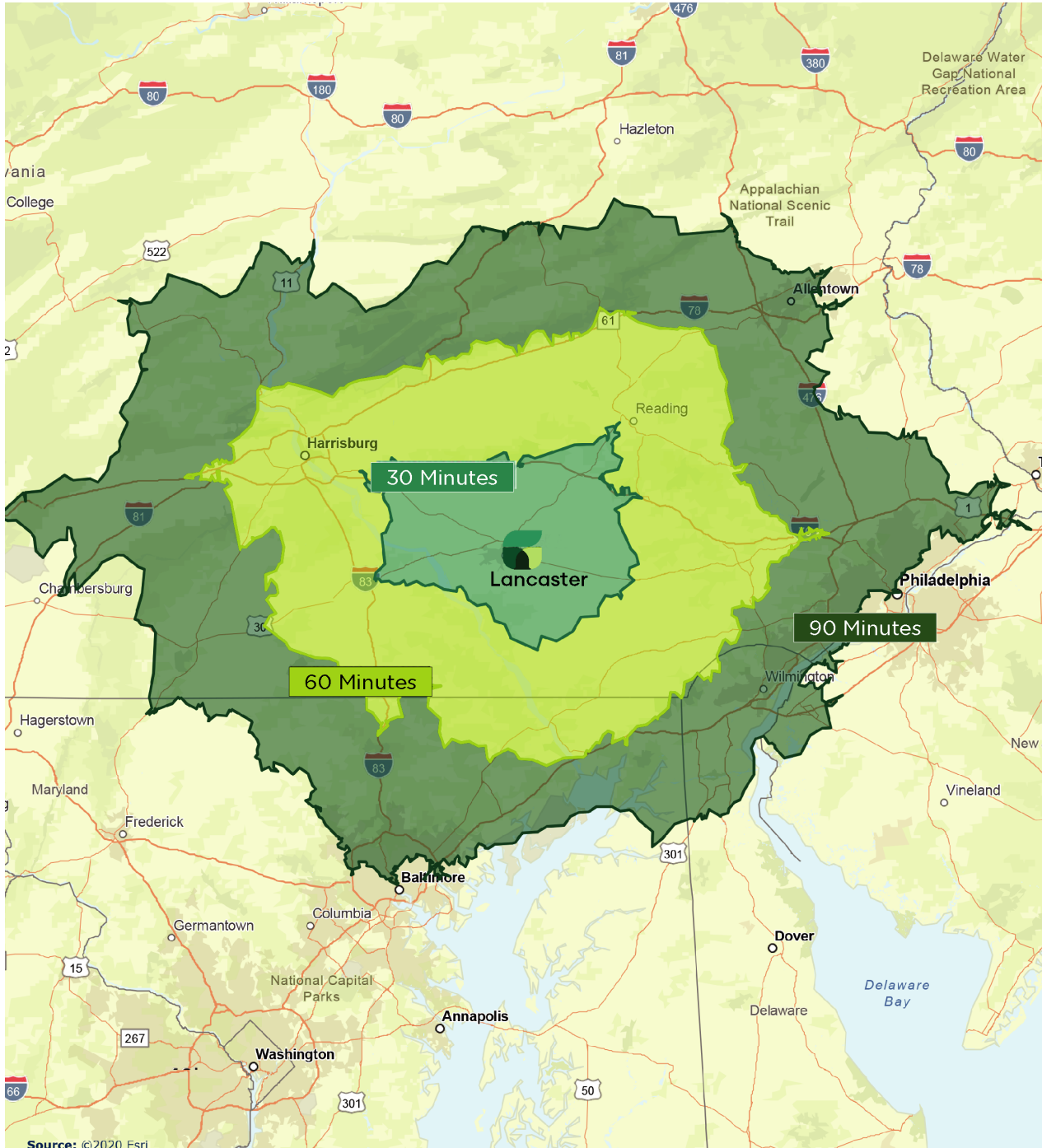
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 **Greenfield**

# 1917 Olde Homestead Lane



**Source:** 2020 ERSI

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- **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.



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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