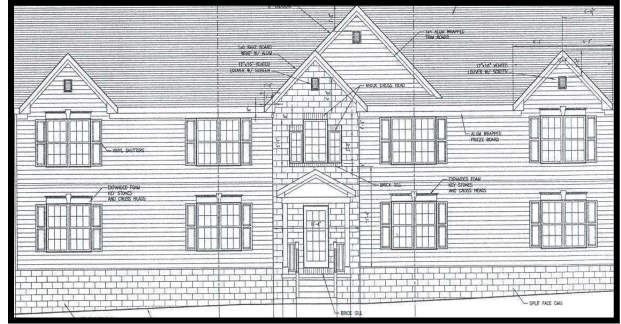


(717) 293-4477

FOR LEASE



**NOLT ROAD
LANCASTER, PA 17603**

BUILDING A

Office/Retail A: 1,150 SF @ \$13.25/SF N/N/N
Office/Retail B: 1,160 SF @ \$12.95/SF N/N/N
Office/Retail C: 1,150 SF @ \$12.95/SF N/N/N

BUILDING B

Office/Retail A: 1,150 SF @ \$13.25/SF N/N/N
Office/Retail B: 1,160 SF @ \$12.95/SF N/N/N
Office/Retail C: 1,150 SF @ \$12.75/SF N/N/N

BUILDING C

Office/Retail A: 1,782 SF LEASED
Office/Retail B: 1,550 SF @ \$12.95/SF N/N/N

Date Construction: 2008
Type Construction: Brick and masonry
HVAC: Central A/C, heat pump, electric
Electric: 50 – 200 amps
Water & Sewer: Public

SITE DATA

Zoning: Mixed-Use
Municipality: East Hempfield
County: Lancaster
Tax Map#: 290-11H9-7-4

Contact: Jeff Herr, CCIM
cjherr@high.net
717-293-4554



1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

High Associates Ltd.
An Affiliate of High Real Estate Group LLC
1853 William Penn Way
Lancaster, PA 17601
www.highassociates.com

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HEMPFIELD COMMONS

COMMERCIAL

BUILDING A

Office/Retail A	1 x 1,150 sq ft	=	1,150 sq ft
Office/Retail B	1 x 1,160 sq ft	=	1,160 sq ft
Office/Retail C	1 x 1,150 sq ft	=	1,150 sq ft

BUILDING B

Office/Retail A	1 x 1,150 sq ft	=	1,150 sq ft
Office/Retail B	1 x 1,160 sq ft	=	1,160 sq ft
Office/Retail C	1 x 1,150 sq ft	=	1,150 sq ft

BUILDING C

Office/Retail A	1 x 1,782 sq ft	=	1,782 sq ft
Office/Retail B	1 x 1,550 sq ft	=	1,550 sq ft

10,252 sq ft

APARTMENTS

BUILDING A

1 bedroom/1 bathroom	4 x 735	=	2,940 sq ft
2 bedroom/1 bathroom	4 x 900	=	3,600 sq ft

BUILDING B

1 bedroom/1 bathroom	4 x 735	=	2,940 sq ft
2 bedroom/1 bathroom	4 x 900	=	3,600 sq ft

BUILDING C

1 bedroom/1 bathroom	4 x 700	=	2,800 sq ft
2 bedroom/1 bathroom	4 x 840	=	3,360 sq ft

19,240 sq ft

Total Square Footage =

29,492 sq ft

10,252 sq ft ÷ 29,492 sq ft = 35% Commercial

19,240 sq ft ÷ 29,492 sq ft = 65% Apartments

LOCATION MAP



**Nolt Road
Lancaster, PA 17603**



DM/A
 1000 MARKET STREET, SUITE 1000
 PHILADELPHIA, PA 19102
 TEL: 215-592-1000
 FAX: 215-592-1001

**HEMPFIELD COMMONS
 OFFICE/APARTMENT COMPLEX**
 EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA

LAND DEVELOPMENT PLAN



PLANS SUBJECT TO APPROVAL - NOT FINISHED
 FOR NO OR CONSTRUCTION PURPOSES



LEGEND

1	EXISTING
2	PROPOSED
3	REMOVED
4	AS SHOWN
5	AS NOTED
6	AS NOTED
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EXISTING USE DATA

USE	NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1	1000	113
2	2	2000	227
3	3	3000	340
4	4	4000	454
5	5	5000	567
6	6	6000	681
7	7	7000	794
8	8	8000	908
9	9	9000	1021
10	10	10000	1135
11	11	11000	1248
12	12	12000	1362
13	13	13000	1475
14	14	14000	1589
15	15	15000	1702
16	16	16000	1816
17	17	17000	1929
18	18	18000	2043
19	19	19000	2156
20	20	20000	2270
21	21	21000	2383
22	22	22000	2497
23	23	23000	2610
24	24	24000	2724
25	25	25000	2837
26	26	26000	2951
27	27	27000	3064
28	28	28000	3178
29	29	29000	3291
30	30	30000	3405
31	31	31000	3518
32	32	32000	3632
33	33	33000	3745
34	34	34000	3859
35	35	35000	3972
36	36	36000	4086
37	37	37000	4200
38	38	38000	4313
39	39	39000	4427
40	40	40000	4540
41	41	41000	4654
42	42	42000	4767
43	43	43000	4881
44	44	44000	4994
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50	50	50000	5675
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CONVERSION DATA

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