

FOR LEASE

717.293.4477



1740 HEMPSTEAD ROAD
LANCASTER, PA 17601

High Associates Ltd.

Call
Today!  717.293.4477

For Lease

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Greenfield Corporate Center



1740 Hempstead Road
Lancaster, PA 17601

Available Square Feet:

33,743 square feet

Lease Rate:

\$4.50/SF N/N/N

Description:

Very unique building with a 50/50 split of office to industrial space. Great central location.

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BUILDING INFORMATION

B - 380

| | |
|-----------------------------|---|
| Total Building Square Feet: | 33,743 |
| Office Square Feet: | 17,743 |
| Warehouse Square Feet: | 16,000 |
| Construction: | Masonry, brick, dryvit |
| Condition: | Good |
| Year Constructed: | 1964, remodeled 1979, 1989 |
| Floor: | Concrete – 6" in warehouse/manufacturing 4" in mezzanine area |
| Number of Floors: | One floor with small mezzanine (Not included in square feet) |
| Ceiling Height: | 8' – 10' office, 16' – 18' plant |
| Ceiling Type: | Drop ceiling in office area |
| Heating: | Electric heat and A/C in office areas Gas heat in plant area |
| Air Conditioning: | 100% air conditioned building - electric |
| Electric: | PPL - 120/440 volt, 3 phase, 4,500 amp potential |
| Roof: | Rubber & asphalt shingles |
| Sprinklers: | 100% coverage (wet system) |
| Overhead Doors: | One (1) 10' x 12' – power generated Three (3) 8.5' x 10' – power generated |
| Bays: | Vary in dimensions – 28'6" x 35' |
| Levelers: | Three (3) dock levelers |

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| Lighting: | Fluorescent |
| Wall Finishes: | Painted warehouse interior |
| Floor Finishes: | Sealed concrete, tile, carpet in office areas |
| Storage: | Mezzanine area of 2,496 square feet not included in total square foot calculations |
| Water: | Public water – Lancaster City |
| Sewer: | Public sewer – East Lampeter Township |
| Gas: | UGI |
| Parking: | 90 – 100 car parking |
| Account Parcel#: | 310-74440-0-0000 |
| Deed Reference: | 4505-327 |
| Zoning: | Business Park |
| Acres/Lot Size: | 3.676 acres |
| Topography: | Level |
| Road Frontage/Access: | 256' road frontage |
| Restrictions: | No outside storage |
| Date Available: | Immediate |
| Security System: | Available |
| Signage: | Lawn sign |
| Square Footage: | 33,743 |
| Price per Square Foot: | \$4.50/SF N/N/N |
| Monthly Rent: | \$12,654 |
| Annual Rent: | \$151,844 |
| Escalations: | 3% |
| Security Deposit: | One month's rent |
| Operating Expenses: | \$1.53/SF |

GEOGRAPHIC INFORMATION

| | |
|------------------|--|
| Location: | Greenfield Corporate Center |
| Municipality: | East Lampeter Township |
| County: | Lancaster |
| School District: | Conestoga Valley |
| Local Amenities: | Hotels, restaurants, retail, daycare, post office, Federal Express |

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| 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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|--------------------|---|
| Assessment: | \$1,529,300 |
| Real Estate Taxes: | School: \$23,255.15 County: \$5,711.94 Municipality: \$2,446.88 Total: \$31,413.96 |

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|-----------------------|--|
| Property Description: | Very unique building with a 50/50 split of office to industrial space. Great central location. Building is perfect for printer with a large graphic arts department. Could also be a good fit for light distribution, light industrial or manufacturing, room for expansion of parking to over 100 cars. |
|-----------------------|--|

Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.



AERIAL PHOTO

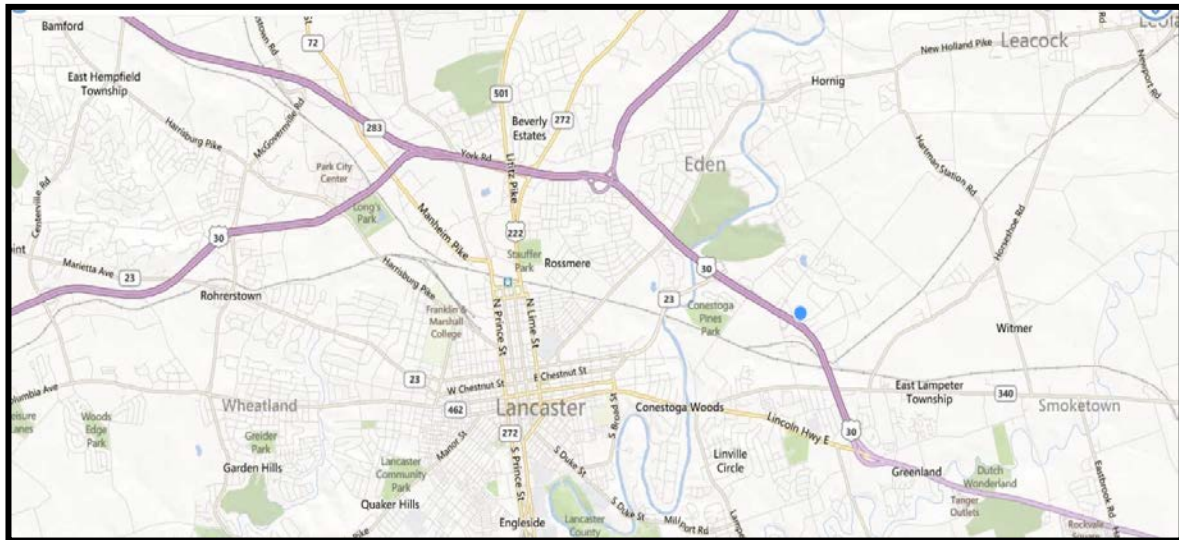
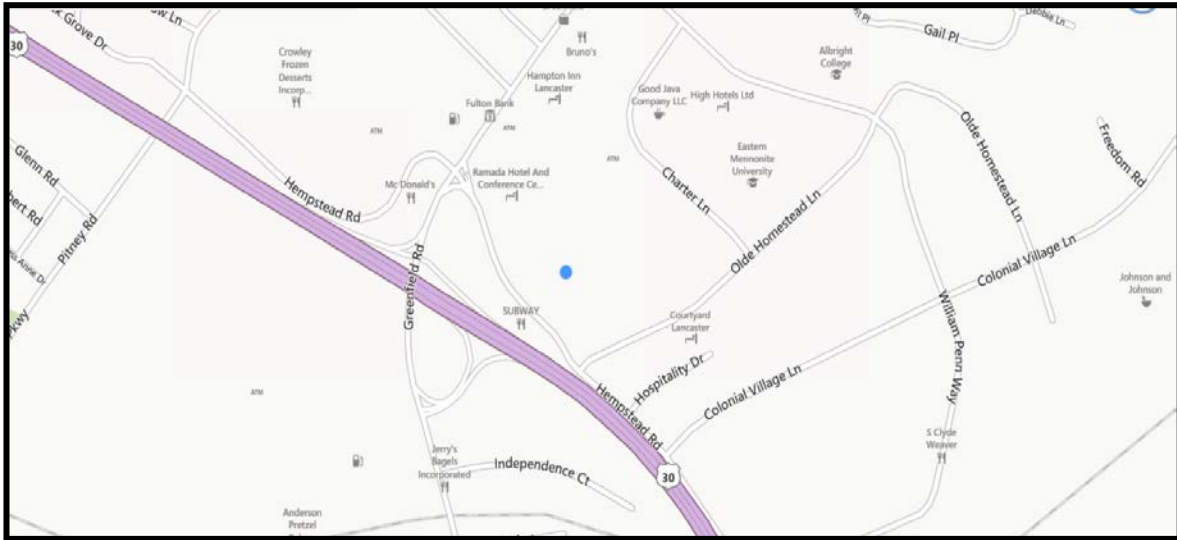


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LANCASTER, PA 17601**



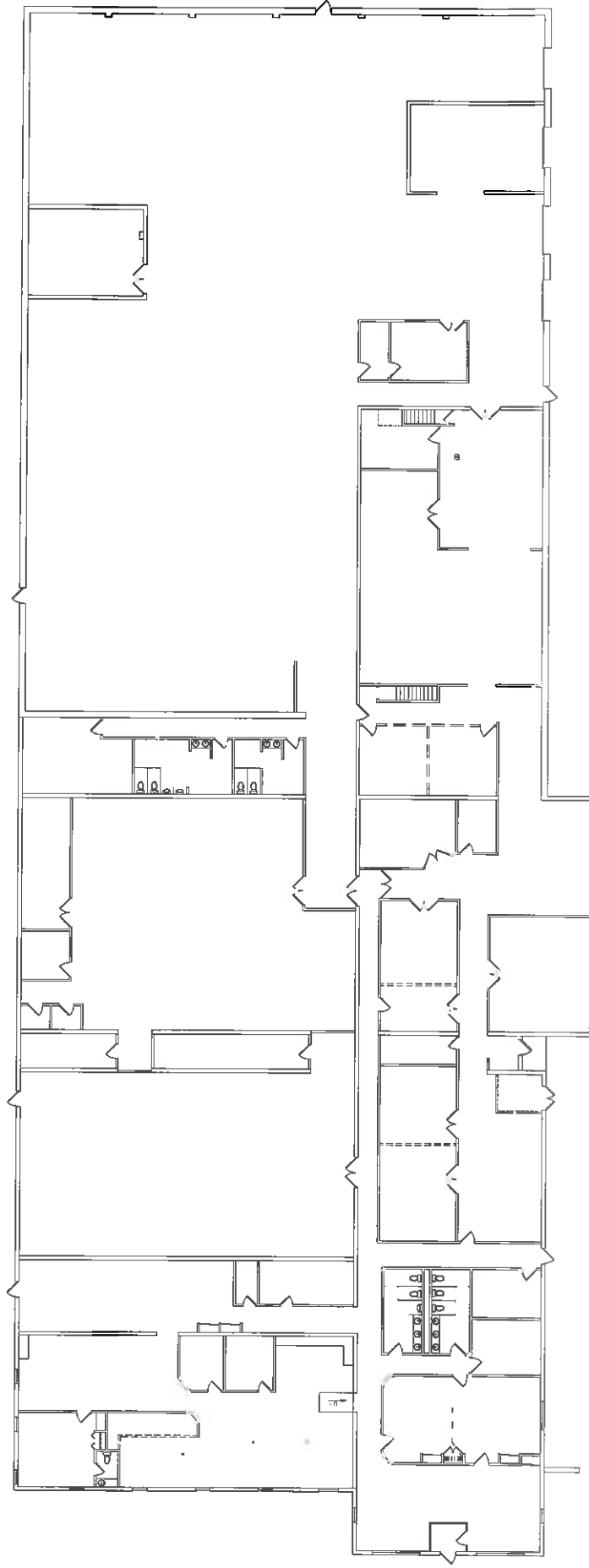
1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

LOCATION MAP



TAX MAP



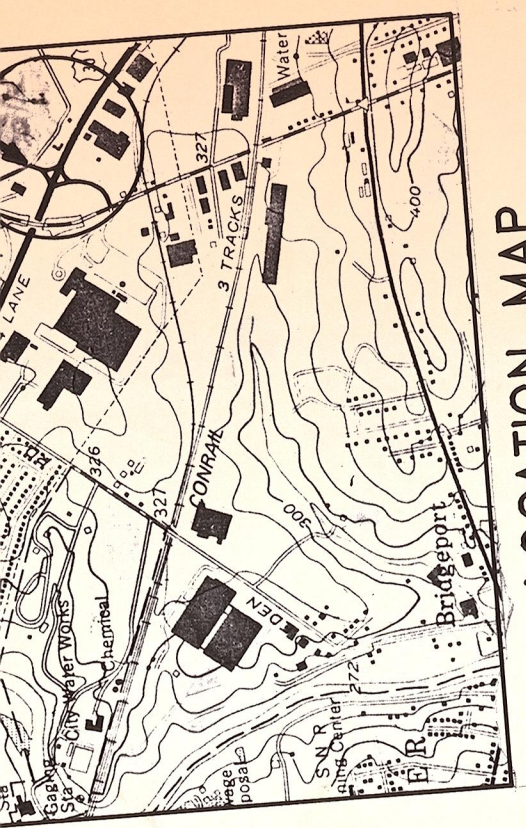
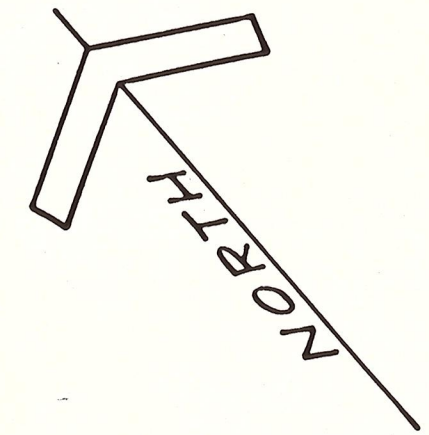


FLOOR PLAN
NOT TO SCALE

BUILDING 380

1740 HEMPSTEAD ROAD
LANCASTER, PA

APPROVED BY THE EAST LAMPETER TOWNSHIP PLANNING COMMISSION
THIS _____ DAY OF _____ 19____
APPROVED BY THE EAST LAMPETER TOWNSHIP ENGINEER
THIS _____ DAY OF _____ 19____
APPROVED BY THE EAST LAMPETER TOWNSHIP ENGINEER
THIS _____ DAY OF _____ 19____
TOWNSHIP ENGINEER



KEY

- INDICATES EXISTING PLANTING AREAS OR FUEL ISLAND TO BE EXCAVATED & PAVED PER SPEC.
- INDICATES EXISTING PAVED AREA TO BE EXCAVATED & REMOVED TO A DEPTH OF 24" AND BACKFILLED W/ TOPSOIL.
- INDICATES AREA OF EXISTING GRAVEL PAVING TO BE PAVED PER SPEC.
- INDICATES AREA OF EXISTING GRAVEL PAVING TO BE REMOVED TO A DEPTH OF 24" AND BACKFILLED W/ TOPSOIL.

NOTES

1. SOILS: DUFFIELD SILT LOAM
2. BELCHMAN: FIRST FLOOR ELEVATION OF FRONT OF DOOR ON WEST SIDE OF BLDG. ASSUMED ELEV. 100.00
3. TOPOGRAPHIC INFO. FROM 1974 SURVEY. VEITCH PRINTING INC. DATED 10/12/87
4. EXISTING PUBLIC SEWER FACILITY SEAVES SITE
5. THE OWNER ACKNOWLEDGES THAT NO AREAS ARE OFFERED FOR DEDICATION AND THE TOWNSHIP IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE. Paul A. & Dorothy H. Hess
6. SEE ARCHITECT'S PLAN FOR BLDG. AND PAD LAYOUT.
7. CONTRACTOR TO CHECK & VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. 812.86'

STORAGE TANK BUILDING

