

NEW FREEDOM BUSINESS PARK

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

±15,000-18,355 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 two vacancies in the Park.

Building 6B has 15,000 SF with one dock and one drive-in. The peak of the ceiling height is 30'. Building 10 has 18,355 SF and has two dock doors.

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

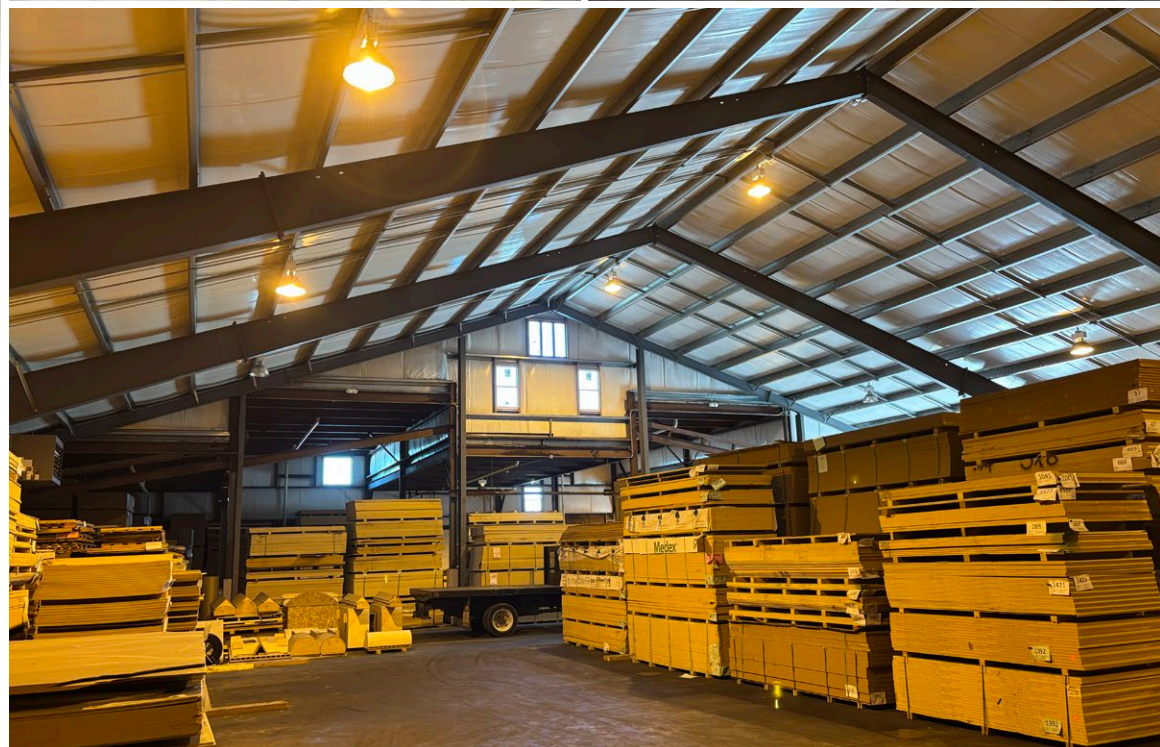


COMMERCIAL BROKERAGE. *Redefined.*

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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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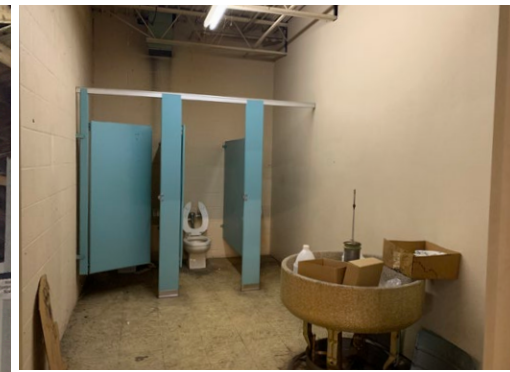


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BUILDING #10

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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CRESCENT
INDUSTRIES

AIR POWER, INC.

BUILDING #6B
±15,000 SF

BUILDING #10
±18,355 SF

S Front Street

E High Street



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
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

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CONTACT US

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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.

