

10 E High Street | New Freedom, PA 17349

± 17,596 SF Warehouse Space Available

Available For Lease

Property Overview

The New Freedom Business Park has a variety of buildings that were originally part of a canning operation. The NFBP is now a mixed use of commercial and industrial uses. There is currently 17,596 SF of warehouse/manufacturing available for lease, known as Bldg #10. The space has 10' - 12'6" clearance. There are 2 - 8'x8' dock doors and the ability to create a drive-in door. The space has concrete floors, fluorescent lighting, Modine heat in one section, and restrooms. The building is adjacent to the local rail trail that is frequently used for biking, walking. The rail trail runs from York, PA into northern Maryland. The NFBP is also located a block from the Northern Central Railway.

The property is zoned Light Industrial and can be used for a brewery operation w/restaurant, manufacturing, a contractor's shop/office, printing facility, warehouse, etc. The lease rate is \$4.00/SF with the NNN \$.65/SF.

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
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

10 E High Street | New Freedom, PA 17349

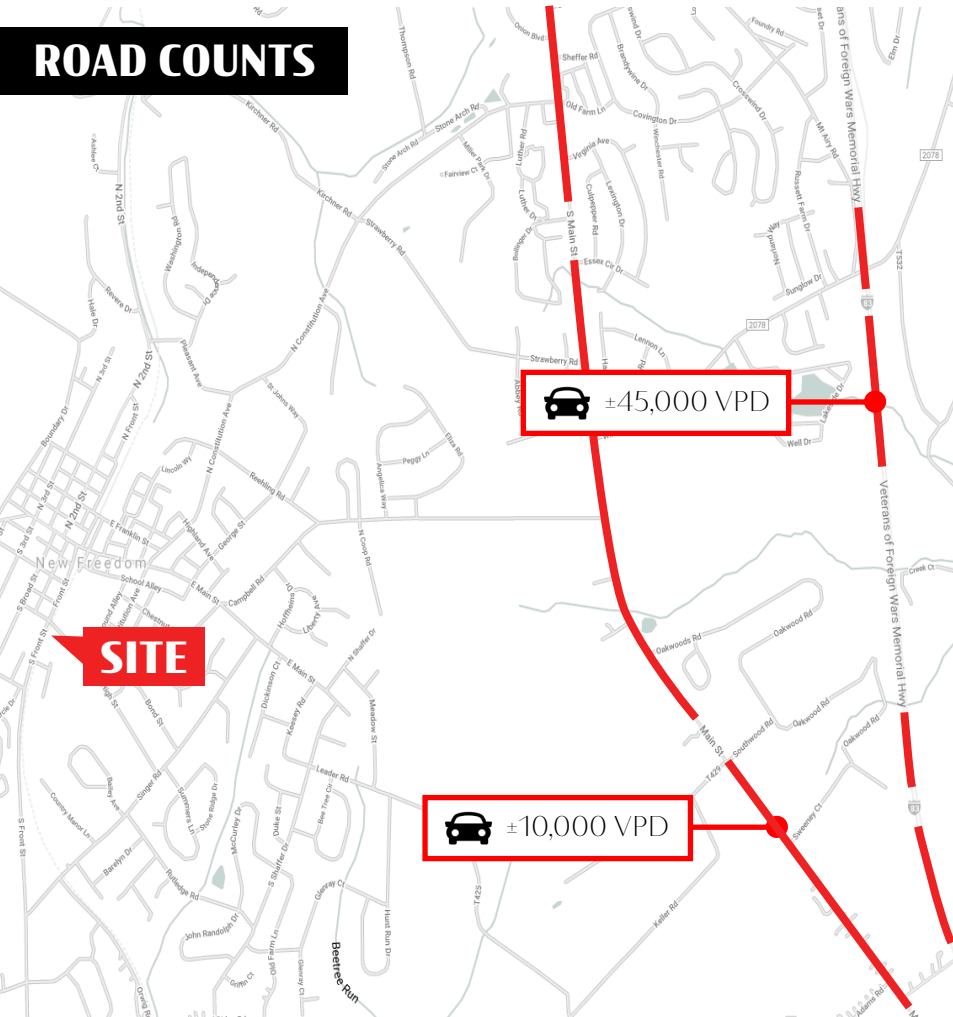
± 17,596 SF Warehouse Space Available

Available For Lease

Location

The property is located in southern York County Pennsylvania. The site is approximately 3.5 miles from Interstate 83. Traveling I-83 it is 30 miles to Baltimore, MD and 40 miles to Harrisburg, PA. The employment market is supported by New Freedom as well as neighboring towns; Shrewsbury, Stewartstown, and Jacobus.

ROAD COUNTS



RYAN MYERS
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

10 E High Street | New Freedom, PA 17349

± 17,596 SF Warehouse Space Available

Available For Lease



RYAN MYERS
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

10 E High Street | New Freedom, PA 17349

± 17,596 SF Warehouse Space Available

Available For Lease

MARKET AERIAL



RYAN MYERS
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK