

FOR LEASE

717.293.4477



1905 HORSESHOE ROAD LANCASTER, PA 17601

WAREHOUSE



250,360 TOTAL
SQUARE FEET



18.54 ACRES



\$6.15/SF NNN



- Rail Access
- 30 Dock Doors
- Convenient Highway Access



Greenfield

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LANCASTER, PA 17601**

LEASE RATE

\$6.15/SF NNN

PROPERTY TYPE

Warehouse



DESCRIPTION

Highly functional, 250,000 square feet industrial building. Located in Greenfield (with nearly 4 million square feet of commercial space), the building features 30' clear ceiling heights, wide 40'x40' column spacing, 32 dock doors, an overhead door and parking for 58 trailers and 180 cars. In addition, the property is served by a rail spur operated by Norfolk Southern. The building can be expanded by an additional 75,000 square feet for a total building size of 325,000 square feet.

BUILDING INFORMATION

Total Square Feet:	250,360
Office Square Feet:	1st Floor: 35,975 2nd Floor: 14,287
Warehouse Manufacturing Square Feet:	228,969
Lease Rate:	\$6.15/SF
CAM per Square Feet:	\$1.42
HVAC:	Gas heat & electric A/C
Sprinklers:	ESFR
Warehouse Lighting:	T-8
Office Lighting:	New LED
Parking:	180 spaces
Tractor Trailer Parking:	58 spaces
Dock Doors:	32 dock doors
Ceiling Height:	30 feet
Column Spacing:	40' x 40'
Electric:	2000 amp, 480 volt, 3-phase

Floor Thickness:	Special hardener on 6" concrete
Acreage:	18.54 acres
Water:	Public
Sewer:	Public
Zoning:	Business Park Zoning
Municipality:	East Lampeter Township
County:	Lancaster County

Additional Comments:

Served by a rail spur operated by Norfolk Southern.

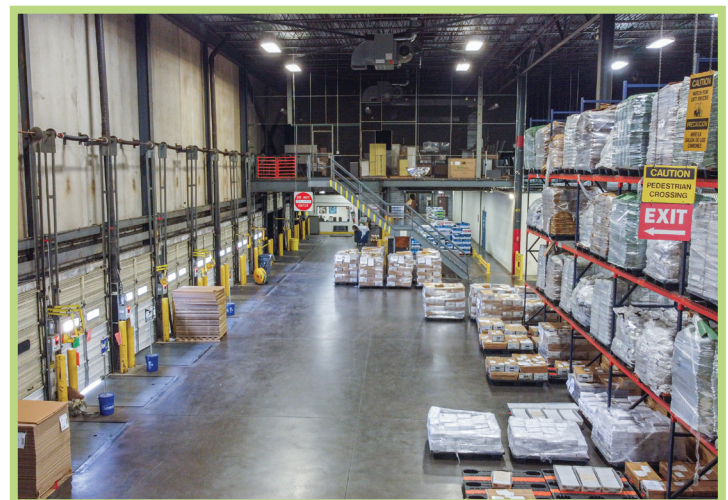
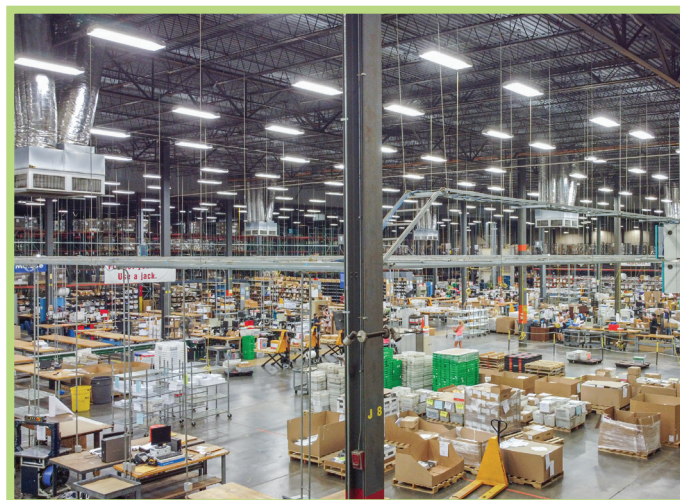
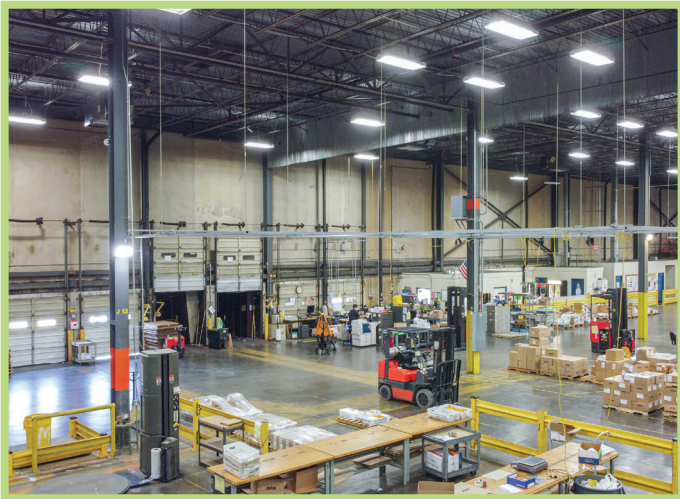
Price includes upgrade of entire building to ESFR sprinkler systems, raising half of dock doors to 10', addition of new seals on all docks, and upgrade to LED lighting to office space.

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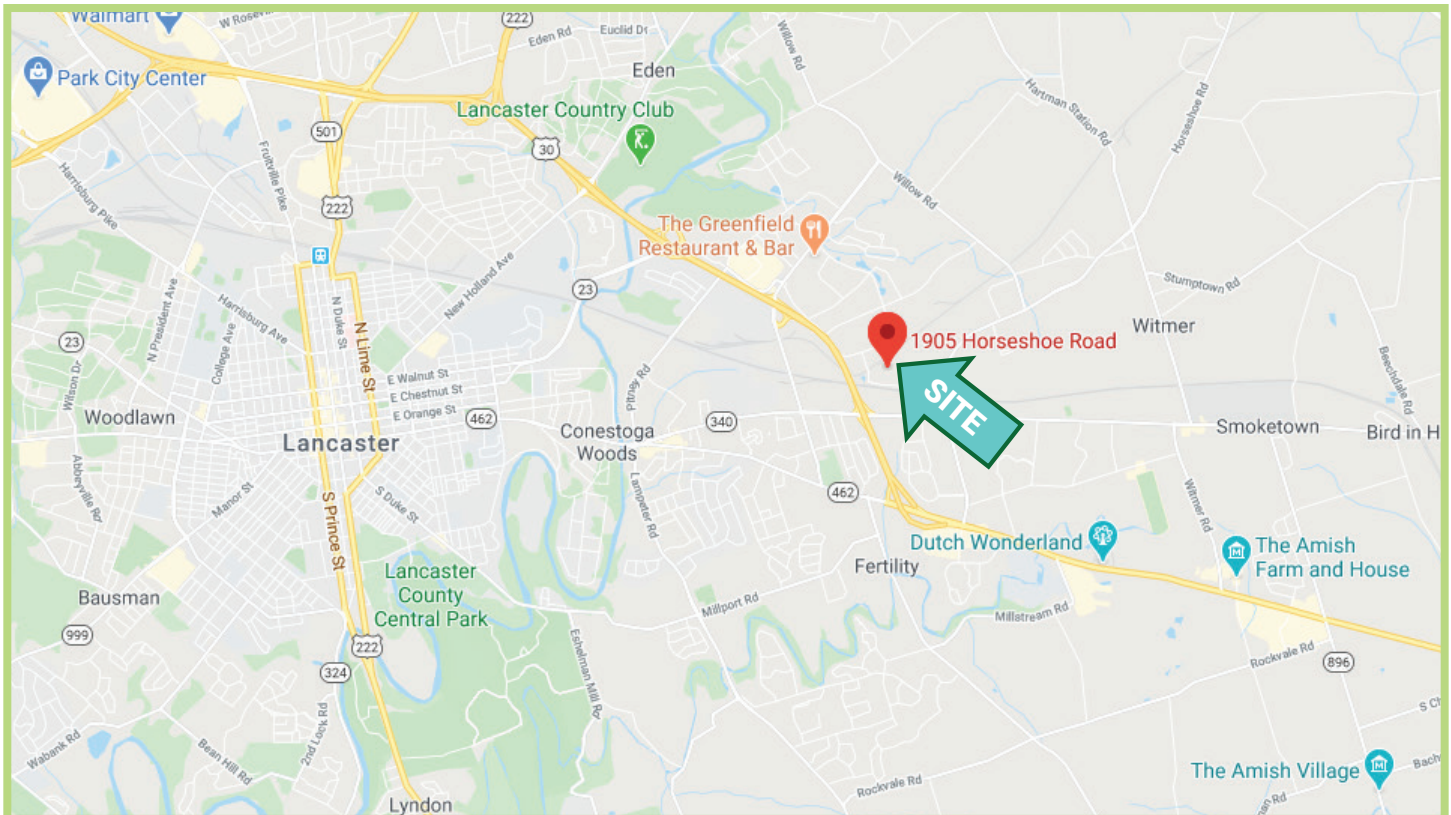
iHIGH ASSOCIATES LLC

1905 HORSESHOE ROAD, LANCASTER, PA 17601



PROXIMITY TO MAJOR ROADS

US-30	2 miles
PA-23	3 miles
US-222	3 miles
PA-272	9 miles
US-322	14 miles
I-76	20 miles



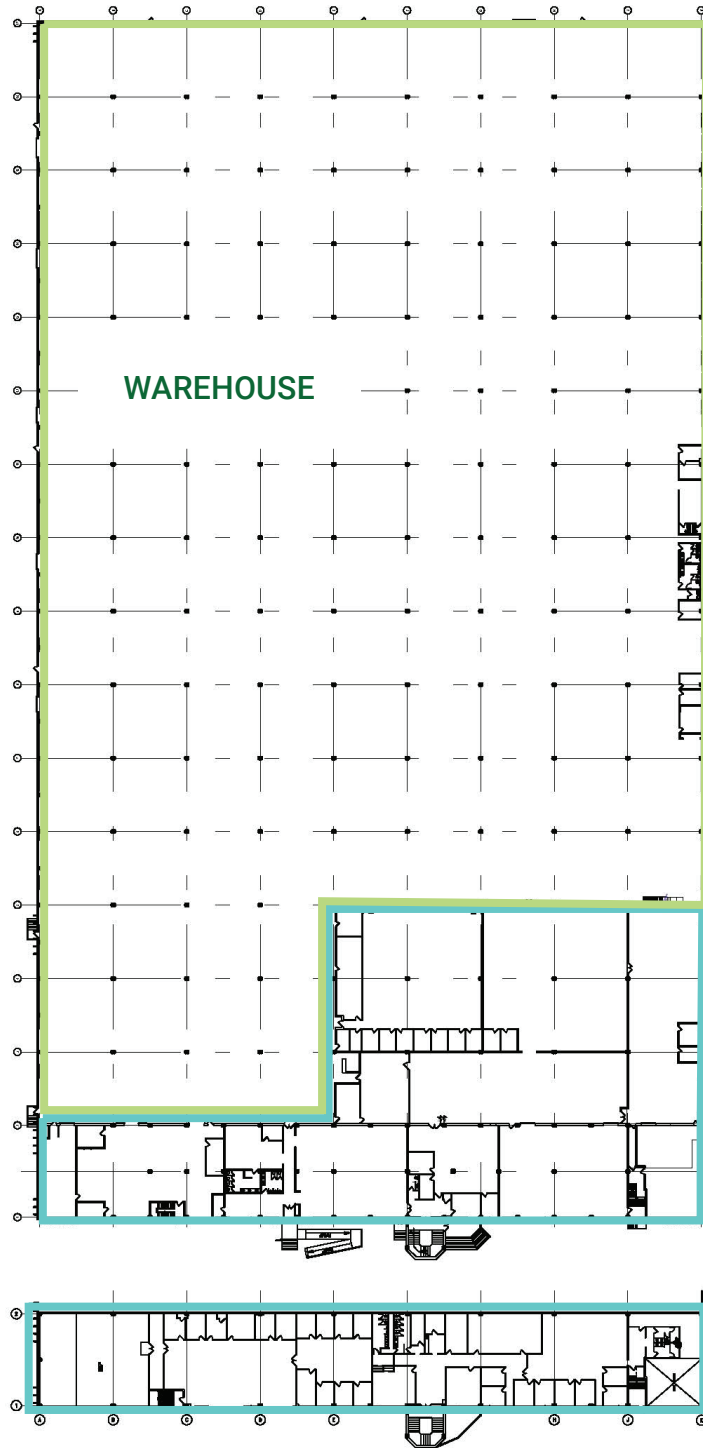
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FLOOR PLAN

SCALE: N.T.S.

**1ST FLOOR
OFFICE**

**2ND FLOOR
OFFICE**

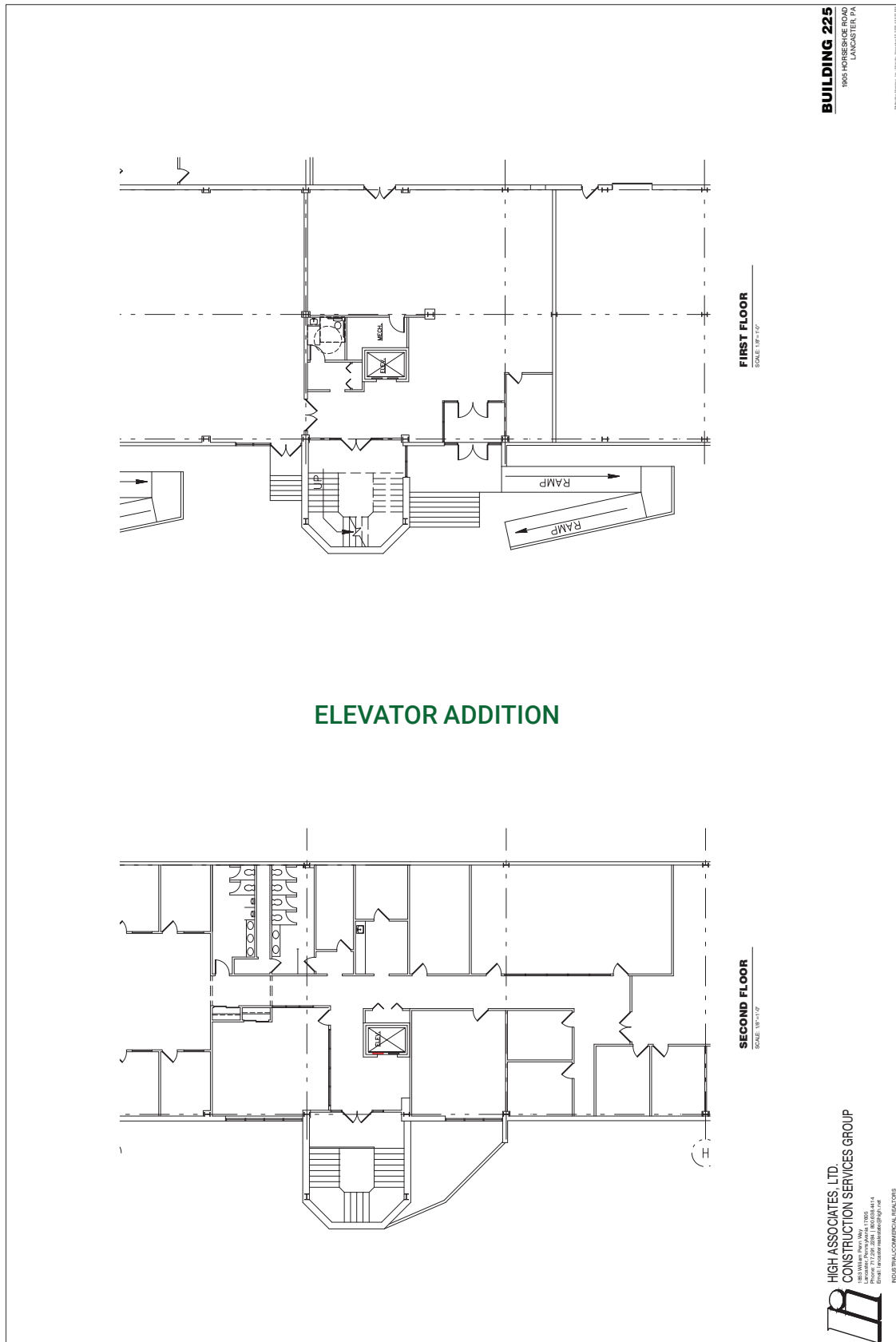
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THE HIGH PHILOSOPHY

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.



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