

# NEW FREEDOM BUSINESS PARK

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

±15,000 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 is one vacancy in the Park.

Building 6B has 15,000 SF with one dock and one drive-in. The peak of the ceiling height is 30'.

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 Office and Police Station. The rail trail borders the western property line of the Park, which is 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, CCIM

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## BUILDING #6-B

Square Feet: 15,000 SF  
Ceiling Height: 18' - 30'  
# of Docks: 1  
# of Drive-In: 1  
Power: 3 phase, 480V/200A  
Availability: Within 60 days  
Lease Rate: \$5.00/SF NNN

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## MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE

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Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Ryan Myers, CCIM

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## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

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