

FOR LEASE

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



1823 WILLIAM PENN WAY
SUITE 102
LANCASTER, PA 17601

High Associates Ltd.

Call
Today!  717.293.4477



► Greenfield Corporate Center



1823 William Penn Way
Suite 102
Lancaster, PA 17601

Available Square Feet:

10,000 square feet

Lease Rate:

\$5.95/SF N/N/N

Description:

Beautiful flex space consisting of two truck dock doors. Restrooms in both the plant area and office. Featuring four private offices.

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BUILDING INFORMATION

B-143

Total Building Square Feet:	10,000 square feet
Office Square Feet:	1,000 square feet
Warehouse Square Feet:	9,200 square feet
Construction:	Masonry
Condition:	Good
Year Constructed:	1976
Floor:	Concrete with epoxy finish
Ceiling Height:	14
Ceiling Type:	Metal in warehouse, drop ceiling in offices
Heating:	Gas overhead throughout
Air Conditioning:	Central A/C
Electric:	120/240 volt, 3 phase (3) 200 amp units

Roof:	Flat
Sprinklers:	100% wet system coverage
Dock Doors:	Two docks, one with leveler
Lighting:	Fluorescent
Floor Finishes:	Concrete flooring – epoxy surface
Water:	Public water – Lancaster City
Sewer:	Public sewer – East Lampeter Township
Gas:	UGI – throughout space
Parking:	51 +/- spaces
Account Parcel#:	310-11863-0-0000
Deed Reference:	X-630471
Zoning:	Industrial
Acres/Lot Size:	3.12 acres
Topography:	Level

LEASE INFORMATION

Price per Square Foot:	\$5.95/SF N/N/N
Monthly Rent:	\$4,958
Annual Rent:	\$59,500
Security Deposit:	One month's rent
Operating Expenses:	\$2.10/SF – includes real estate taxes, insurance, water, sewer, basic trash, landscaping and snow removal

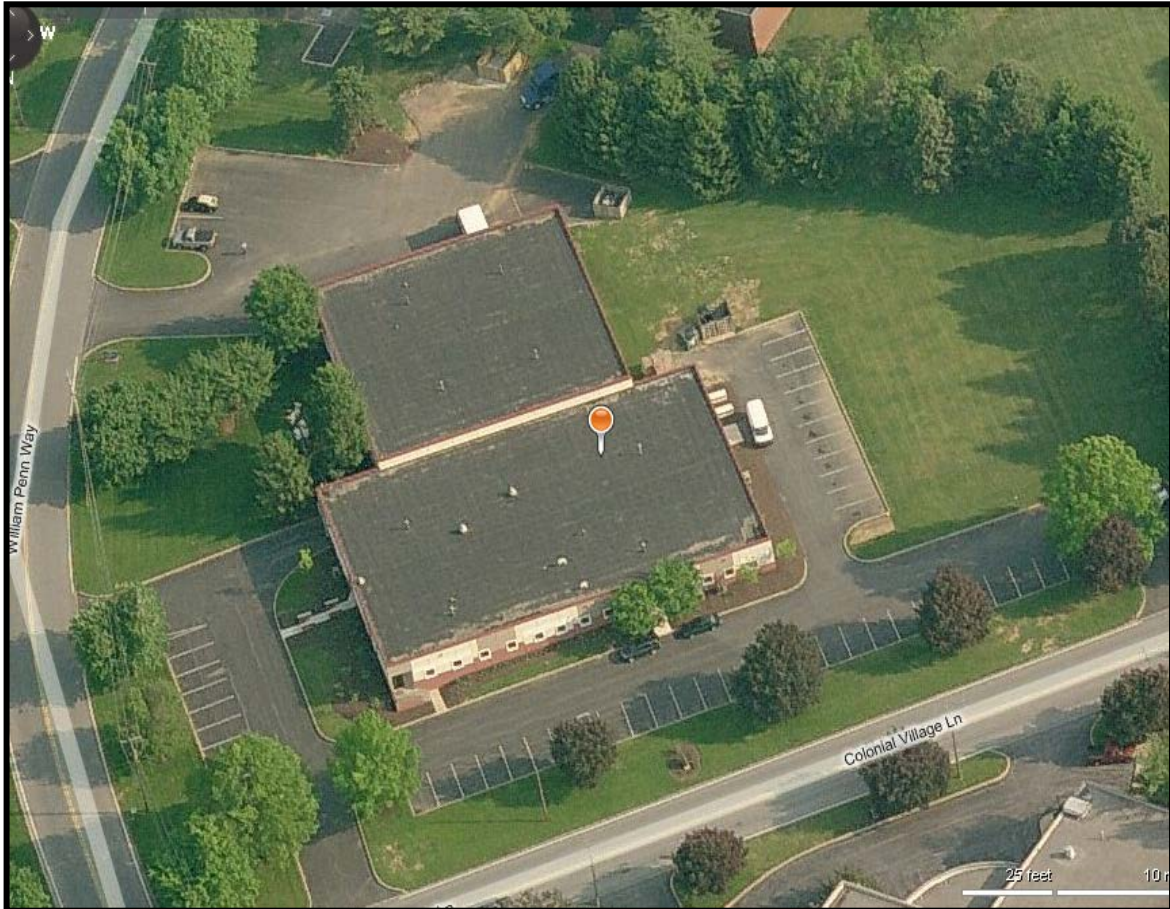
GEOGRAPHIC INFORMATION

Location:	Greenfield Corporate Center
Municipality:	East Lampeter Township
County:	Lancaster County
School District:	Conestoga Valley
Local Amenities:	Hotels, restuarants, retail, daycare, post office, Federal Express
Distance to Highway Access:	Adjacent to US Route 30 access
Distance to Airports:	Eight (8) miles to Lancaster Airport 33 miles to Harrisburg International Airport

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AERIAL PHOTO



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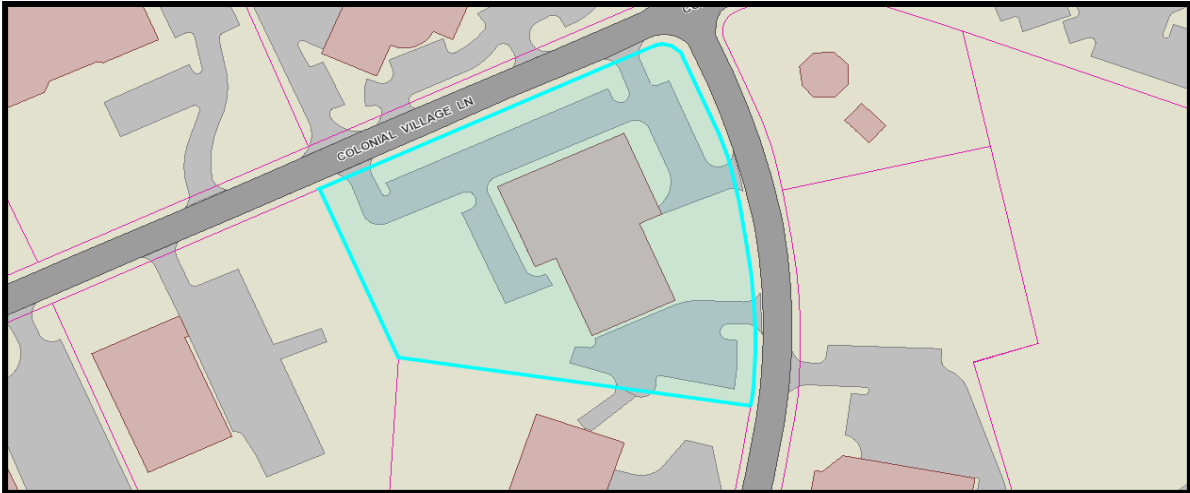
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LOCATION MAP



1823 William Penn Way
Lancaster, PA 17601

TAX MAP



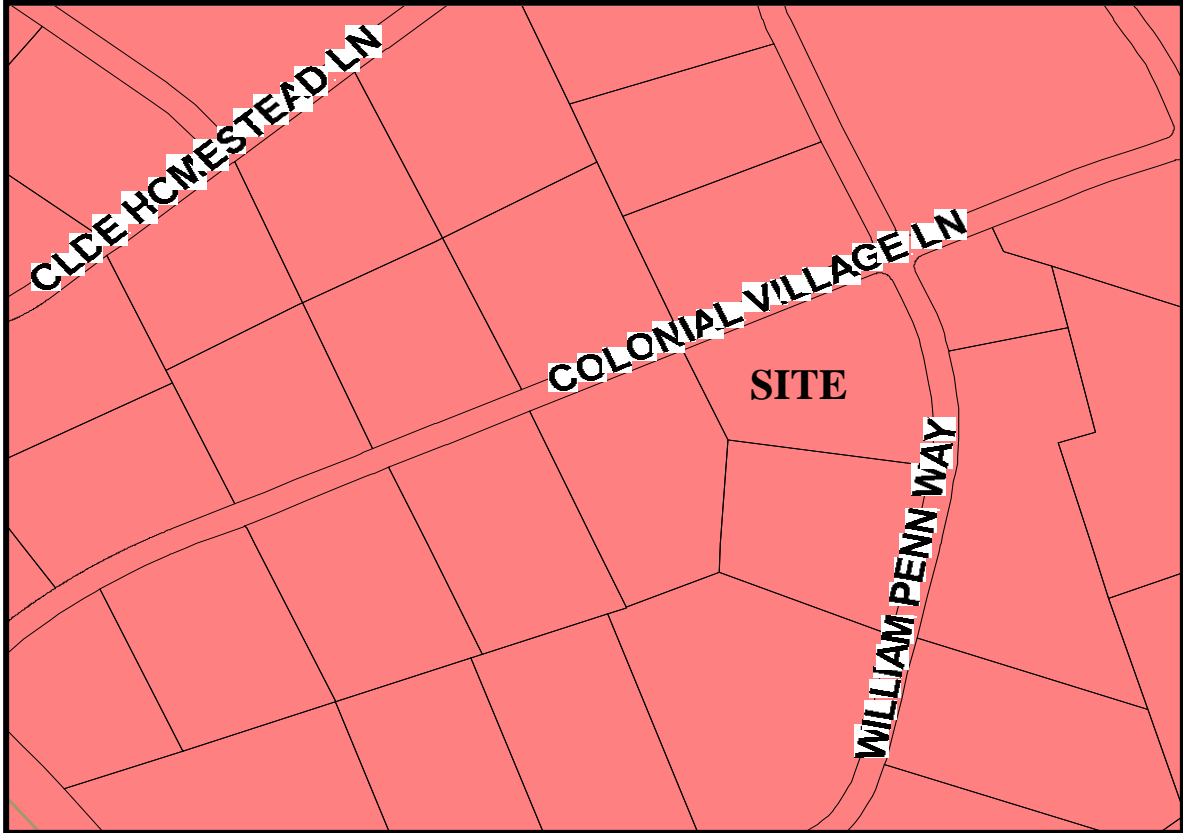
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ZONING MAP



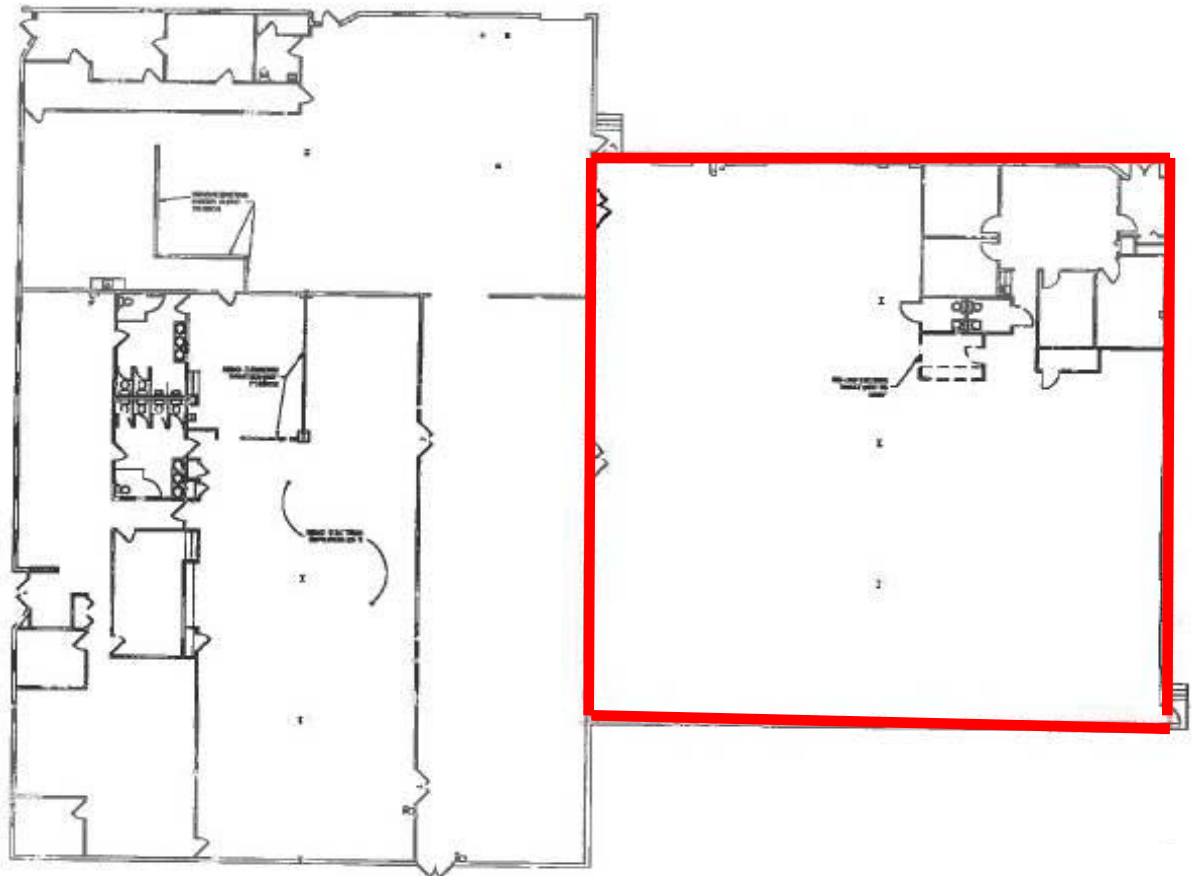
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Business Park Zoning



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FLOOR PLAN



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