

Available Properties

Lancaster Office
717.293.4477

Harrisburg Regional Office
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Chester County Office
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An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors • highassociates.com

FOR LEASE



GREENFIELD CORPORATE CENTER
1848 CHARTER LANE
Corner Suite with Natural Light
3,439 SF – \$13.25/SF N/N/N

FOR SALE



51 BANKS STREET
HARRISBURG
Former School Building in Penbrook
19,050 SF – \$450,000

FOR LEASE



ROSSMOYNE BUSINESS CENTER
5000 RITTER ROAD
Open Floor Plan/Private Offices
2,835-14,549 SF – \$13.50/SF N/N/N

FOR LEASE



17-19 EAST MAIN STREET
LITITZ
Landmark Victorian Brick House
7,192 SF – \$15.00/SF Gross

FOR LEASE



ROSSMOYNE BUSINESS CENTER
4940 RITTER ROAD
Office Space w/Lots of Windows
1,180 SF – \$12.40/SF N/N/N

FOR LEASE



GREENFIELD CORPORATE CENTER
1770 HEMPSTEAD ROAD
Renovated Office Space
2,274 SF – \$11.95/SF N/N/N

FOR LEASE



45 DOE RUN ROAD
MANHEIM
Multiple Private Offices/Conference Room
2,200 SF – \$2,200/Mo. + Electric

FOR LEASE



GREENFIELD CORPORATE CENTER
1905 OLD PHILADELPHIA PIKE
Open Floor Plan
12,823 SF – \$12.25/SF N/N/N

FOR LEASE



ROSSMOYNE BUSINESS CENTER
5020 RITTER ROAD
Flex Office/Drive-In Door
1,000 SF – \$11.75/SF N/N/N

FOR SALE/LEASE



334 NORTH CHERRY STREET
LANCASTER
Charming Two-Story Office
4,108 SF – \$370,000 – \$10.00/SF N/N/N

FOR LEASE



KEYSTONE COURT
LEOLA
Small Offices/Retail
475-6,500 SF – \$590-\$5,960/mo. Gross

FOR LEASE



41 DOE RUN ROAD
MANHEIM
Two Offices/Conference Room/2nd Floor
709 SF – \$1,500/Mo. Gross

FOR LEASE



3840 HEMPLAND ROAD
LANCASTER
Modern Office/Plenty of Parking
10,000-43,000 SF – \$14.25/SF N/N/N

FOR SALE/LEASE



962 HERSHEY PARK DRIVE
HERSHEY
Nice Professional Office Space
1,677 SF – \$475,000 – \$3,000/Mo. N/N/N

FOR LEASE



NORTH POINTE CENTER
160 NORTH POINTE BOULEVARD
Class A Office
1,840-5,000 SF – \$24.40-\$25.00/SF Gross

FOR SALE/LEASE



49-51 SOUTH DUKE STREET
LANCASTER
7,765 SF – \$1,375,000
3,690 SF – \$18.00/SF Gross

FOR LEASE



**805 ESTELLE DRIVE
LANCASTER**

Convenient Access/One Suite Left
968 SF – \$11.95/SF N/N/N

FOR LEASE



**975 NORTH HANOVER STREET
ELIZABETHTOWN**

Former Bank/Well-Maintained
5,062 SF – \$15.00-\$20.00/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1861 CHARTER LANE**

Flex Space/Plenty of Parking
6,000 SF – \$11.95/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1808 COLONIAL VILLAGE LANE**

Adaptable Floor Plan
5,389 SF – \$13.50/SF N/N/N

FOR LEASE



**ROSSMOYNE BUSINESS CENTER
5010 RITTER ROAD**

Offices/Open Area/Conference Room
1,000-3,000 SF – \$11.95/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1858 CHARTER LANE**

Grade Access/Open Office
3,518-4,650 SF – \$8.25/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1869 CHARTER LANE**

Class A Office/Many Amenities
3,651 SF – \$21.95/SF Gross

FOR LEASE



**940 CENTURY DRIVE
MECHANICSBURG**

Two Office Spaces
1,200 SF (2) – \$10.30/SF N/N/N

FOR LEASE



**495 HIGHLANDS BOULEVARD
COATESVILLE**

Private Office Suite
1,173 SF – \$14.95/SF N/N/N

FOR LEASE



**684 WEST MAIN STREET
NEW HOLLAND**

One Office Suite Remaining
4,000 SF – \$12.25/SF + Electric

FOR LEASE



**GREENFIELD CORPORATE CENTER
1809 OLDE HOMESTEAD LANE**

Open Floor Plan
14,400 SF – \$13.25/SF N/N/N

FOR SALE



**237 NORTH PRINCE STREET
LANCASTER**

Income Producing Property
10,576 SF – \$1,295,000

FOR LEASE



**2929 WILLOW STREET PIKE
LANCASTER**

Second Floor Office Space
600-1,608 SF – \$9.50/SF N/N/N

FOR LEASE



**525 HIGHLANDS BOULEVARD
COATESVILLE**

Corner Office Suite
2,287 SF – \$14.00/SF N/N/N

FOR LEASE



**885 FOX CHASE
COATESVILLE**

Nine Offices/Large Training Room
4,121 SF – \$12.00/SF N/N/N

FOR LEASE



**1587 COMMERCE DRIVE
LANCASTER**

Attractive Office/Flex
750-1,500 SF – \$8.00-14.00/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1860 CHARTER LANE**

Private Offices/Conference Room
1,000-1,125 SF – \$11.25-\$11.75/SF N/N/N

FOR LEASE



**700 INDIAN SPRINGS DRIVE
LANCASTER**

Class "A" Office
3,998-5,429 SF – \$17.75-\$18.75/SF Gross

FOR SALE



**700 BRENTWOOD DRIVE
LITITZ**

Perfect for Church or Daycare
8,060 SF – \$1,299,000

FOR SALE/LEASE



**800 NEW HOLLAND AVENUE
LANCASTER**

25,312 SF Two-Story Office Building
\$1,399,000 – \$8.50/SF N/N/N

FOR SALE/LEASE



**1060 EAST MAIN STREET
BLUE BALL**
BB&T Sale Leaseback
Plus 19,850 SF Available For Lease

FOR LEASE



**13 W. MAIN STREET
MECHANICSBURG**
Retail/Office w/Great Traffic Count
1,500 SF – \$1,000/Mo. + Utilities

FOR SALE



**202 PIPER CIRCLE
ANNVILLE**
Sports Facility w/Additional Land
11,040 SF – \$1,300,000

FOR SALE



**800 SOUTH QUEEN STREET
LANCASTER**
Retail/Office/Residential
23,670 SF – \$1,295,000

FOR SALE



**149 SOUTH SPRUCE STREET
ELIZABETHTOWN**
Auto Service Shop, Parts & Sales
2,900 SF – \$145,000

FOR LEASE



**ROSSMOYNE BUSINESS CENTER
4926 LOUISE DRIVE**
Retail/Office
1,012 or 2,023 SF – Negotiable

FOR LEASE



**GREENFIELD CORPORATE CENTER
HOSPITALITY LANE**
Two Restaurant Pad Sites
\$115,000 Annually

FOR LEASE



**MILL CREEK SQUARE
2350 LINCOLN HIGHWAY**
Small Shops/End Caps
1,617-9,072 SF

FOR SALE/LEASE



**31 LANDINGS DRIVE
ANNVILLE**
Restaurant/High Ceiling
2,836 SF – \$15.00/SF N/N/N

FOR LEASE



**910 SOUTH DUKE STREET
LANCASTER**
New Retail Strip Center
1,925 SF – \$14.00/SF N/N/N

FOR LEASE



**SHOPPES AT GREENFIELD
LANCASTER**
Retail Space/High Exposure
820-895 SF – \$16.95-\$18.50/SF N/N/N

FOR LEASE/CONDO SALE



**750-786 LITITZ PIKE
LITITZ**
Office/Retail Location
3,712-11,082 SF

FOR LEASE



**318 TAXIWAY DRIVE
LEBANON**
Retail/Office Space/In Sports Park
1,000-9,198 SF – \$9.50/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
GREENFIELD ROAD**
Office/Institutional/Industrial
Build-to-Suit-to-Lease

FOR SALE



**50 DENVER ROAD
DENVER**
Distribution Center/Seventeen Dock Doors
132,000 SF – \$6,790,000

FOR LEASE



**855 FOX CHASE
COATESVILLE**
Class A Warehouse/Cross Docking
34,034 SF – \$7.25/SF N/N/N

FOR LEASE



**5 INDUSTRIAL WAY
DENVER**
Well Maintained/Warehouse/Distribution
22,540 SF – \$4.95/SF N/N/N

FOR LEASE



**555 FOX CHASE
COATESVILLE**
Pristine End Unit
4,940 SF – \$8.25/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1809 OLDE HOMESTEAD LANE**
Flex Space/Dock and Drive-In
2,866-9,600 SF – \$8.25-\$9.25/SF N/N/N

FOR LEASE



**2754 CREEK HILL ROAD
LEOLA**
Manufacturing Space w/5,268 SF Office
48,750 SF – \$4.95/SF N/N/N

INVENTORY KEY



OFFICE



RETAIL



INDUSTRIAL/FLEX



LAND



INVESTMENT

FOR LEASE



**3750 HEMPLAND ROAD
MOUNTVILLE**

Sublease - Short Term Only
5,000-70,000 SF – \$6.50/SF Gross

FOR LEASE



GREENFIELD CORPORATE CENTER • 1820 OLDE HOMESTEAD LANE

Four Docks/One Grade Door/3,060 SF Office Space
54,252 SF – \$5.35/SF N/N/N

FOR LEASE



**885 STONY BATTERY ROAD
LANCASTER**

Eight Docks/One Drive-In Door
53,113 SF – \$4.95/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1905 OLDE HOMESTEAD LANE**

Two Docks/One Overhead Door
10,000 SF – \$7.25/SF N/N/N

FOR SALE/LEASE



**43 INDUSTRIAL ROAD
BROWNSTOWN**

Two Buildings/Outside Storage
11,760 SF – \$1,200,000 – \$7.50/SF N/N/N

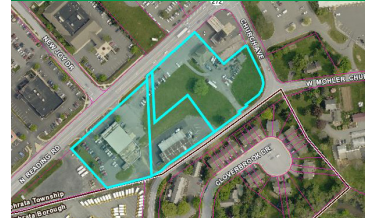
FOR SALE



**828 SOUTH PRINCE STREET
LANCASTER**

Commercial Zone/Many Uses Possible
5,510 SF – \$470,000

FOR SALE



**471-475 N. READING ROAD
EPHRATA**

Three Commercial Properties
4.48 Acres – \$2,100,000

FOR SALE



**515 NORTH FRANKLIN STREET
LANCASTER**

7.34 Acres/Zoned Commercial
29,433 SF – \$2,295,000

FOR LEASE



**735 FOX CHASE
COATESVILLE**

Convenient Location/Great Access
6,429 SF – \$8.50/SF N/N/N

FOR SALE



**50 SPRUCE STREET
PINEGROVE**

Two Warehouses
15,600 Total SF – \$327,000

FOR SALE/LEASE



**1621 WILLOW STREET
LEBANON**

Light Industrial/Warehouse
27,000 SF – \$1,323,000 – \$3.45/SF

FOR LEASE



**684 WEST MAIN STREET
NEW HOLLAND**

Two Docks/One Garage Door
5,000 SF – \$3.00/SF Gross

FOR LEASE



**97 ASHMORE DRIVE
LEOLA**

One Overhead/One Dock Door
7,000 SF – \$4.95/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1740 HEMPSTEAD ROAD**

Unique Flex Building
33,743 SF – \$4.50/SF N/N/N

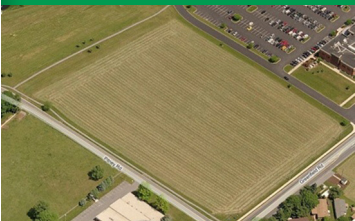
FOR LEASE



**ROSSMOYNE BUSINESS CENTER
5040 LOUISE DRIVE**

Office/Flex/Warehouse
2,814, 4,880, 9,922 SF – \$6.95-\$11.75/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
PITNEY ROAD**

Office/Institutional/Industrial
Build-to-Suit-to-Lease

FOR LEASE



**145 INDEPENDENCE COURT
LANCASTER**

Great Location/Easy Access to Rt. 30
34,200 SF – \$4.60/SF N/N/N

FOR LEASE



**92 WEST MAIN STREET
REINHOLDS**

Heated Dry Storage/Two Loading Docks
12,000 SF – \$2.25/SF N/N/N

FOR LEASE



**GREENFIELD CORPORATE CENTER
1701 HOMESTEAD ROAD**

Five Docks/One Overhead Door
40,858 SF – \$5.95/SF N/N/N

717.697.2422

Annette Cassel Means or Derry Young

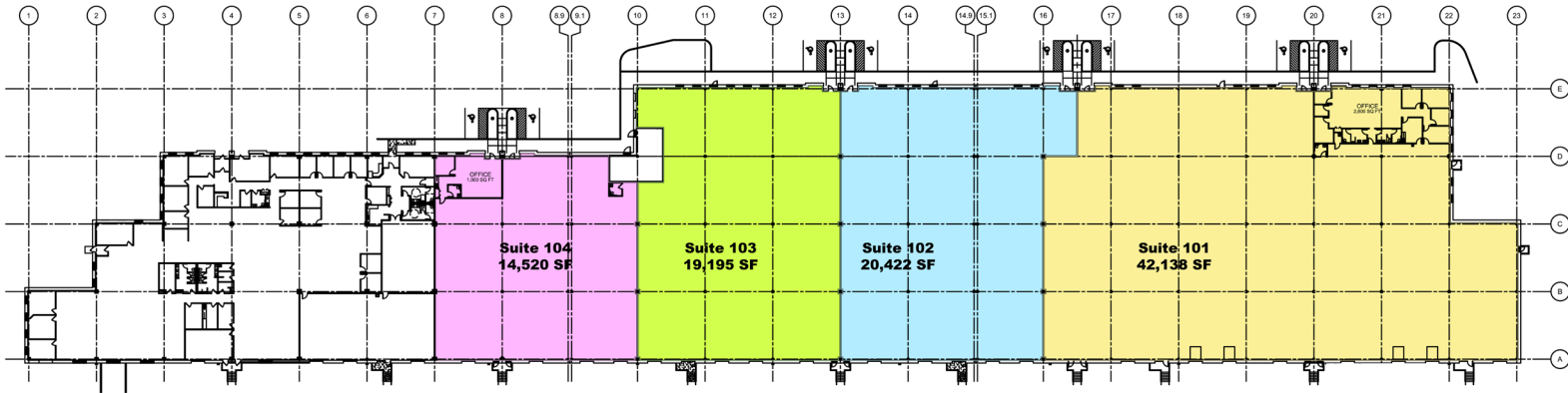
Energy Efficient Class A
Flex/Office - Warehouse

14,520 up to 96,295 SF

5031 Richard Lane
Mechanicsburg, PA 17055



for lease



Entire suite:
96,295 SF
2,800 SF office
\$6.95 SF

or can be subdivided:

Suite 101: 42,138 SF with existing 2,800 SF office	\$7.00 SF
Suite 102: 20,442 SF with 1,100 SF office to be built out	\$7.95 SF
Suite 103: 19,195 SF with 1,100 SF office to be built out	\$7.95 SF
Suite 104: 14,520 SF with 1,100 SF office to be built out	\$7.95 SF

5 Year minimum lease term. Estimated CAM for 2018 budget \$2.28 PSF which includes HVAC maintenance, but not utilities/trash.

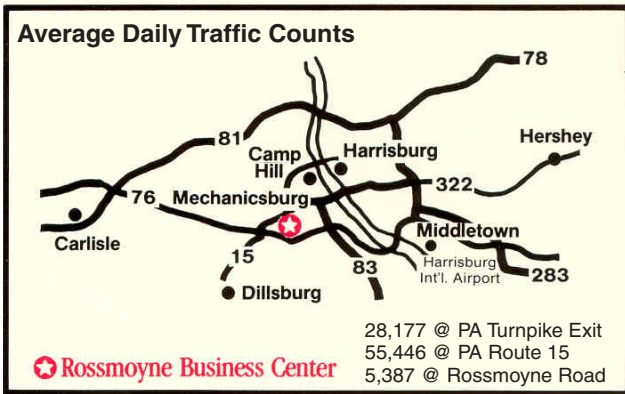
121,643 Total SF



Building Information

Zoning	Industrial Park
Construction	Insulated architectural masonry
Year Constructed	2008
Floor Type	5" reinforced 3,000 psi concrete
Number of Floors	Single story
Condition	Excellent
Ceiling Height	24'-28' clear
Heating/AC	Electric heat pumps (office), gas unit heaters (warehouse)
Electric	208/120 volt, 3 phase, 200 amp to each suite
Roof	Insulated rubber over steel deck
Sprinklers	Wet - 100% coverage
Overhead drive-in doors	Dock doors can be converted to drive-in doors by installing ramps
Dock Doors	21 dock doors -- 8'x10' -- 6 with mechanical levelers - 40,000 pounds capacity
Bays	40' x 40'
Insulation	Roof - 3.3" polyiso (R20+) Walls - 2" rigid insulation - cavity wall construction
Lighting	T-8 fluorescent in office, T-5 high bays with sensors in warehouse
Parking	242 spaces total with lighting

Average Daily Traffic Counts



FOR SALE**900 MAPLE STREET
LEBANON**Three-Story Conversion Property
144,020 SF – \$2,995,000**FOR SALE****1229 WEST LINCOLN HIGHWAY • COATESVILLE**15,000 SF Office/19,200 SF Warehouse
Two Buildings – 36,040 Total SF – \$1,900,000**FOR SALE****82 LINDA DRIVE
MECHANICSBURG**Mobile Home Park/66 Units Occupied
15.46 Acres – \$3,000,000**LAND FOR SALE****555 SOUTH WATER STREET
LANCASTER**Commercial
1.25 Acres – \$139,900**1294 STRICKLER ROAD
MANHEIM**Industrial Raw Land
7.98 Acres – \$775,000**701 STONY BATTERY ROAD
LANDISVILLE**Enterprise Zoning
18.7 Acres – \$1,690,000**2360 SHEAFFER ROAD
ELIZABETHTOWN**Zoned Residential
43 +/- Acres**101 OLD EBENEZER ROAD
LEBANON**Commercial
13 Acres – Negotiable**55 YOE DRIVE
RED LION**Residential Land
64 Acres – \$1,395,000
UNDER AGREEMENT**LAND FOR SALE****N. OF AIRPORT ROAD &
1658 S. FORGE ROAD
PALMYRA**Medium Density Residential
& Commercial Office
15 +/- Acres – \$549,000**1780 COLUMBIA AVENUE
COLUMBIA**Commercial C-1
3.3 Acres – \$230,000
UNDER AGREEMENT**HARRISBURG PIKE (RTE. 230)
& DEODATE ROADS
MIDDLETOWN**Commercial C-2
4.2 Acres – \$299,000
UNDER AGREEMENT**HIGHLANDS BOULEVARD
COATESVILLE**Industrial
4.68 Acres - \$819,000**HIGHLANDS BOULEVARD
COATESVILLE**Office/Retail
13.72 Acres - \$3,704,000**LAND FOR SALE****HIGHLANDS BOULEVARD
COATESVILLE**Office/Retail
2.1 Acres - \$567,000**HIGHLANDS BOULEVARD
COATESVILLE**Industrial
12.1 Acres - \$2,117,500**LAND FOR LEASE****676 & 680 WEST MAIN STREET
NEW HOLLAND**Commercial Zoning
.96-2.6 Acres
\$50,000-\$100,000 Annually**FLIGHT PATH PARK
PALMYRA**I/C Industrial Commercial
2.2-10 Acres – Negotiable**LAND FOR SALE
OR FOR LEASE****CLEAR SPRING ROAD & RTE. 422
ANNVILLE**Commercial
2-25 +/- Acres – Negotiable
1.5 AC UNDER AGREEMENT**WITMER DRIVE
HARRISBURG**CG Commercial General
.84 Acres – \$175,500
\$20,000/Yr. N/N/N**4013 VICTORIA AVENUE
HARRISBURG**CG Commercial General
.5 Acres – \$575,000
\$60,000/Yr. N/N/N**RED TOP ROAD
& RTE. 39 HERSHEY ROAD
HUMMELSTOWN**Neighborhood Commercial
3 Acres – \$895,000
\$85,000/Yr. N/N/N

An Affiliate of High Real Estate Group LLC

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INVENTORY KEY

OFFICE



RETAIL



INDUSTRIAL/FLEX



LAND



INVESTMENT