

NEW FREEDOM BUSINESS PARK

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

±7,200 - 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 7,200-18,355 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

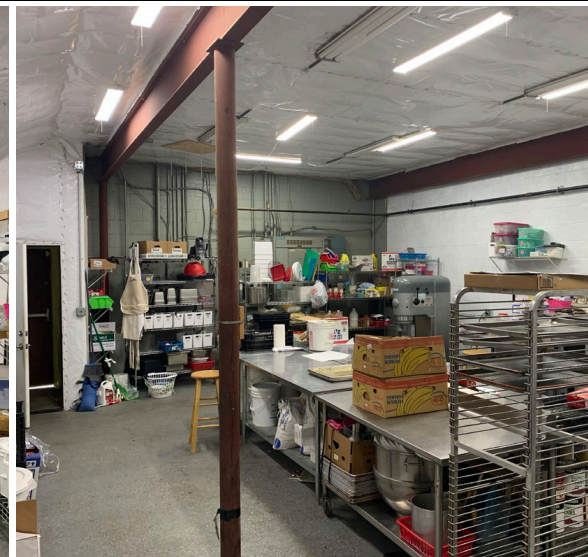
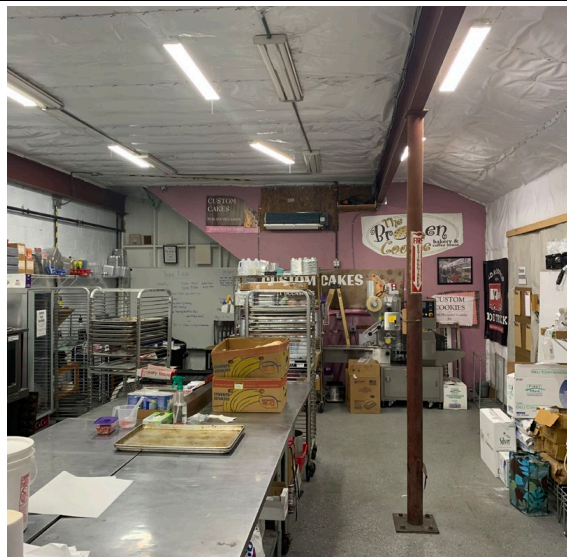


COMMERCIAL BROKERAGE. *Redefined.*

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BUILDING #4

Square Feet: 7,200 SF

Ceiling Height: 16'

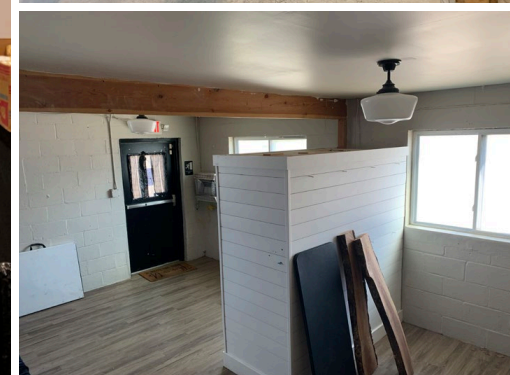
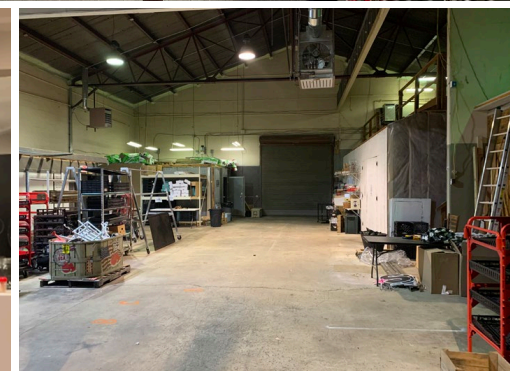
of Docks: One

of Drive-In: One - 12'H

Power: 3 phase, 480V/100A

Availability: Immediately

Lease Rate: \$5.92/SF NNN



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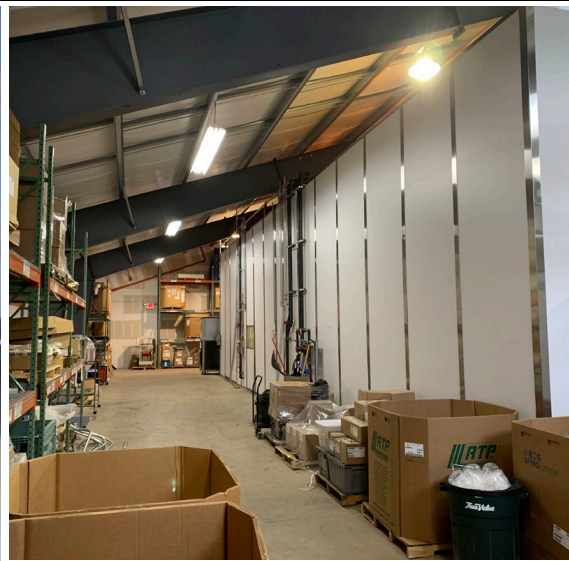
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BUILDING #6

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: January 1, 2024
Lease Rate: \$6.00/SF NNN



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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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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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CHARLES G. SUMMERS JR. CANNERY
1923-1986
New Freedom, PA.

