

NEW FREEDOM BUSINESS PARK

10-50 E HIGH STREET | NEW FREEDOM, PA | 17349

±10,000 - 18,355 SF Warehouse Space Available

AVAILABLE
FOR LEASE

PROPERTY OVERVIEW

The New Freedom Business Park has a variety of buildings that were originally used as part of a canning operation. The NFBP is now a mixed use of commercial and industrial uses. There are three vacancies in the Park ranging from 10,000-18,355 SF. Each building has concrete floors and varies with dock and drive-in door access.

The property is zoned Light Industrial. Some of the Permitted Uses include manufacturing, warehouse, office, restaurant. The property is adjacent to the New Freedom Borough Municipal Office and Police Station. The rail trail borders the western property line of the Park, which is frequently used for biking/walking. The property is also located a block from the Northern Central Railway.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,135	24,880	40,048
TOTAL EMPLOYEES	3,587	6,084	9,554
AVERAGE HHI	\$109,779	\$108,097	\$116,448
TOTAL HOUSEHOLDS	5,048	9,430	14,969

TRAFFIC COUNTS: **S Front Street** - ±2,000 VPD



Ryan Myers

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

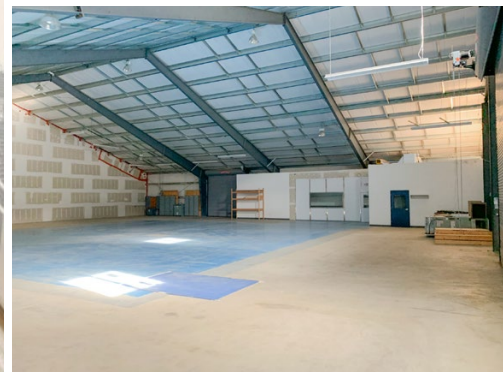


COMMERCIAL BROKERAGE. *Redefined.*

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BUILDING #6

Square Feet: 10,000 SF
Ceiling Height: 18' – 30'
of Docks: None – ability to create an interior dock
of Drive-In: Two – 14'H & 16'H
Power: 3 phase, 480V/600A
Availability: Immediately
Lease Rate: \$6.00/SF NNN



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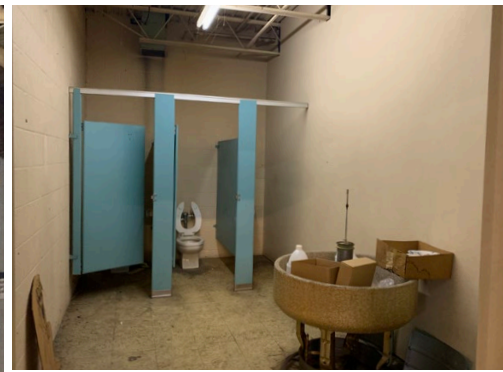
ACTIVE MEMBER OF:

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BUILDING #10

Square Feet: 18,355 SF
Ceiling Height: 10' - 12'
of Docks: Two
of Drive-In: None – ability to create a drive-in
Power: 3 phase, 480V/100A
Availability: Immediately
Lease Rate: \$4.50/SF NNN

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MARKET AERIAL



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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York, PA 17402

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EXTON OFFICE:

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Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

