

FOR LEASE

1828 Freedom Road

 Greenfield

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



LANCASTER, PA 17601

**INDUSTRIAL WAREHOUSE AND
DISTRIBUTION**

ONE DRIVE IN DOOR AND 5 DOCKS

GREAT GREENFIELD LOCATION

480 VOLTS - 1200 AMPS POWER



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

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Executive Summary

1828 Freedom Road



LEASE INFORMATION

Lease Rate:	\$8.25 NNN
County:	Lancaster
Municipality:	East Lampeter Township
CAM:	\$2.01
Building Area:	98,877 SF
Available SF:	70,077

PROPERTY OVERVIEW

Multifunctional clean industrial distribution space with nice office. 70,077 SF for lease in Greenfield Corporate Center. Sprinklers, full HVAC in office, gas unit heaters in warehouse. 480V 1200 Amps. 1 drive in door, 5 docks. 20' clear ceilings. \$8.25NNN. On site private parking.

OFFERING SUMMARY

HVAC:	Office: electric heat pump, warehouse: gas-fired warm air
Sprinklers:	Yes
Parking:	35 on-site
Water:	Public - Lancaster City
Sewer:	Public - East Lampeter
Zoning:	Business Park

Dock Door/Grade Doors:	5, 1 Drive In
Lighting:	Fluorescent
Ceiling Height (ft):	20.0
Column Spacing:	40' x 40'
Flooring:	5" reinforced concrete

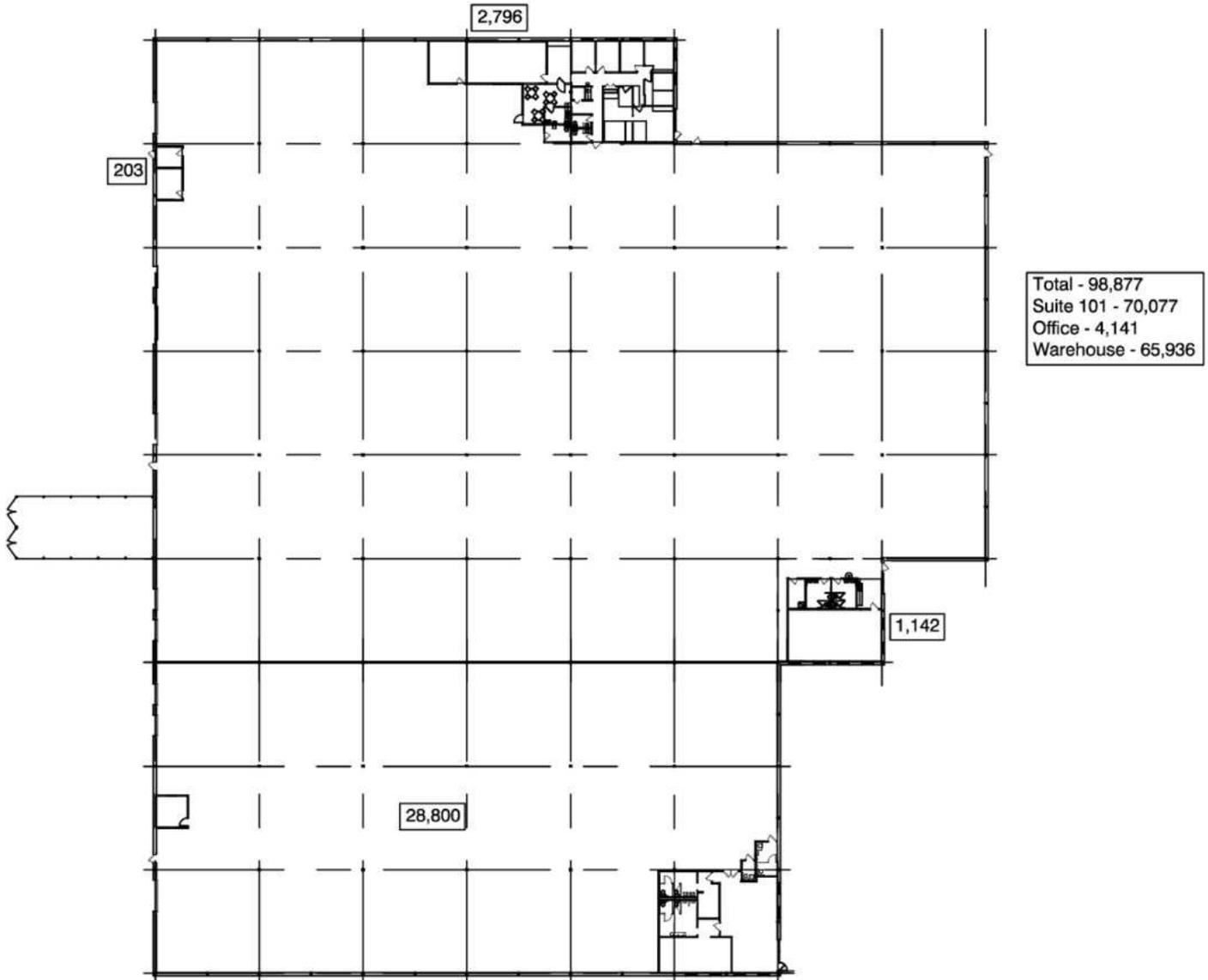
ADDITIONAL COMMENTS

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

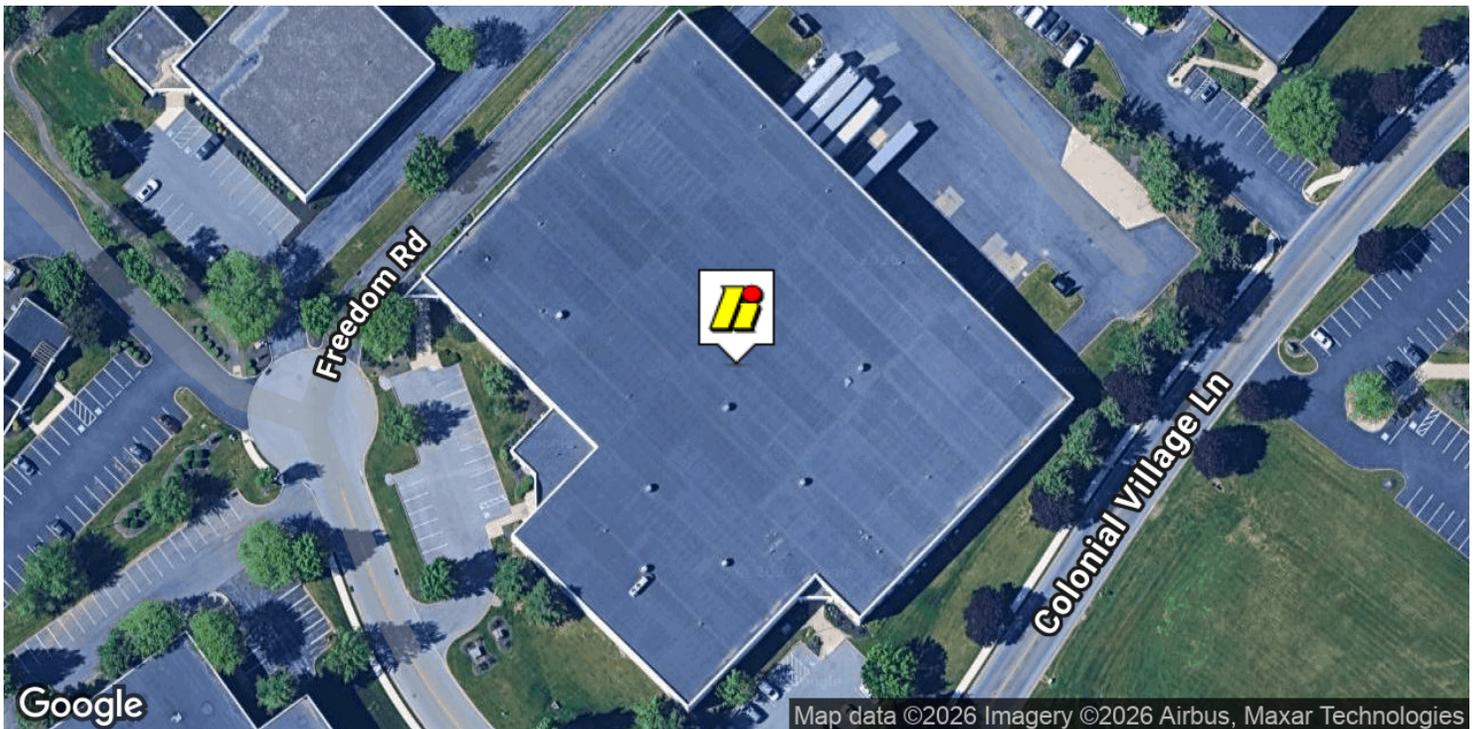
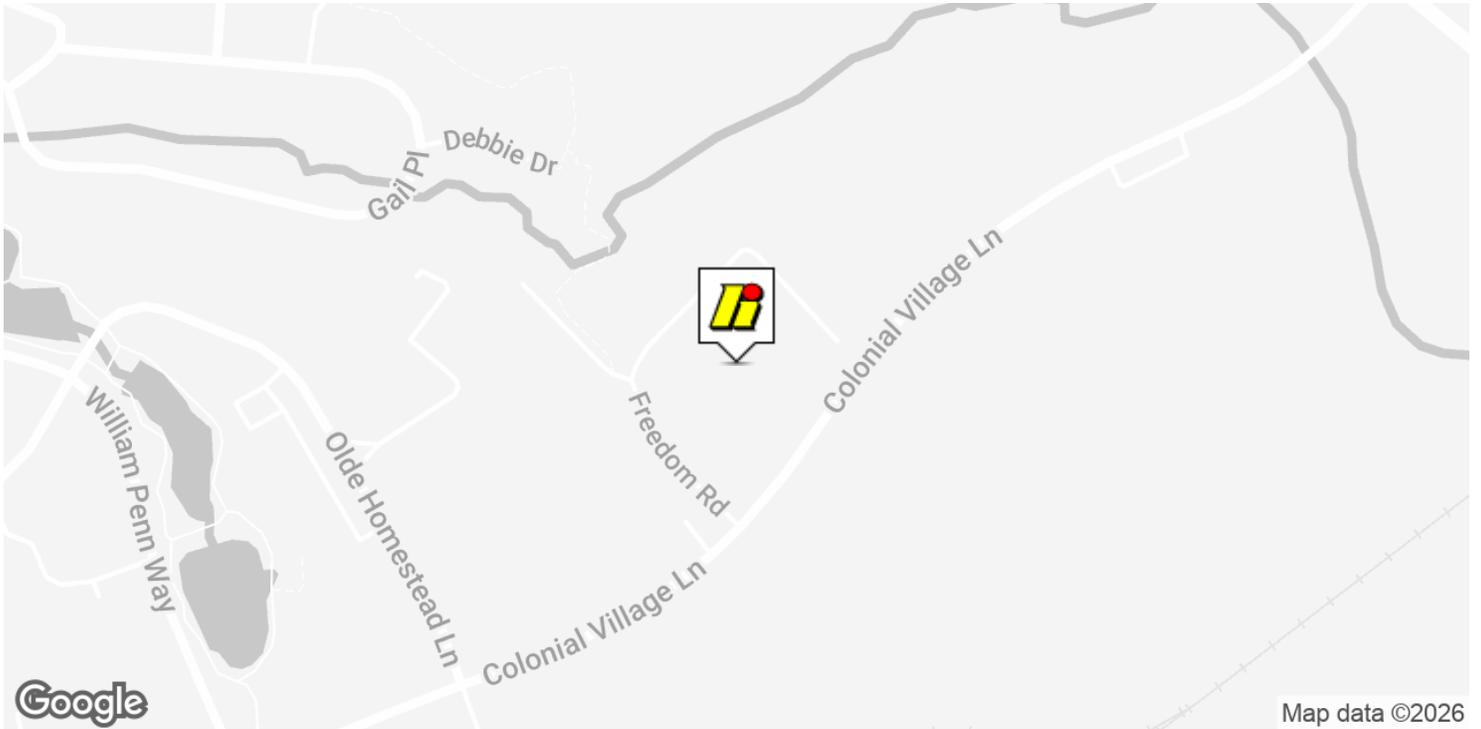
Property Photos



Floor Plans



Location Map



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

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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

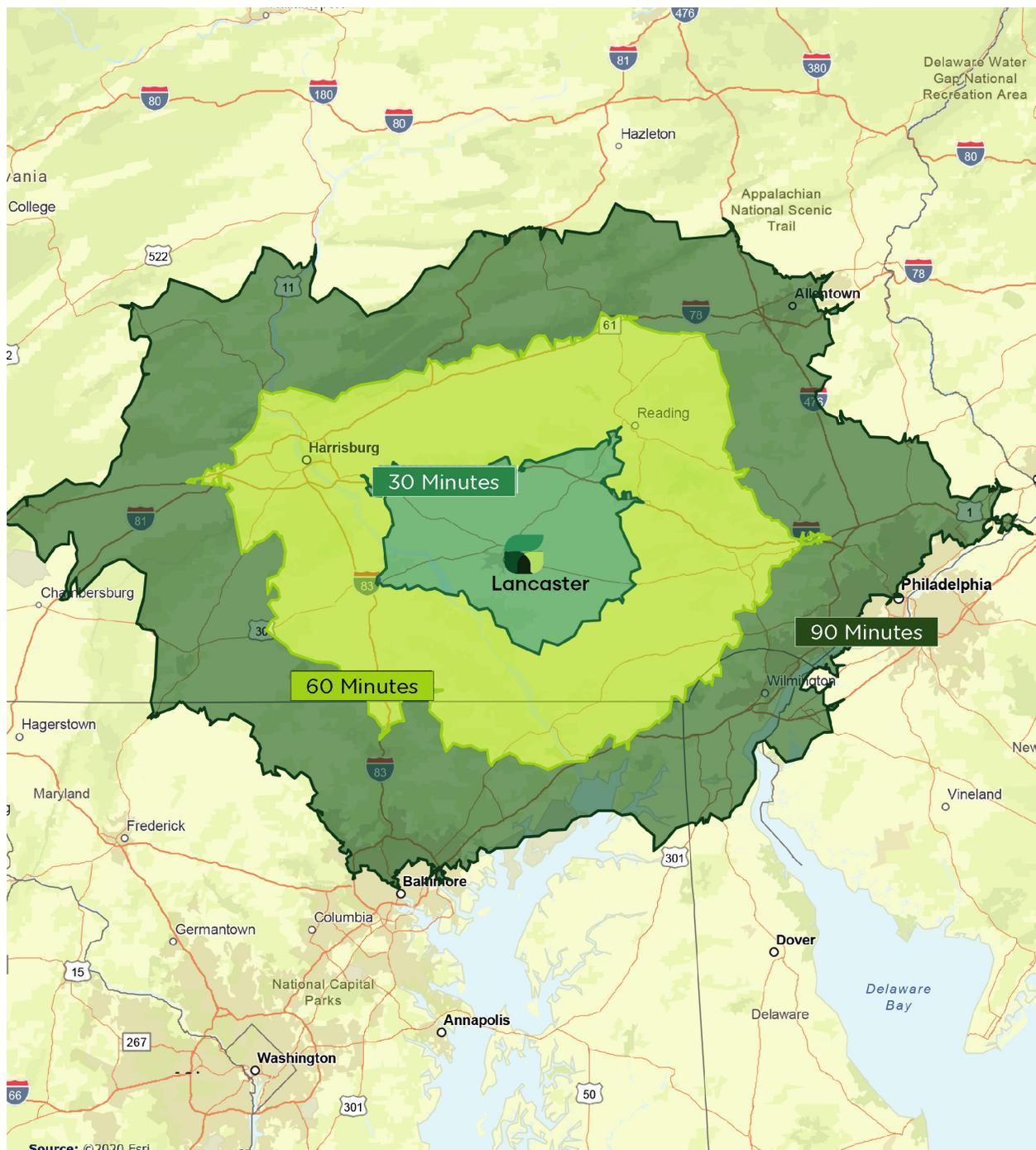
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

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.

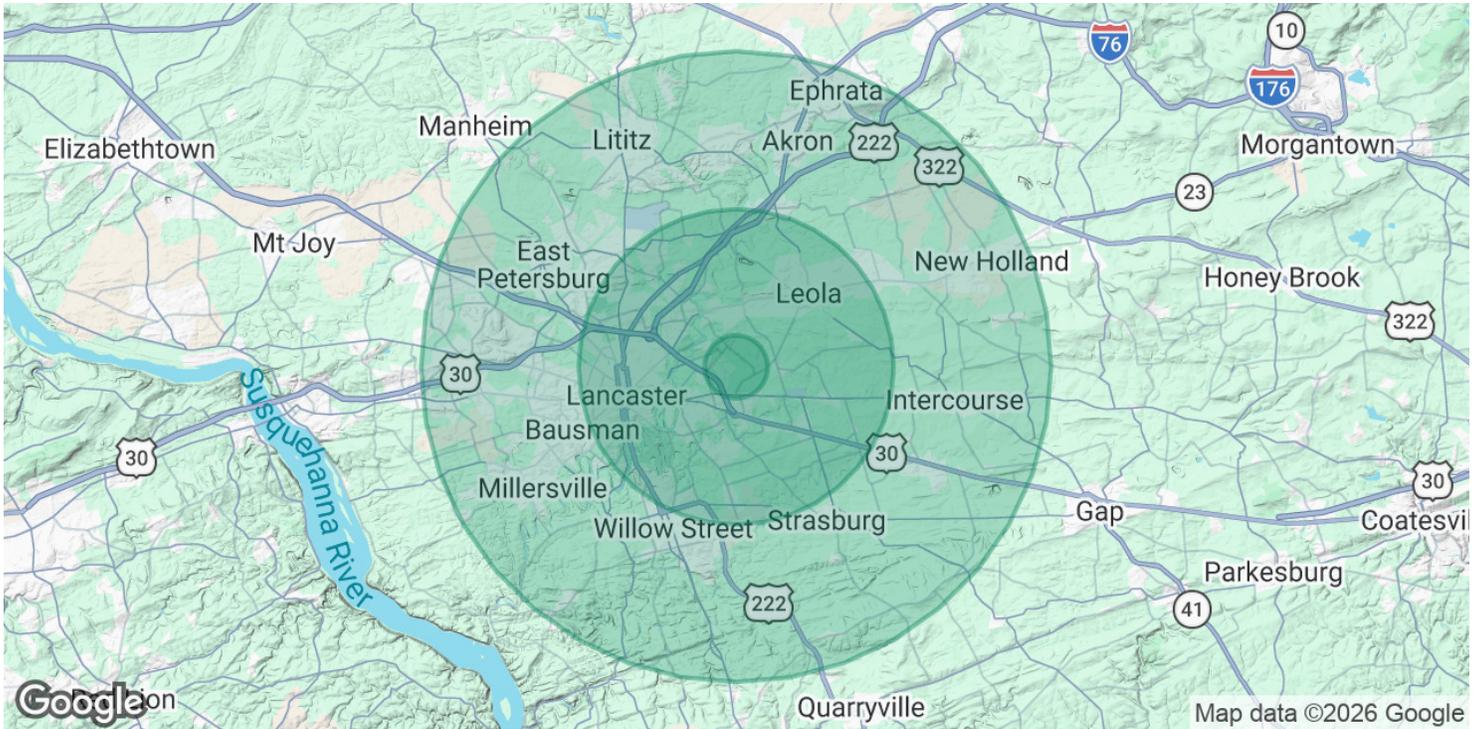


Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,225	111,980	333,200
Average Age	39.3	38.1	37.9
Average Age (Male)	37.7	36.0	36.2
Average Age (Female)	42.5	40.1	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	876	43,836	128,247
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$81,705	\$60,934	\$67,429
Average House Value		\$209,659	\$221,630

* Demographic data derived from 2020 ACS - US Census

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HIGH
ASSOCIATES
LTD.

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*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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