

FOR LEASE

450 Ben Franklin Boulevard

 Greenfield

 **HIGH ASSOCIATES LTD.**
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

UNDER CONSTRUCTION

**27 LOADING DOCKS
- 14 WITH LEVELERS**

**3 LARGE DRIVE-IN DOORS WITH
CONCRETE RAMPS**

ESFR SPRINKLER SYSTEM

**ENHANCED HIGHWAY ACCESS VIA
THREE DEDICATED INTERCHANGE
POINTS**



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

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Executive Summary

450 Ben Franklin Boulevard



LEASE INFORMATION

| | |
|---------------------------|---------------------------|
| Lease Rate: | \$8.95/SF NNN |
| County: | Lancaster |
| Building Area: | 228,648 SF |
| CAM: | \$2.04 |
| Municipality: | East Lampeter |
| Proposed Office Buildout: | Proposed 5% Or As Desired |
| Available (estimated): | June 1, 2024 |

PROPERTY OVERVIEW

Under construction! Class A distribution center with 32' clear ceilings. Property provides convenient access to the three dedicated interchanges that serve Greenfield. This includes the brand new Walnut Street Extension, which provides access to US Route 30 with minimal turns. The Landlord is willing to demise.

OFFERING SUMMARY

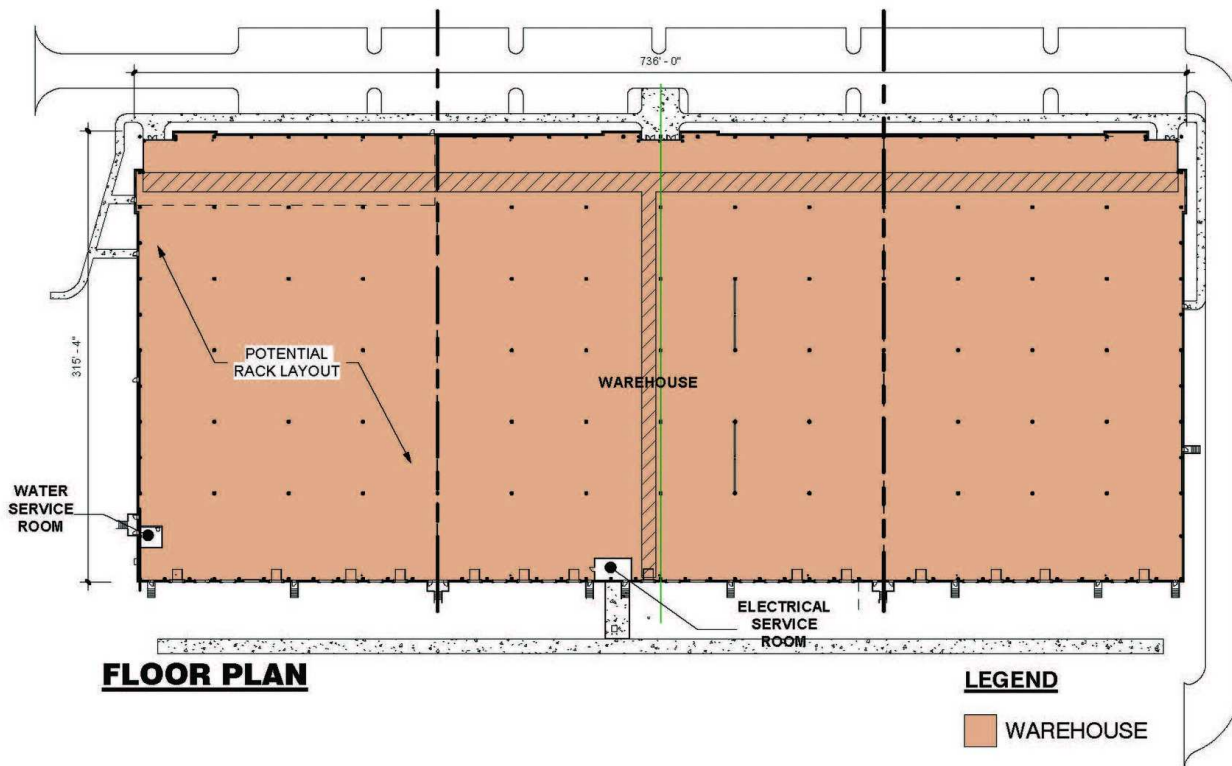
| | |
|---------------|---|
| HVAC: | Gas Heat and Split System Heat Pump for Office; Office Likely to Have Heat Pump |
| Sprinklers: | ESFR |
| Parking: | 130 Car Parking; Abundance of Trailer Parking |
| Water: | Public - Lancaster City |
| Sewer: | Public - East Lampeter |
| Zoning: | Business Park |
| Roof | Fully adhered 60 mil EPDM |
| Wall Finishes | 2 1/2" Vertical & 4" Horizontal Insulated Metal Panels and Ground Face CMU |

| | |
|------------------------|---|
| Dock Door/Grade Doors: | 27 Docks, 3 Drive-In Doors from Ramps, 14 Levelers, Seals and Bumpers on all Doors; Dolly Pad |
| Lighting: | LED |
| Ceiling Height (ft): | 32' clear |
| Column Spacing: | 50' x 52'; loading 60' |
| Flooring: | 6" Reinforced Concrete |

Floor Plan



450 Ben Franklin Blvd.
229,000 S.F.



Site Plan



Greenfield Map

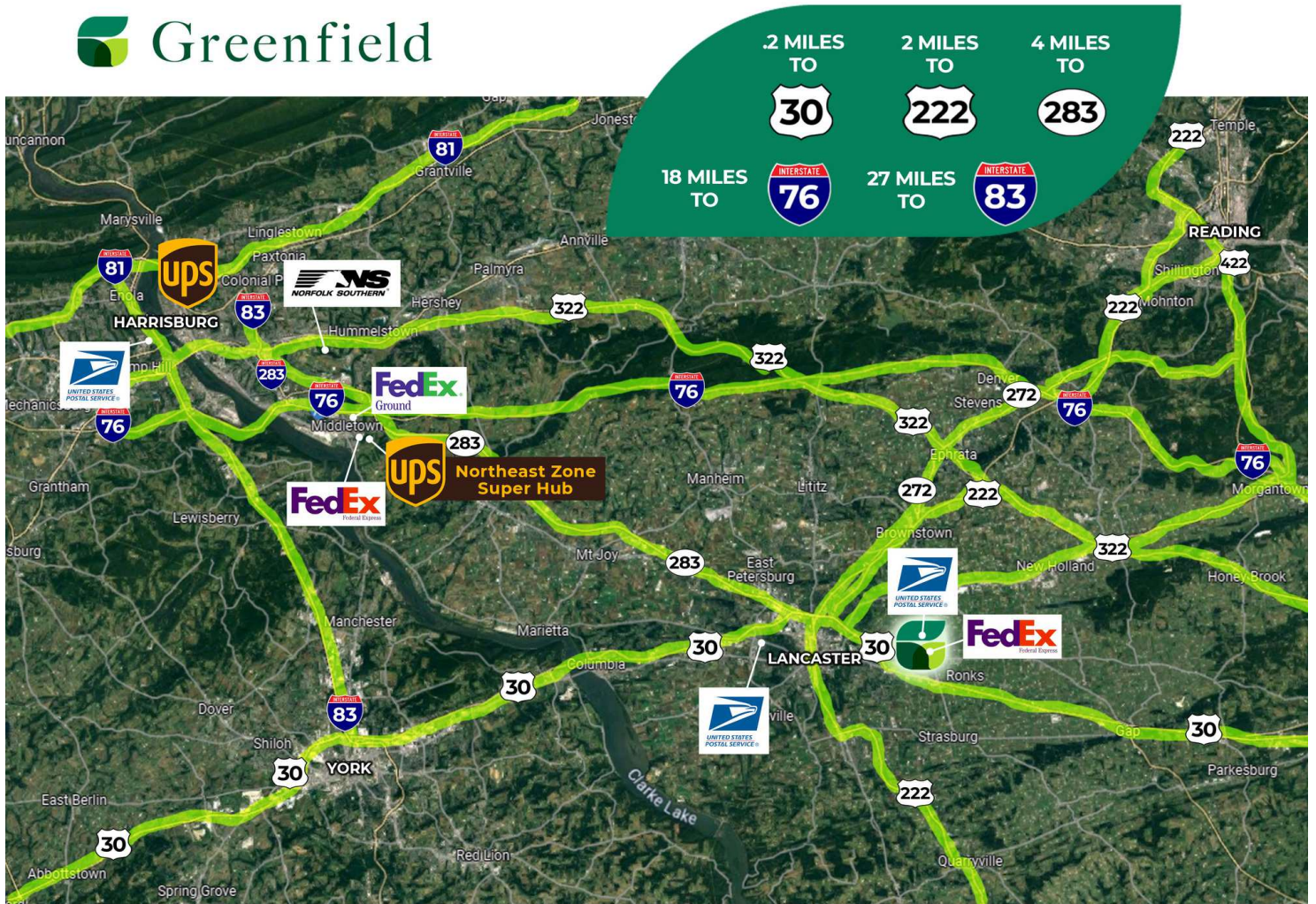


Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- 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

Distribution Routes

Greenfield





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

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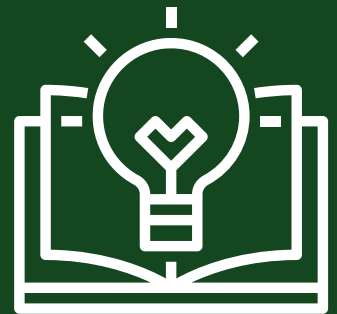


HEALTH & WELLNESS

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

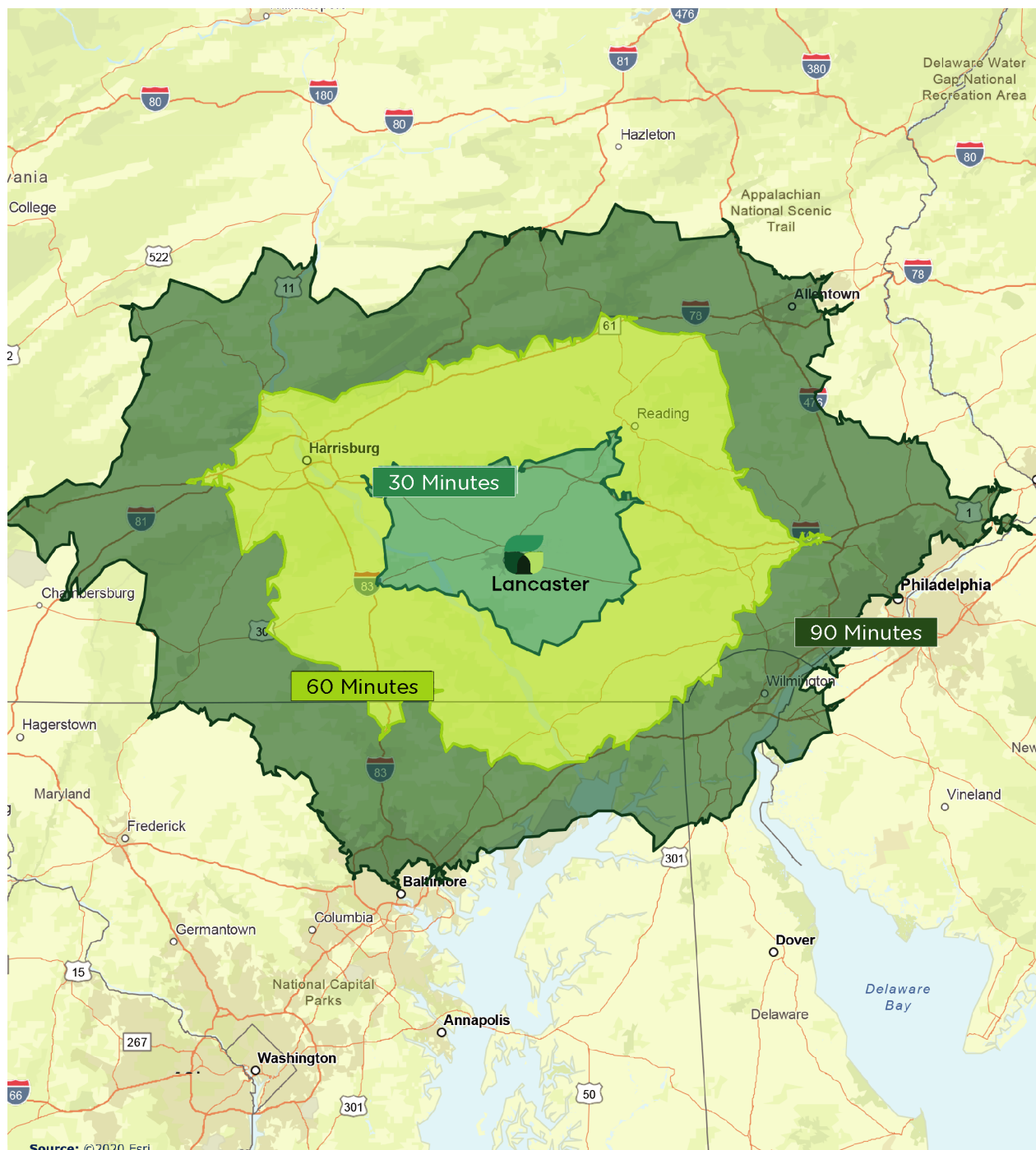
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

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.

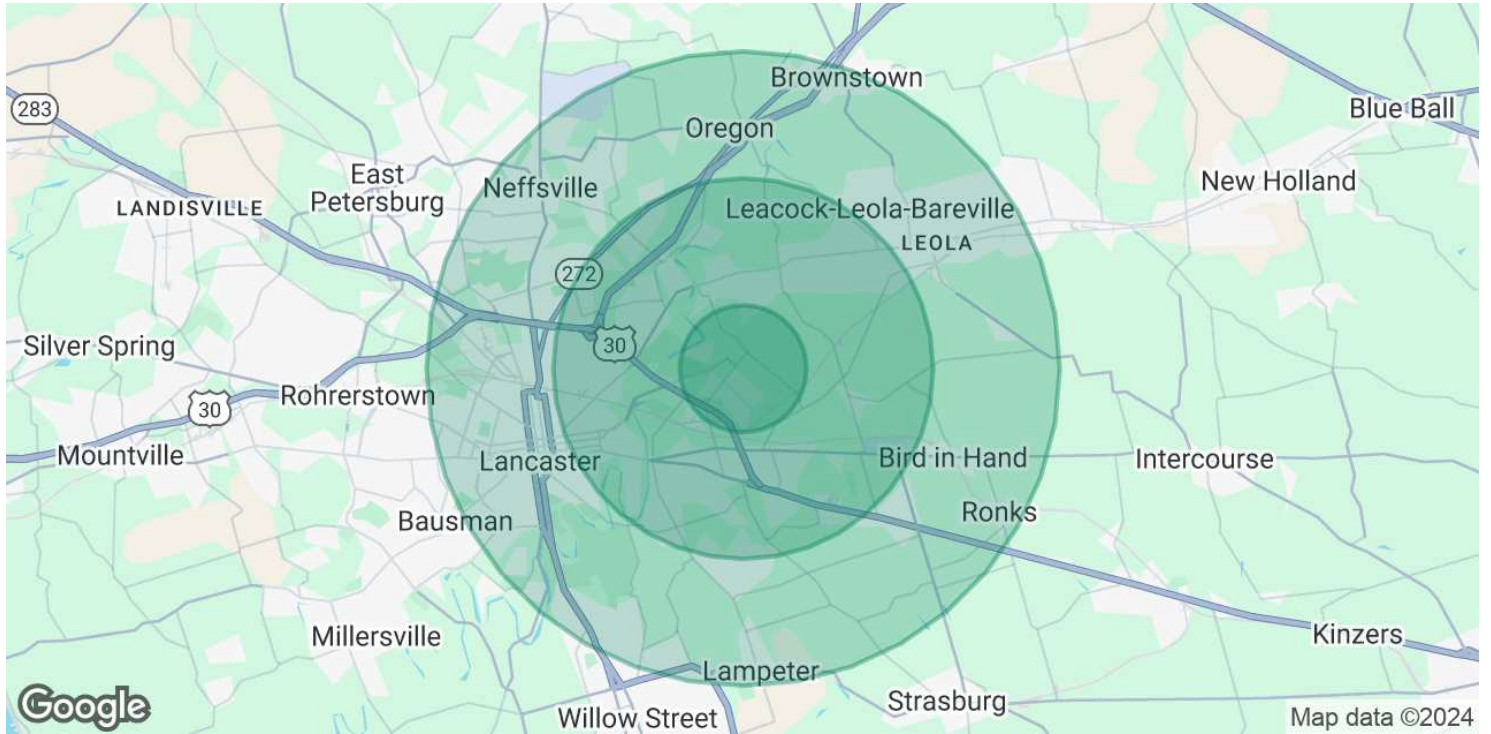


Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 6,383 | 99,480 | 181,143 |
| Average Age | 45.4 | 36.0 | 37.6 |
| Average Age (Male) | 42.7 | 34.7 | 36.0 |
| Average Age (Female) | 47.1 | 37.0 | 38.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,699 | 38,729 | 71,211 |
| # of Persons per HH | 2.4 | 2.6 | 2.5 |
| Average HH Income | \$71,626 | \$58,533 | \$65,796 |
| Average House Value | \$241,986 | \$181,316 | \$209,198 |

* Demographic data derived from 2020 ACS - US Census

FOR LEASE

450 Ben Franklin Boulevard



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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