

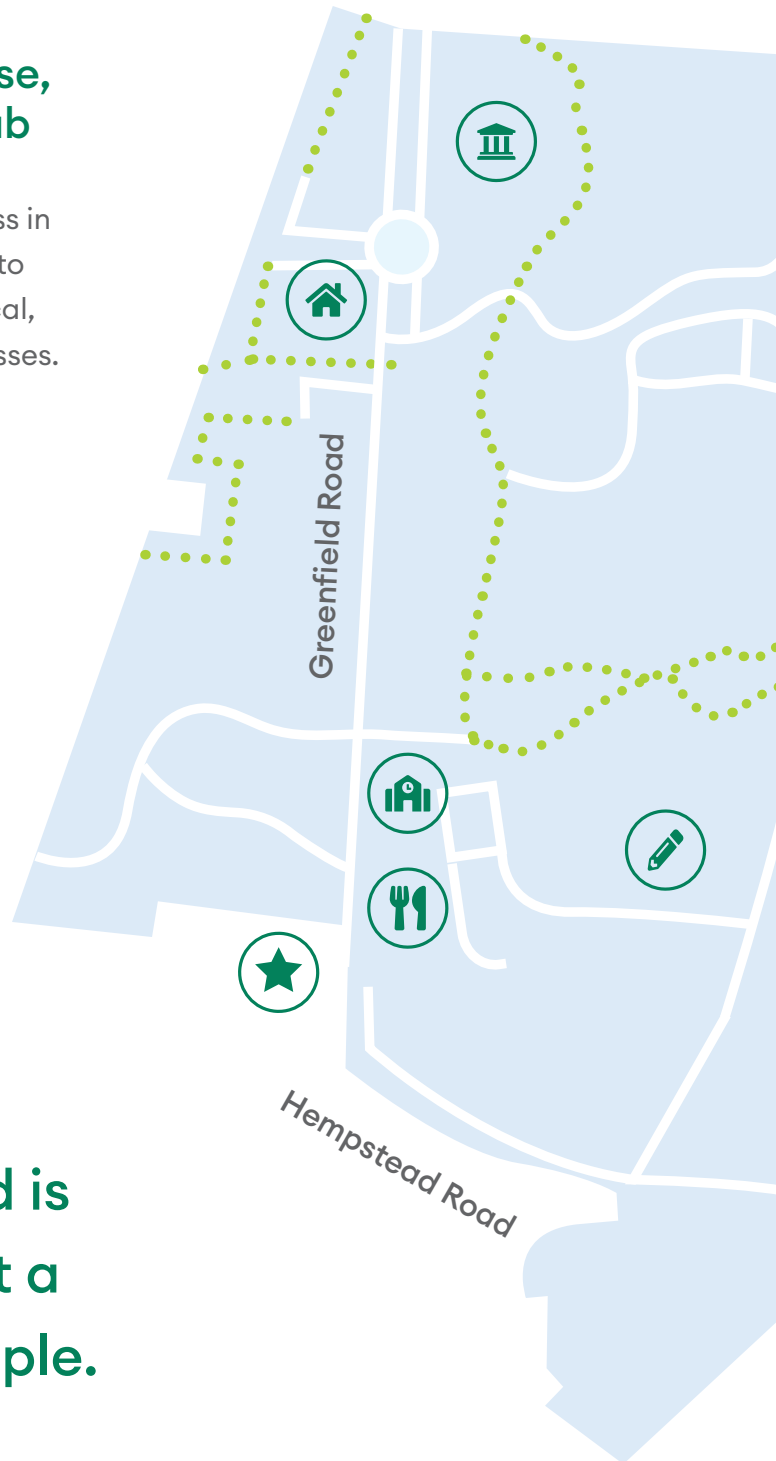


Greenfield

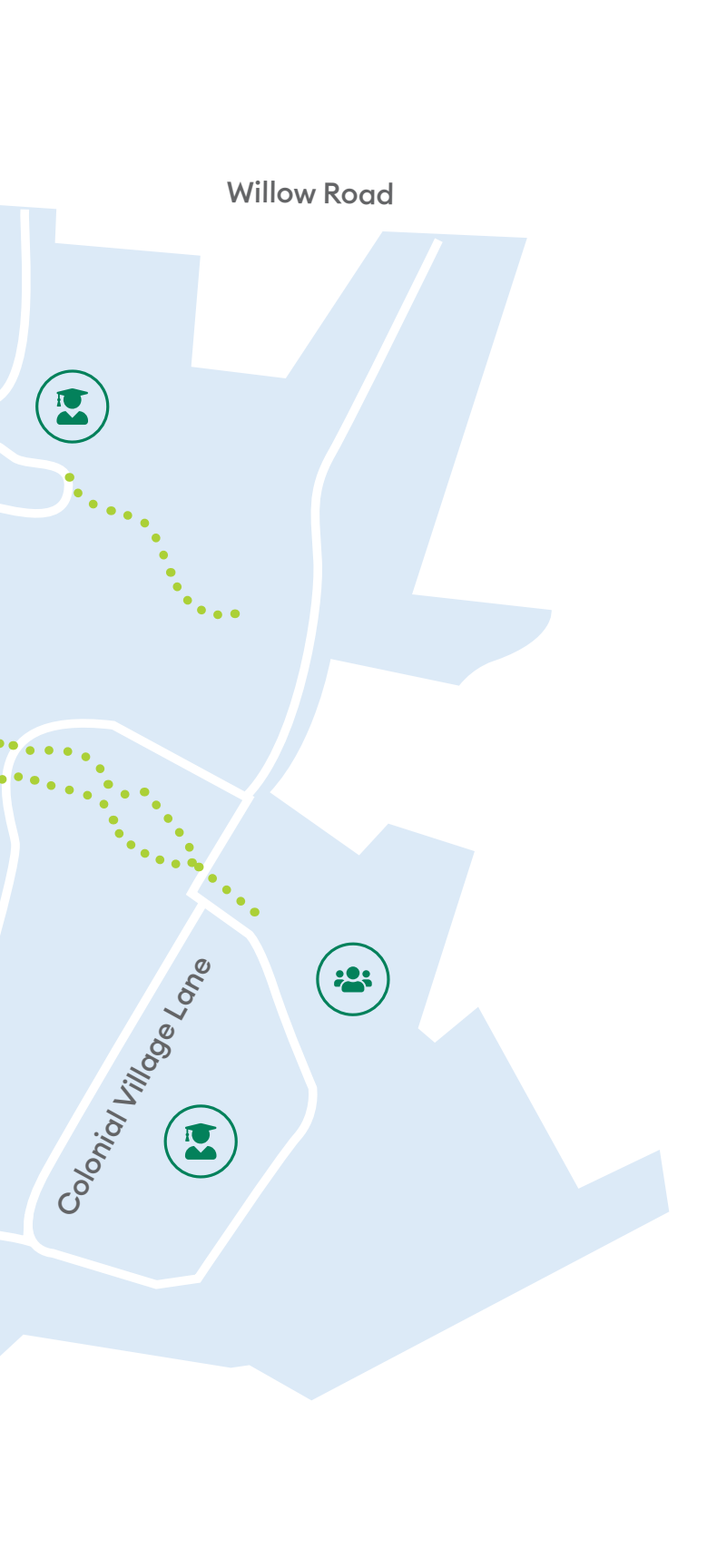
Greenfield is a mixed-use, community-oriented hub

for business and life in Lancaster.

It's the premier address for business in all of Central Pennsylvania, home to a diverse mix of more than 200 local, regional, and international businesses.



“ But Greenfield is more than just a place; it’s people.



-  Sidewalk
-  Trail
-  Entrance
-  Calvin G. High Pavilion
-  Thaddeus Stevens College of Technology
-  Pennsylvania College of Health Sciences
-  High Leadership Center
-  The Greenfield Restaurant
-  The Reserve at Greenfield
-  Eastern Mennonite University

Welcome to Greenfield

**Better Living.
Better Business.
Better Community.**

Join our email list!

Visit greenfieldlancaster.com to
fill out the 'Stay in Touch' section
at the bottom of the homepage

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Growing

At the very heart of Lancaster County, Greenfield was born from hard work, optimism, and uncompromising ethics. Created over 50 years ago as the home of High Companies, Greenfield has grown into a destination for an eclectic mix of businesses to find their home, grow, and thrive. From start-ups to legacy companies, this is a community that welcomes ideas, innovation, and collaboration. A mixed-

use property with a diverse blend of more than 200 local, regional, and international organizations, Greenfield is the premier location for life and work in Central Pennsylvania.

For over five decades, Greenfield has focused on making spaces that work—from 150-square-foot private office suites to 250,000-square-foot manufacturing facilities to customized build-to-suit opportunities—Greenfield

Together

has prime real estate for retail, commercial, and industrial ventures.

But Greenfield is more than a place—it's a community. Connected by the land, encouraged by the tenants, and inspired by Lancaster business giants, Greenfield has stood the test of time because of a commitment to growth, learning from setbacks,

welcoming new insights, and building on successes.

Greenfield has a holistic vision of the future of the community that is shared, substantial, and sustainable. With established pillars focused on health and wellness, the environment, community, and education, Greenfield is excited to grow alongside Lancaster County.

“Greenfield has grown into a destination for an eclectic mix of businesses to find their home, grow, and thrive.”

Milestones

Before Greenfield existed as it does today, it all started with a toll station along Greenfield Road. The High family kept the name Greenfield to pay homage to it's history and humble beginnings.



1960

Greenfield got its start in the 1960s when Dale and Cal High began building and leasing industrial properties on a landlocked parcel south of Route 30.

Realizing the potential for growth, they formed a new company, High Properties. Soon they invested in expanding the enterprise with the acquisition of two farms on the north side of the highway.



1970

During the 1970s, High Properties built new industrial buildings that formed the core of the park. Selected areas were designated as green space to preserve the natural beauty.



1978

In 1978, the Eastwood Village manufactured homes community became the first residential component.

1988

1988 was the year High entered the hospitality business with the Hampton Inn in Greenfield.

1990

The 1990s dawned with the opening of the distinctive Charter House office building and the introduction of the Shoppes at Greenfield retail center. From there the portfolio continued to grow.

Fun Facts

According to Ellis and Evans, “the old ‘Horse-Shoe Road’ was laid out in 1738,” to meet the need of a road from Lancaster to the “Coventry Iron-Works” on French Creek, Chester County, “with a branch to Reading Furnace.”

About the toll station: “In addition they were given, free of rent, ‘one-half of the gatehouse.’ The toll house was located on a site now occupied by a double frame house opposite the schoolhouse at Greenfield Road.

1980

Then in 1980 High formed High Associates, commercial and industrial realtors. That really kicked off the next stage of growth.

New walking trails added connectivity and reinforced the sense of community.

2021

In 2021, Greenfield launched community initiatives creating a comprehensive experience for tenants, residents, and students.

How We've Grown

Since the 1960s, Greenfield has evolved from an industrial park to a corporate center to a vibrant 600-acre mixed-use center for business, education, hospitality, and residential living. While it remains the premier home to companies in Central Pennsylvania, Greenfield is so much more. A wide range of Greenfield tenants makes an impact in the local, regional and global community. The Greenfield Property contains:



225

**businesses with
approximately**

4,000

employees

“A wide range of Greenfield tenants makes an impact in the local, regional and global community.”



2,000

students from
four colleges



200

hotel guests daily



1,950

neighbors living
in residential
communities

What's available to you at Greenfield

After extensive research into what was most important to the businesses and residents that call Greenfield home, High Companies introduced an enhanced brand that reflects the essential attributes to Greenfield tenants. A new logo with the tagline “Better Living. Better Business. Better Community” represents a renewed commitment to growth, sustainability, environmental stewardship, and a shared sense of place.

All complimentary events and activities support the newly established four pillars:

1. **Health & Wellness**
2. **Education**
3. **Environmental Stewardship**
4. **Social Engagement**

1. Health & Wellness

Healthy living is our top priority. We believe the well-being of mind, body, and spirit is the foundation for anything we want to accomplish and that we do well by living well. At Greenfield, we take care of ourselves and one another. The wellness professionals

in our community meet people on their terms, as a confidant, coach, cheerleader, or counselor, and help our tenants meet their unique health goals.

To see all upcoming health/wellness activities, visit: greenfieldlancaster.com/event-calendar

“
We take
care of
ourselves
and one
another.”







“

We cultivate an environment where a community thrives to their fullest potential: planning, thinking, doing, and making.”

2. Education

Our commitment to growth includes the expansion of the mind. We believe learning and development have no end date and are proud to host educational institutions that welcome students of all ages. We support a healthy balance between work and family, recreation and education that can help everyone in our community reach their potential and fulfill their purpose.

To see all upcoming educational opportunities, visit: greenfieldlancaster.com/event-calendar




Greenfield Grows program



Our commitment to growth includes the expansion of the mind.”



The Pennsylvania College of Health Sciences Campus at Greenfield

The image shows the exterior of a large, modern building with a rustic stone facade and a gabled roof. The building features large windows and a prominent stone chimney. A sign in the foreground identifies the building as 'THE S. DALE HIGH LEADERSHIP CENTER'.

*S. Dale High Leadership
is located at
1861 William Penn Way.
Call 717.293.4400
to learn more.*

**THE S. DALE HIGH
LEADERSHIP CENTER**



3. Environmental Stewardship

The Greenfield campus interweaves clean, modern buildings with lush green outdoor spaces and walking paths. We maintain the properties and preserve the beauty of the natural environment. Our tenants value sustainability, and we believe we make a change by making room for mutual responsibility and care.

On our campus, the Courtyard by Marriott is solar powered. Also, the park includes a riparian buffer that helps shade and protect the ponds. It plays a key role in increasing water quality, providing environmental benefits for all of Greenfield.

To see all upcoming environmental opportunities, visit: greenfieldlancaster.com/event-calendar



it interweaves clean, modern buildings with lush green outdoor spaces and walking paths.”





Shared Spaces & Amenities

Restaurants

The Greenfield Restaurant

Issacs's Deli

Ginza

Bruno's at Greenfield

Food Truck Fridays

Beauty

4 Season's Salon

Bella MedSpa

Government Offices

Lancaster's Social Security Office

Lancaster Tax Collection Bureau

Library System of Lancaster County

Daycare

Kinder Care

CSG Concepts (Adult)

Health & Wellness

Lives in Balance Gym

Blueprints for Addiction Recovery

Community Services Group (Mental health and counseling services)

Acadia (Injury rehab)

CrossFit Gym

Skyzone

Hershey Physical Therapy

10 miles of walking trails and sidewalks

Fishing Ponds

Bayada Health Care

Aveanna Health Care

Mail Services

FedEx

U.S. Post Office East Branch (17601)

On-site Property Management and Maintenance Services

High Associates Ltd.

Other

Post and Schell Law Office

April Strange-Kutay Law Office

Veterinary Hospital (LVS)

Victory Church

Vineyard Heritage Center

Lancaster Habitat for Humanity ReStore

Fowler Hirtzel McNulty & Spaulding LLP

Justice Works

Greater Hearts

Human Services

Veteran's Affairs

Housing

Greenfield Estates
371 units

The Reserve
82 units

Villages at Greenfield

Higher Education

PA College of
Health Sciences

Albright College

Central Penn College

Eastern Mennonite
University

Thaddeus Stevens
College of Technology

Banking

Univest

Hotels

Courtyard Marriott
133 rooms

Hampton Inn
by Hilton
129 rooms

Meeting/Event Services

Calvin G. High Pavilion
125 seats

S. Dale High
Leadership Center
130 seats

PA College of
Health Sciences
High Auditorium
400 seats

Courtyard by Marriott
& Hampton Inn
Meeting rooms



4. Social Engagement

We live better and work better together. At Greenfield, we create settings that make stronger connections possible. We build healthier communities by sharing our stories, learning from others, and drawing strength from our relationships. When we support each other and work together, we can reach shared goals and create a brighter future.



When we support each other and work together, we can reach shared goals and create a brighter future.”





To see all upcoming social activities, visit:
greenfieldlancaster.com/event-calendar

“Greenfield is a community of diverse organizations and individuals thriving in an environment where they can reach their fullest potential. We’ve cultivated a place where planning, thinking, doing, and making happen every day.”

Mark Fitzgerald

*President and COO,
High Real Estate Group LLC*

“Our vision is one of permanence and progress, creating things that last, solving real-world problems, and changing the community we share for the better. We’re here to help and inspire one another, to collaborate and learn from each other, and to build that future together.”

Mike Lorelli

*Senior Vice President
Commercial Asset Management,
High Associates Ltd.*

The Greenfield Business Community

A-H

Aaron's Acres

Acadia, Inc.

ADT LLC

Aerotek Inc.

Allegra Print & Imaging

Alside Supply

Ames Sintering Co.

Amsoil Inc.

Animal Health International

April Strang-Kutay

Arconic Lancaster Corporation

Armstrong Flooring, Inc.

Artsana USA, Inc.

Aveanna Healthcare

Bayada Home Health Care

Becker Engineering LLC

Bella Medspa LLC

Berry Plastics Corporation

Blueprints for Addiction

Bosch Security Systems Inc.

Brennan Eng. and Consulting

Brink's Incorporated

Bruno's of Greenfield

Calvin G. High

Capital Electric

Central Pennsylvania College

Ceramic Composites & Coatings

Clear Wealth Partners LLC

Community Services Group, Inc.

Compass Group USA, Inc.

Concept Interiors

Courtyard By Marriott

Crossroads Property
Management

CSG Concepts

CSG Tempo

Damon B. Rodriguez, D.V.M., LLC

Day & Zimmermann NPS, Inc.

Den-Tal-Ez, Inc.

Design Point Solutions, Inc.

Domani Wealth LLC

E Kidz Care

Eastern Mennonite University

Ecomm Networks LLC

Edward Jones

Elder Law Associates of PA

Engle-Hambright
Davies Inc.

Equi-Stem LLC

Equipment Depot

Everything But Stromboli LLC

Federal Express Corporation

First Financial Group

Fowler Hirtzel

Fox Pool & Spa Services LLC

Frito-Lay, Inc.

Ginza WLM Inc

Grace United Church of Christ

Greater Hearts Human Services

Greenfield Lancaster Inc.

Guacamole Specialists LLC

Hair Direct LLC

Harbor Compliance

Hershey Orthopedic & Spine

High 3G LLC

High Associates Ltd.

High Company LLC

High Concrete Group LLC

High Construction, Inc.

High Environmental Health

High Steel Structures, Inc.



Our vision is one of permanence and progress, creating things that last, solving real-world problems, and changing the community we share for the better.”

I-W

I.C. & S Distributing Co.

IndoorMedia, Inc.

Inoex LLC

Interior Green, Inc.

Isaac's Downtown, LLC

Jack Williams Tire Company Inc

Johnson & Johnson - Merck

Justice Works Youth Care

K&A Appliance Inc.

Kalas Manufacturing Inc.

Kaufhold Machine Shop

Keystone Granite & Tile Inc.

KinderCare Education LLC

Kindred at Home

Kings AgriSeeds Inc.

Lanc Habitat for Humanity

Lancaster Cancer Center

Lancaster County Drafting Inc.

Lancaster Cty Tax Collection

Lansing Building Products

Liberty Mutual Insurance Co.

Library System of Lanc.

Lives in Balance Gym LLC

Matthai Material Handling

Medical Device & Implants Inc.

Mid-State SMS LLC

Mosquito Joe

MWG Administrators

National Pretzel Company Inc.

Natural Partners, Inc.

NJKB, LLC

OPEX Lancaster

OPSEC Security, Inc.

Overhead Door Co. of Lanc.

PA College of Health Sciences

PAP Technologies, Inc.

Paul Davis Mid-Atlantic

Pelletron Corporation

Percheron LLC

Physicians Weight Control

Pioneer Transport Inc.

PNC Bank

PODS Enterprises, Inc.

Post & Schell, P.C.

Power Packs Project

Presbytery of Donegal

Primitives by Kathy Inc.

Progressive Casualty Insurance

Promotion Fulfillment Center

Prudential Insurance Company

R. R. Donnelley & Sons Company

R. W. Sauder, Inc.

Rosenberger Site Solutions, LLC

School District of Lancaster

Sesajal LLC

Shared Mail Acquisitions

Sight & Sound Ministries

Sky Zone Lancaster

SMCS Services, Inc.

Smokestack Masonry LLC

Somat Company

Stoner Incorporated

Susquehanna Printing of Lanc.

Sustainable Composites LLC

Team Care Behavioral Health

Team Select Home Care

Telcove of Pennsylvania, LLC

Thaddeus Stevens College

Thao Nguyen

The Fastenal Company, Inc.

The Noble Group, LLC

Tim Weidman

TRC Engineers, Inc.

TreeHouse Private Brands, Inc.

Tribble's, Inc.

U. S. Postal Service

U.S. Durum Products Limited

U.S.A. for Social Security

Univest Bank and Trust Co.

Veritas Press Inc.

Veterans Affairs Hospital

Victory Church

Vineyard Heritage Center

Warren Installations Inc.

Werks Detailing LLC

WestRock-Southern Container



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