

FOR LEASE

717.293.4477

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



1740 HEMPSTEAD ROAD
LANCASTER, PA 17601

High Associates Ltd.

Call Today!  717.293.4477



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.

High Associates Ltd.

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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

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:	\$1.55/SF

GEOGRAPHIC INFORMATION

Location:	Greenfield Corporate Center
Municipality:	East Lampeter Township
County:	Lancaster
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
Assessment:	\$1,529,300
Real Estate Taxes:	School: \$23,255.15 County: \$5,711.94 Municipality: \$2,446.88 Total: \$31,413.96

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.
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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

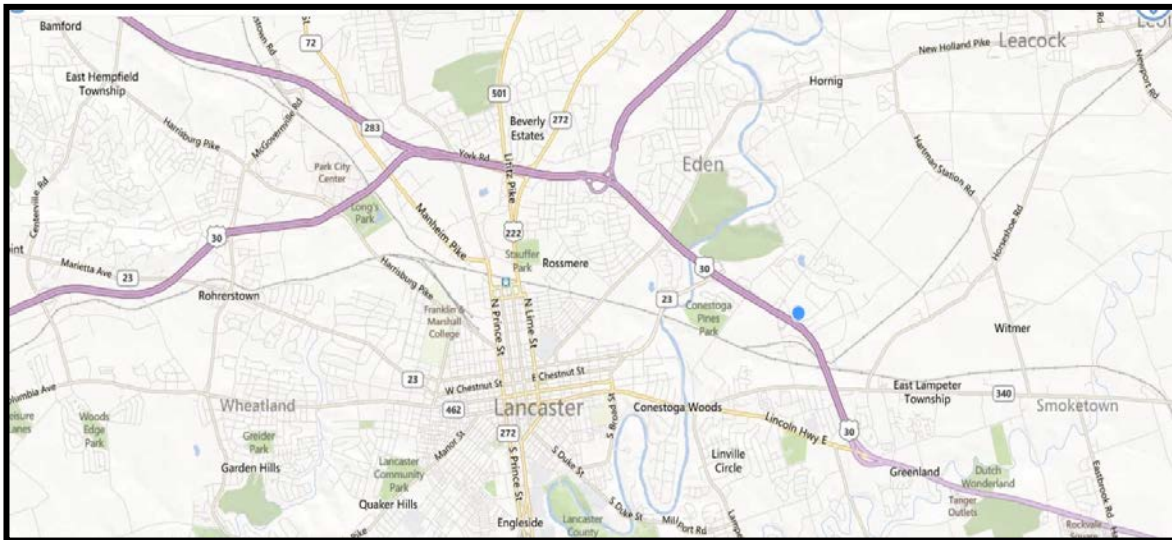
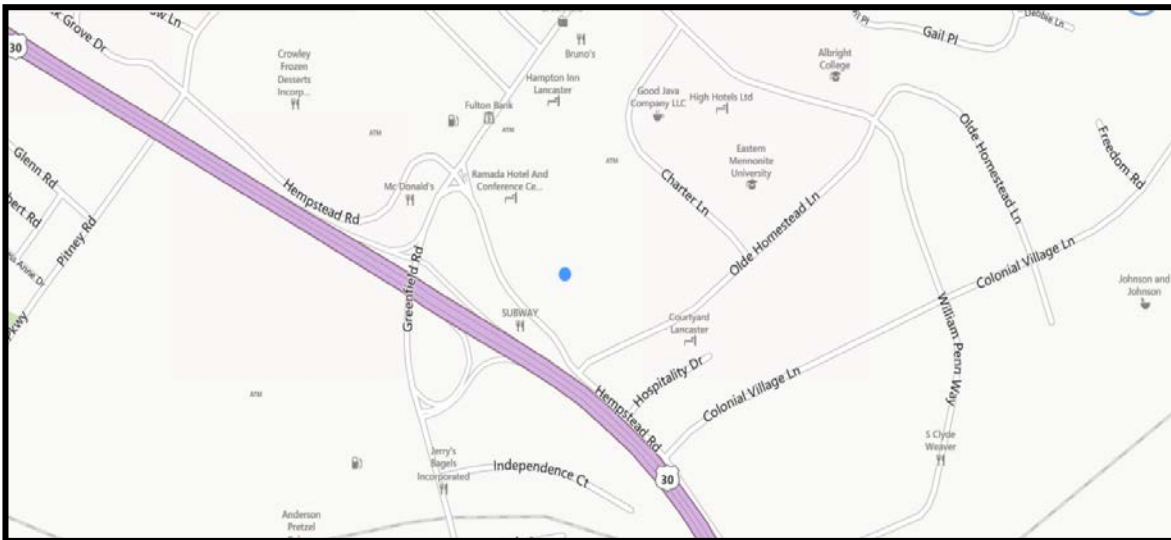


**1740 HEMPSTEAD ROAD
LANCASTER, PA 17601**

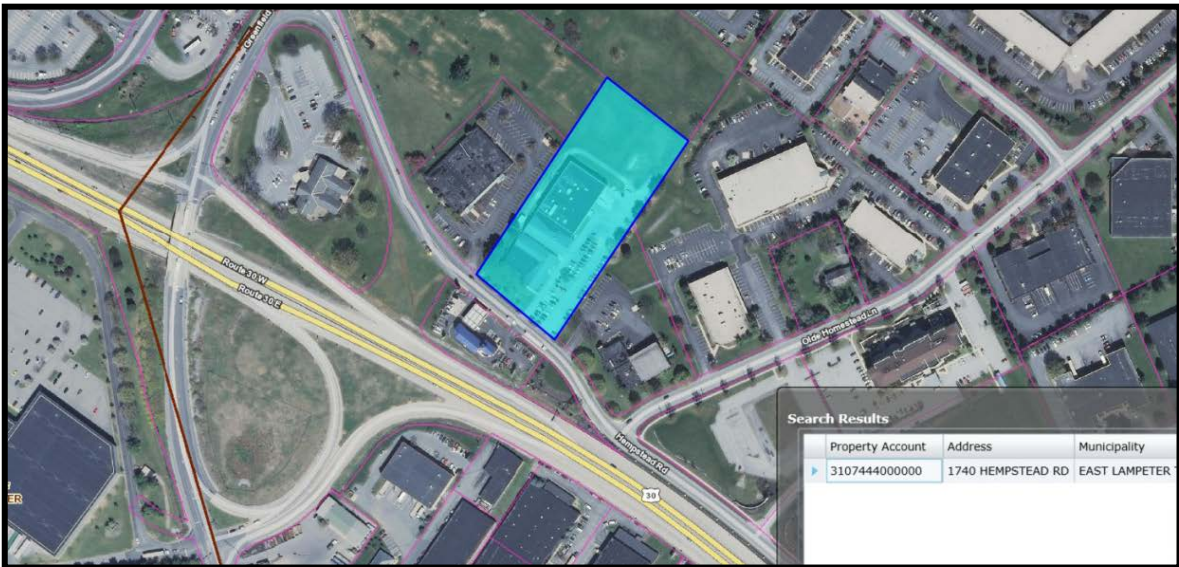


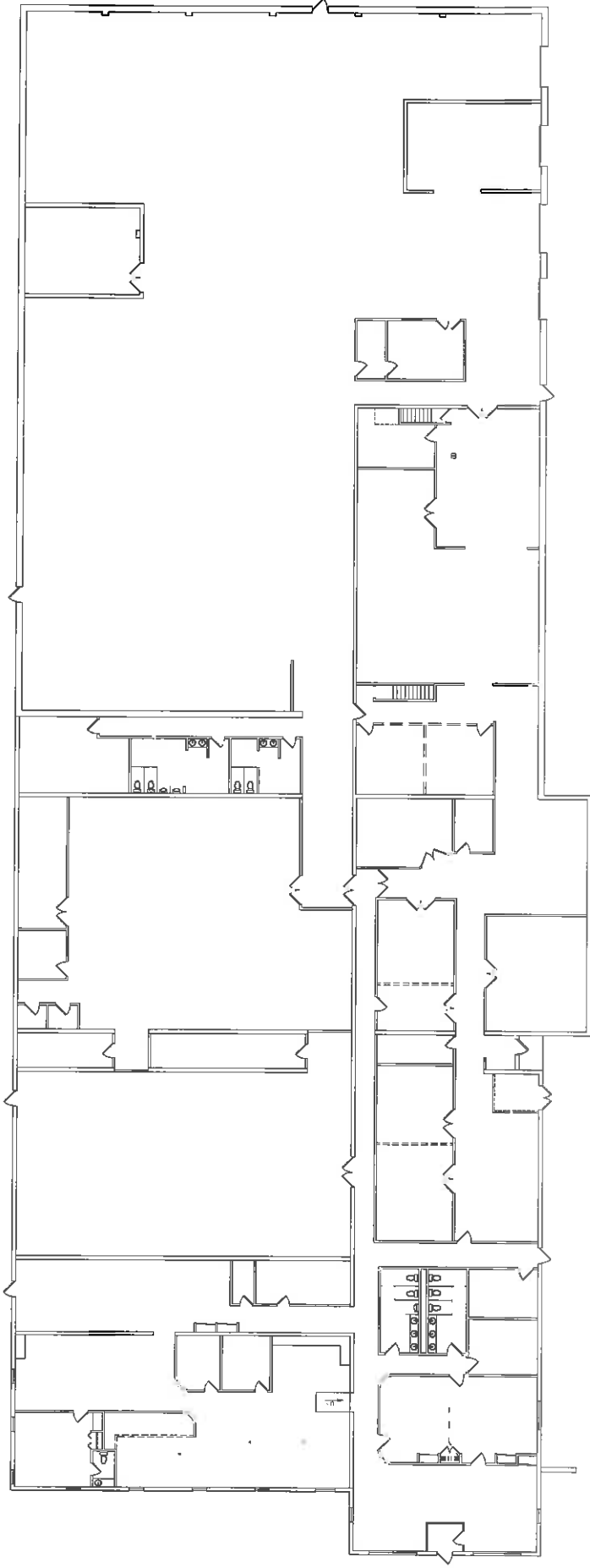
1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

LOCATION MAP



TAX MAP





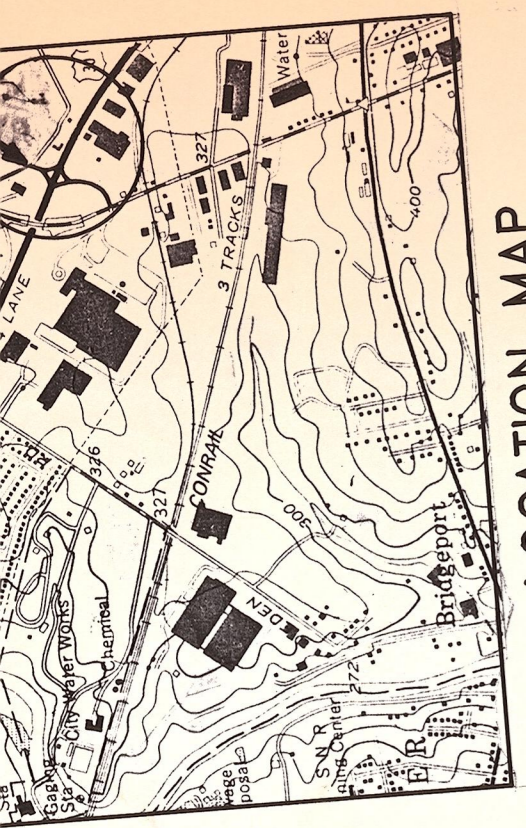
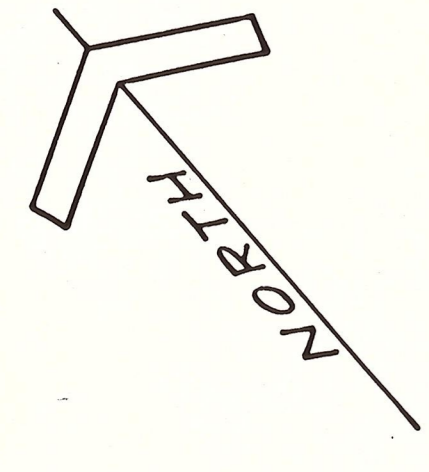
FLOOR PLAN
NOT TO SCALE

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____

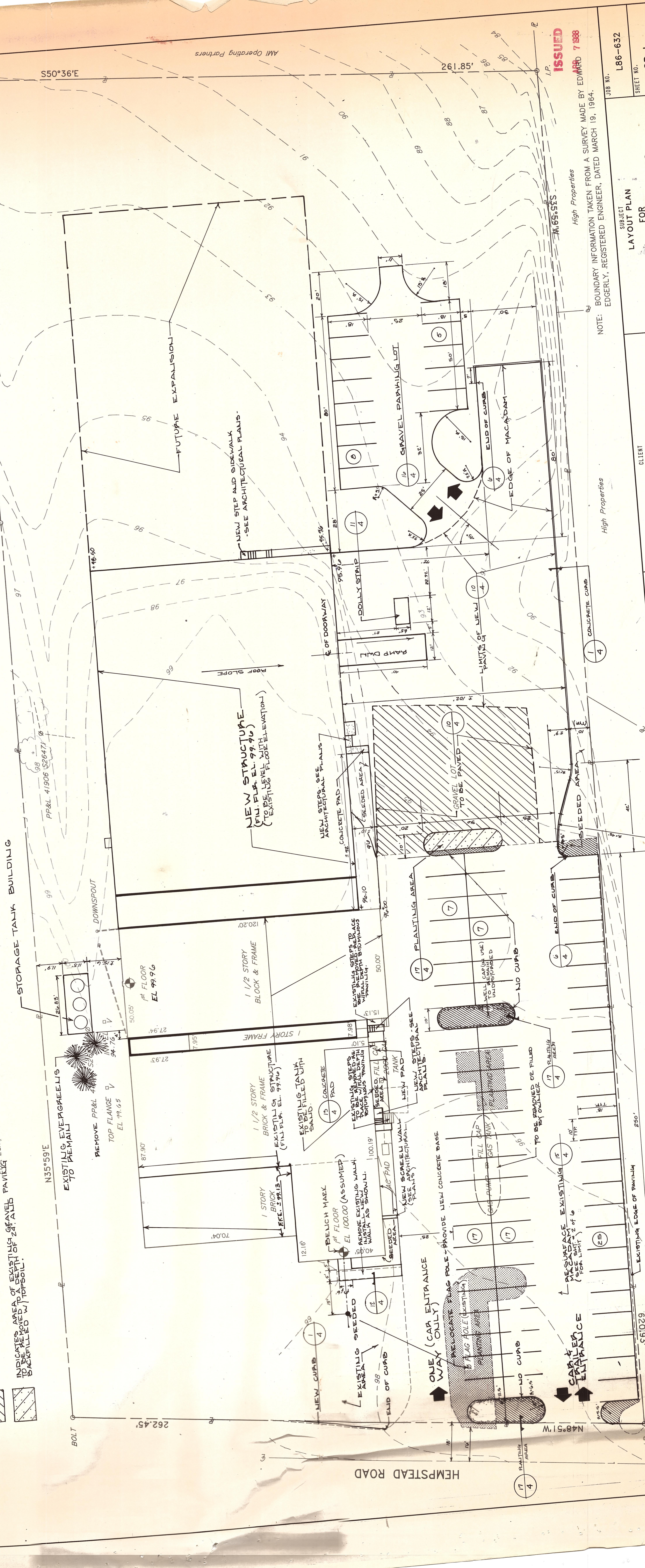
TOWNSHIP ENGINEER _____



LOCATION MAP
 SCALE: 1" = 2000'

- NOTES**
1. SOILS: DUFFIELD SILT LOAM
 2. BELUMAH: 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 10.28.57
 4. EXISTING PUBLIC SEWER FACILITY SERVES SITE
 5. THE OWNER ACKNOWLEDGES THAT NO AREAS ARE OFFERED 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 612.86' PRIOR TO CONSTRUCTION.

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



ISSUED
 HIGH PROPERTIES
 NOTE: BOUNDARY INFORMATION TAKEN FROM A SURVEY MADE BY EDWARD 7 1988
 EDGERLY, REGISTERED ENGINEER, DATED MARCH 19, 1964.

High Properties
 SUBJECT: L86-632
 LAYOUT PLAN FOR VEITCH PRINTING INC., HEMPSTEAD COUNTY, PA
 SHEET NO. SD-1
 CLIENT: VEITCH PRINTING INC.
 SURVEYORS: High Properties