

FOR LEASE

1827 Freedom Road

 Greenfield

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



LANCASTER, PA 17601

**STATE-OF-THE-ART LAB/R&D
BUILDOUT**

**FOUR LOADING DOCKS AND TWO
DRIVE-IN DOORS**

**GREENFIELD LOCATION AND
AMENITIES**



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

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Lease Space Summary

1827 Freedom Road



LEASE INFORMATION

Suite:	102
Available SF:	32,143 SF
Warehouse Breakdown SF:	16,825 +/- SF
Lab/R&D SF:	9,650 +/- SF
Office Breakdown SF:	5,666 +/- SF
Lease Rate:	\$10.25 SF/yr
CAM:	\$2.63
County:	Lancaster
Municipality:	East Lampeter Township

PROPERTY OVERVIEW

A 32,143+/- SF, state-of-the art lab and R&D property with 9,650+/- SF of air-conditioned lab space with 10' ceilings, a 16,825+/- SF plant warehouse and 5,666+/- SF of office. The suite features four loading docks (2 with levelers) and two drive in doors.

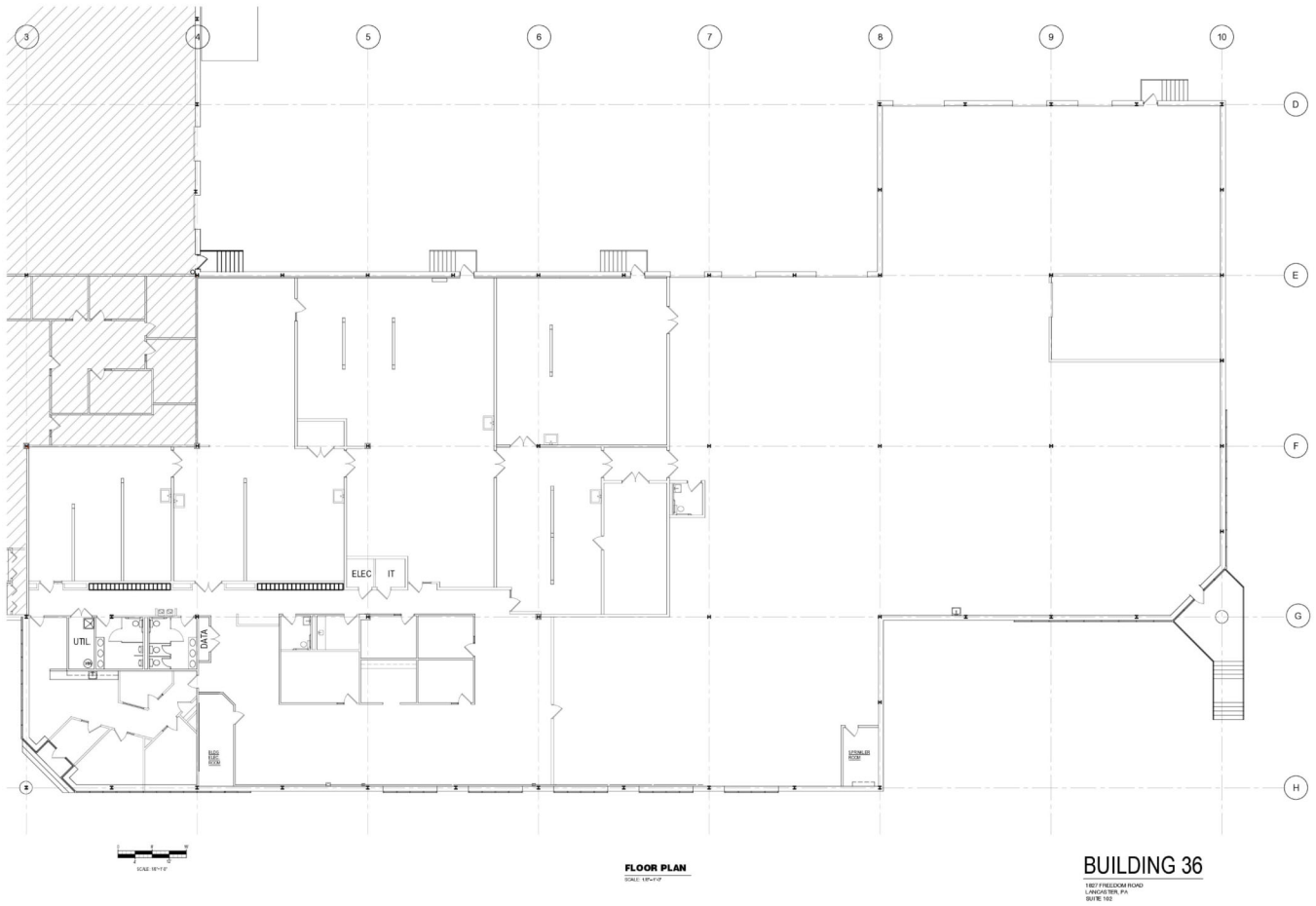
OFFERING SUMMARY

HVAC:	Electric Heat Pump Gas Unit Furnaces Roof mounted Electric Air Condition
Sprinklers:	Yes
Parking:	100+ on-site
Water:	Public
Sewer:	Public
Zoning:	Business Park

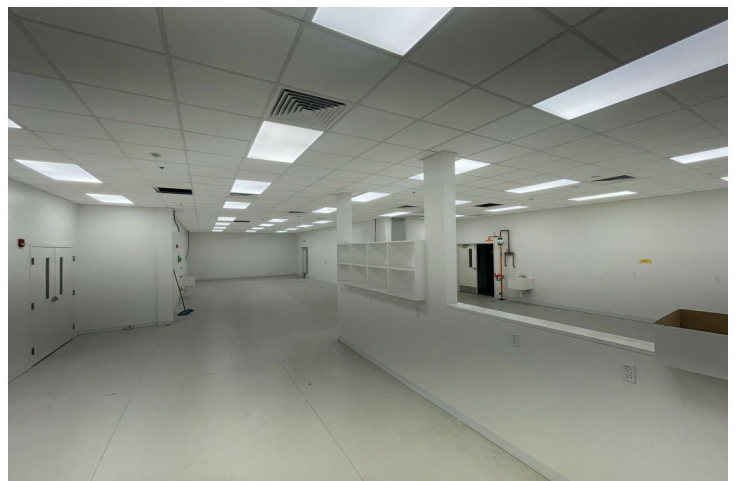
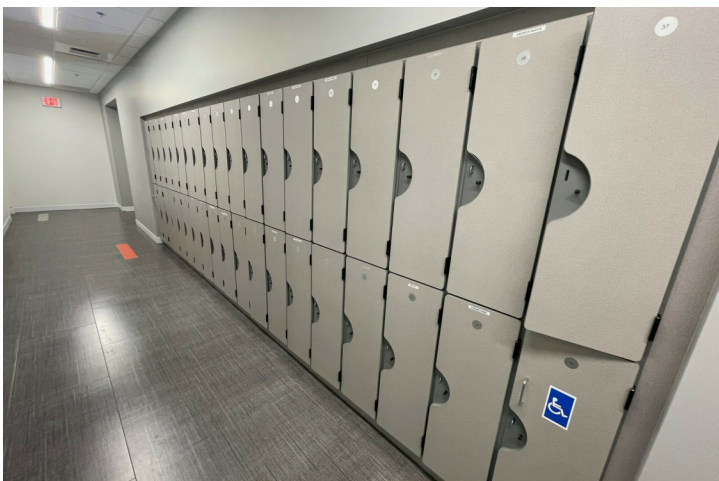
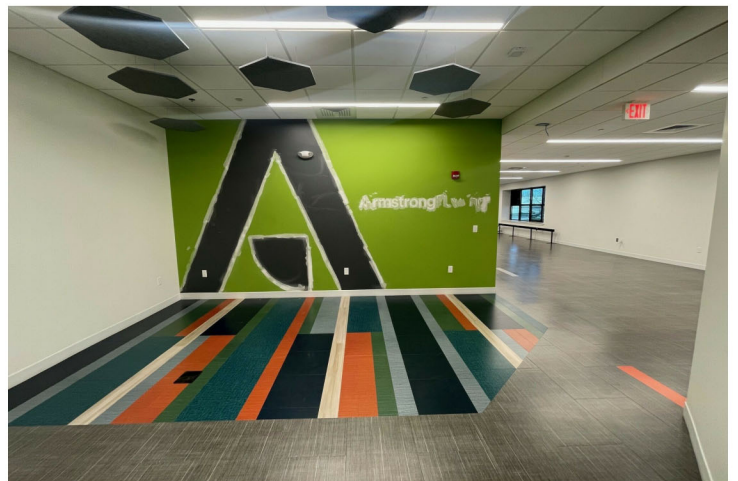
Dock Door/Grade Doors:	Two Drive-In Doors; Four Loading Docks (Two with Levelers)
Lighting:	Fluorescent
Ceiling Height (ft):	20
Floor Thickness:	5" Reinforced Concrete

ADDITIONAL COMMENTS

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



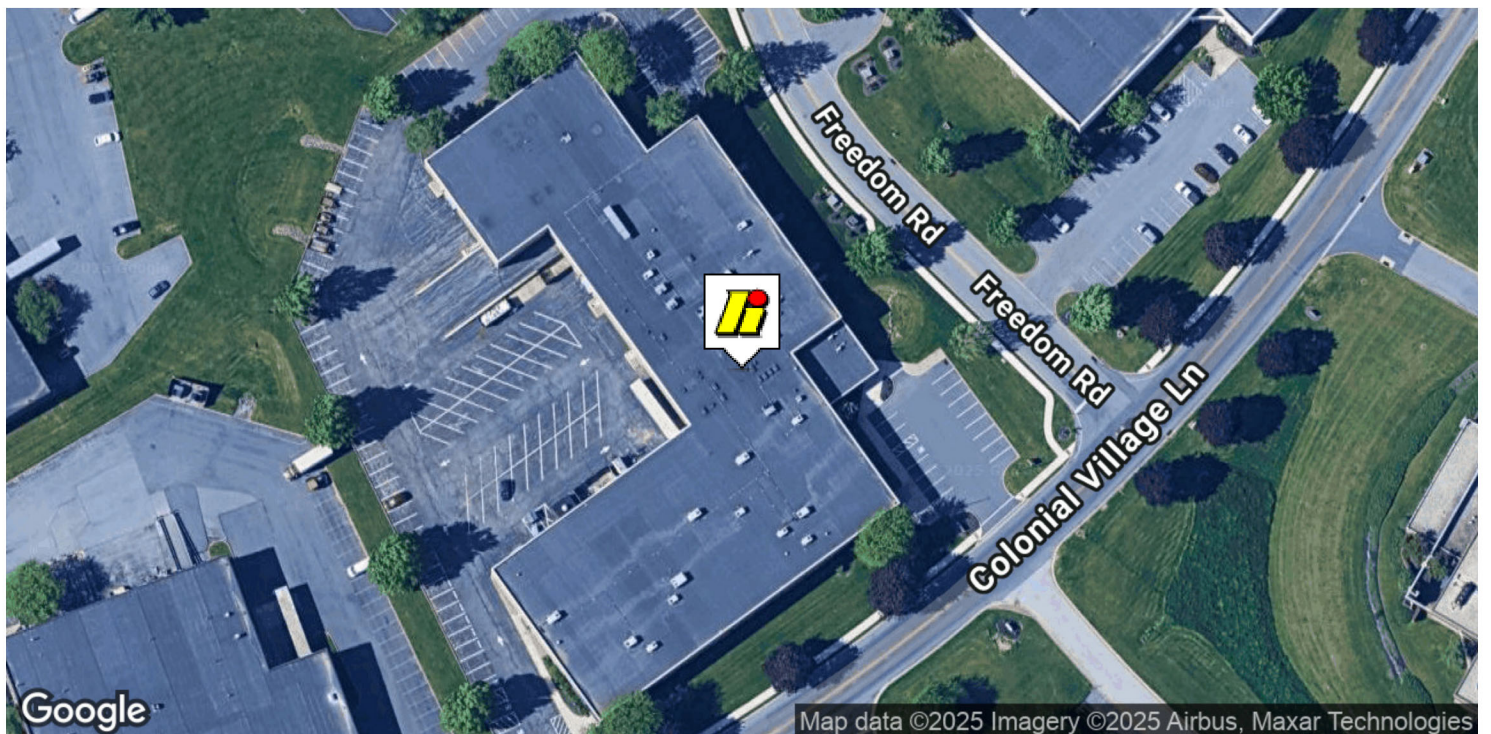
Property Photos



Property Photos



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



iHIGH ASSOCIATES LTD.
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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

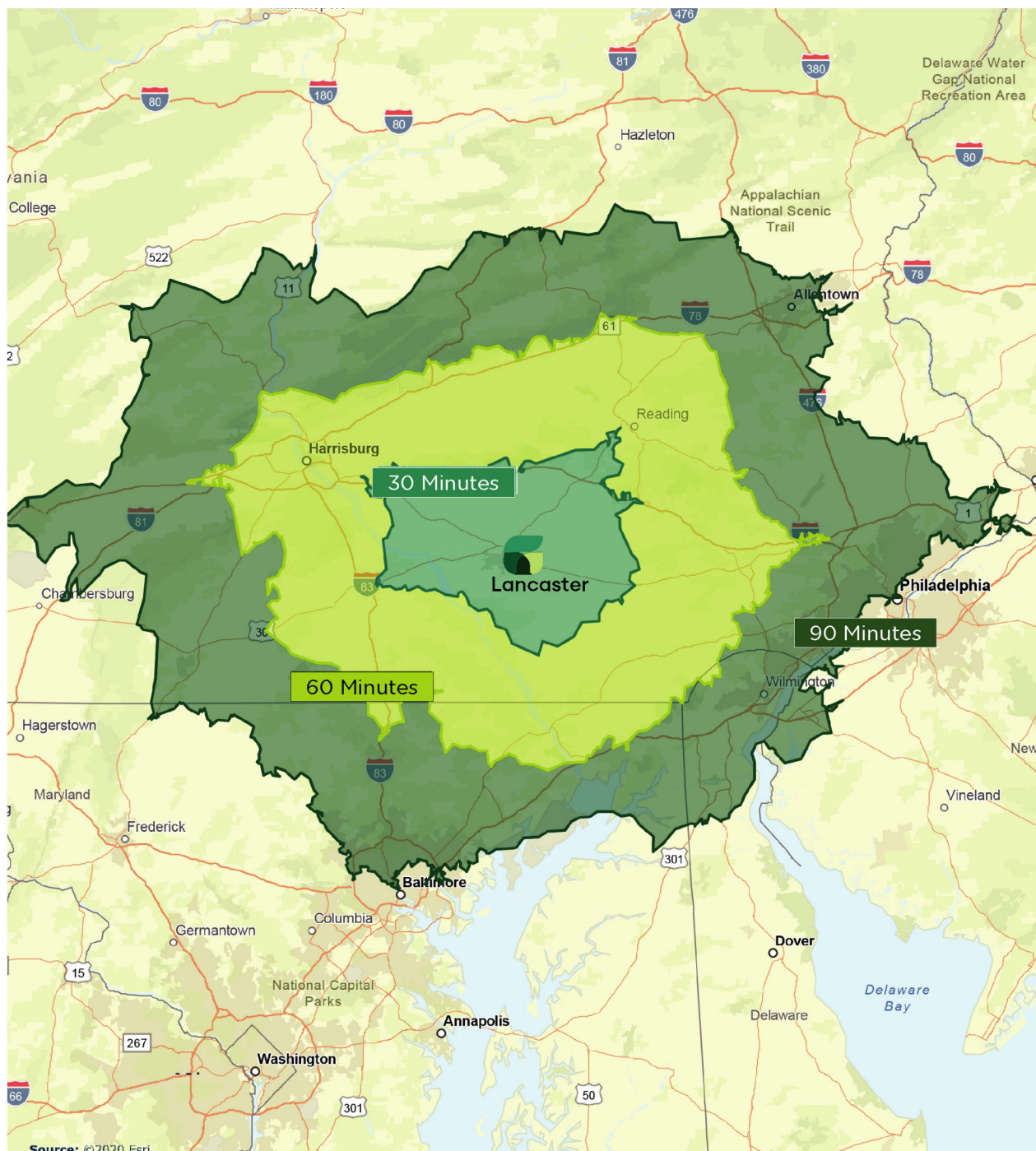
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

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.

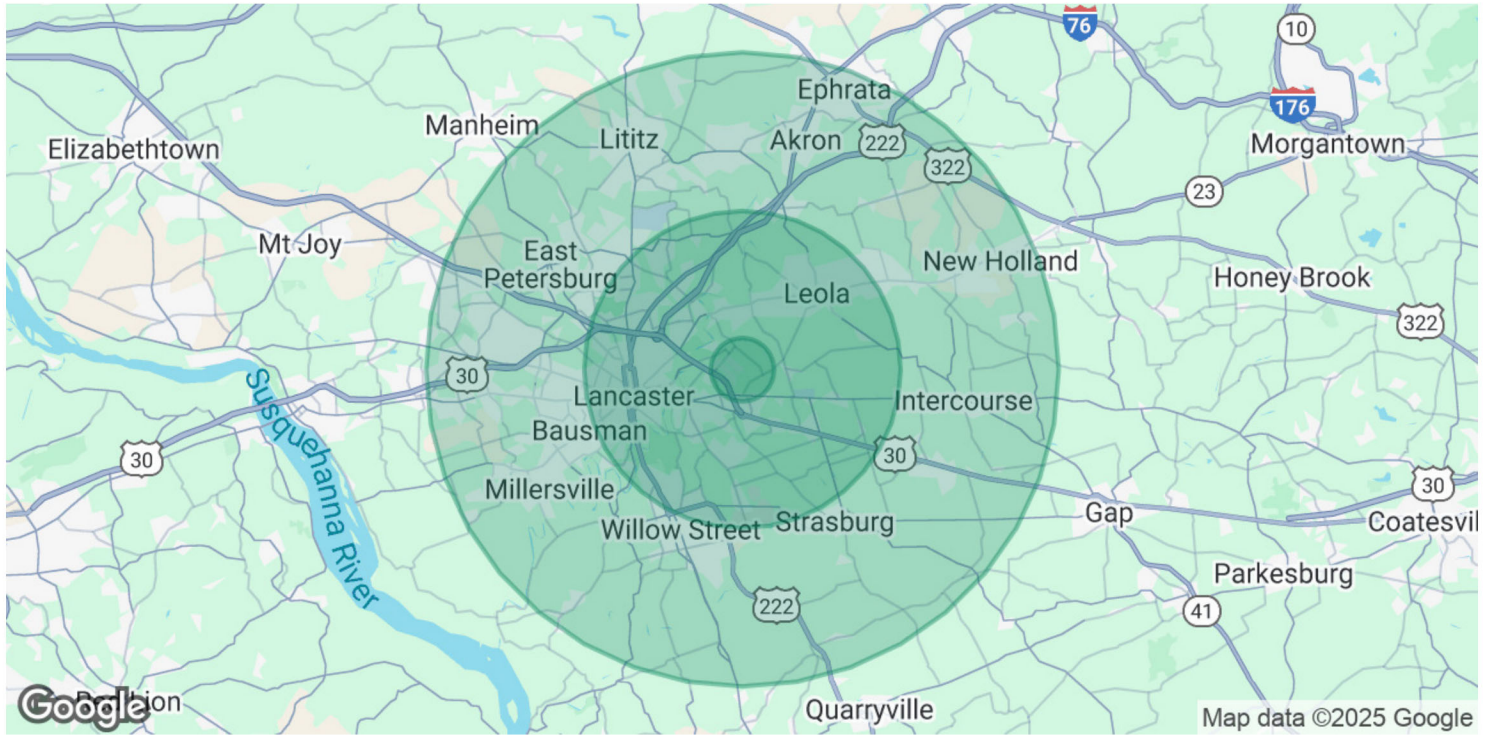


Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,363	114,145	330,926
Average Age	39.0	38.1	37.9
Average Age (Male)	37.5	35.9	36.2
Average Age (Female)	41.9	40.1	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	929	44,695	127,572
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,686	\$60,629	\$67,447
Average House Value		\$209,153	\$220,280

* Demographic data derived from 2020 ACS - US Census

FOR LEASE

1827 Freedom Road



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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