

# FOR LEASE

## AUTOMOTIVE/CONTRACTOR SPACE

1208 Harrisburg Avenue, Lancaster, PA 17603



<b>LOCATION:</b>	1208 Harrisburg Avenue, Manheim Township Lancaster, PA 17603
<b>LEASE RATE:</b>	\$7,500/month
<b>LEASED AREA:</b>	11,000 ± SF plus thirty-three (33) on-site parking spaces
<b>LANDLORD EXPENSES:</b>	Real estate taxes, fire insurance and roof/structure repairs and maintenance.
<b>TENANT EXPENSES:</b>	Heat, trash removal, renter's insurance, janitorial, and prorata share of electric, water, sewer, lawn/landscaping maintenance, and snow removal.
<b>HVAC:</b>	Natural gas heat and central air conditioning with supplemental waste oil heat in service area.
<b>LOADING DOORS:</b>	Three (3), 12' drive-in doors
<b>ZONING:</b>	(B-4) Business with T-4 Urban Neighborhoods Overlay
<b>TRAFFIC COUNTS:</b>	Harrisburg Avenue: 14,932 Average Daily Traffic (Both Directions) Dillerville/N.President: 11,376 Average Daily Traffic (Both Directions)
<b>ADDITIONAL COMMENTS:</b>	Wide open service space for lease in prominent Manheim Township location with easy access to Lancaster City and Route 30. Includes check-in/waiting area, three (3) 12' drive-in doors, parts room, mezzanine and ample on-site parking. Ideal for automotive, contractors, or service related businesses. Contact Dan Berger or Dan Berger, Jr for details and showings.

**Daniel A. Berger, CCIM, SIOR**      **Daniel Berger, Jr., CCIM**



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1208 Harrisburg Avenue  
Lancaster, PA  
Photos



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1208 Harrisburg Avenue  
Lancaster, PA  
Multi-List Information

**Client One-Page**

**1208 Harrisburg Pike, Lancaster, PA  
17603**

**Active**

**Commercial  
Lease**

**\$90,000.00**



MLS #: PALA180058  
Leasable SQFT: 11,000  
Business Use: Auto Related  
Tax ID #: 390-39479-0-0000  
County: Lancaster, PA  
MLS Area: Manheim Twp -  
Lancaster County  
(10539)  
Year Built: 1941

Price / Sq Ft: \$8.18  
Date Available: 04/08/21  
Lot Acres / SQFT: 1.6a / 69,696sf /  
Assessor  
Lot Size Dimensions: 0.00 x 0.00

**Taxes, Assessment, Fees**

**Association / Community Info**

HOA: No

**Commercial Lease Information**

Current Use: Automotive

**Building Info**

Building Total SQFT: 16,955 / Assessor

**Features**

Interior Features: Accessibility Features: Level Entry - Main  
Parking: 0 Truck Trailer Spaces, 33 Car Parking Spaces  
Utilities: Central A/C, Heating: Forced Air, Heating Fuel: Natural Gas, Oil, Hot Water: Natural Gas, Water  
Source: Public, Sewer: Public Sewer

**Remarks**

Public: Wide open service space for lease in prominent Manheim Township location with easy access to Lancaster City and Route 30. Includes check-in/waiting area, three (3) 12' drive-in doors, parts room, mezzanine and ample on-site parking. Ideal for automotive, contractors, or service related businesses. Contact Dan Berger or Dan Berger, Jr for details and showings.

**Listing Details**

Original Price: \$90,000.00 DOM: 1  
Listing Term Begins: 04/08/2021

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1208 Harrisburg Avenue  
Lancaster, PA  
Aerial



**1208 Harrisburg Avenue  
Lancaster, PA  
Municipal Officials**

**Manheim Township**

**Township Offices:**

1840 Municipal Drive

Lancaster, PA 17601 Phone: 717-569-6408

Sean P. Molchany, Township Manager

Website: <https://www.manheimtownship.org/>

**Board of Commissioners**

David R. Heck, President

Albert B. Kling, Vice President

Donna E. DiMeo

Ian G. Hodge

Samuel M. Mecum

**Planning Commission**

Michel Gibeult, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

**Finance Department**

Jim Landis, Accountant

Dawn M. Stratchko, Treasurer

**Zoning Hearing Board**

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

Patrick W. Trimble, Alternate

**Public Works:**

Phillip Mellot, Director of Public Works

Wendy S. Herr, Administrative Assistant

**Code Compliance**

Andrew S. Bowman, Director

Pam Hertz, Administrative Assistant

**Planning and Zoning**

Lisa Douglas, Director

Samuel L. Maurer, Assistant Zoning Officer

Shannon Sinopoli, Land Development Review Admin

**General Municipal Authority**

James L. Lombardo, Chairperson

Edward J. Plakans, Vice-Chairperson

Samuel M. Mecum, Secretary

J. Michael Flanagan, Treasurer

Neil S. Kline, Assistant Secretary/Treasurer

**School District**

Manheim Township

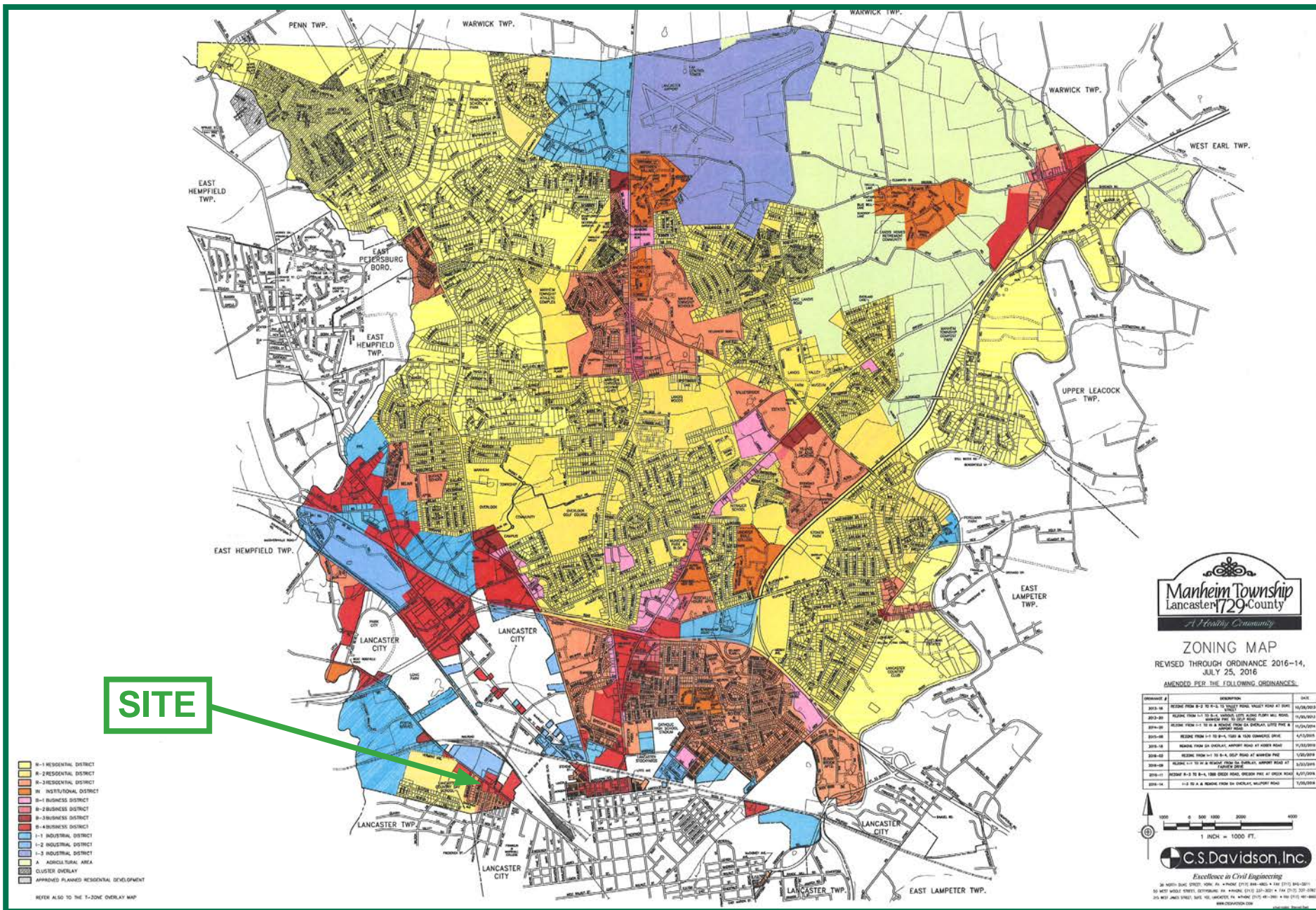
717-569-8231

**Water/Sewer Authority:**

Lancaster City Water Bureau

Lancaster Area Sewer Authority

# 1208 Harrisburg Avenue Lancaster, PA Zoning Map



**SITE**

- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- I INSTITUTIONAL DISTRICT
- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- B-3 BUSINESS DISTRICT
- B-4 BUSINESS DISTRICT
- I-1 INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL DISTRICT
- I-3 INDUSTRIAL DISTRICT
- A AGRICULTURAL AREA
- CLUSTER OVERLAY
- APPROVED PLANNED RESIDENTIAL DEVELOPMENT

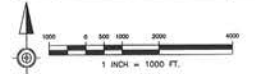
REFER ALSO TO THE T-ZONE OVERLAY MAP



**ZONING MAP**  
REVISED THROUGH ORDINANCE 2016-14,  
JULY 25, 2016

AMENDED PER THE FOLLOWING ORDINANCES:

ORDINANCE #	DESCRIPTION	DATE
2003-10	RESOLVE FROM R-2 TO R-3 TO SHELLEY FORD VALLEY ROAD AT BARK ROAD	10/28/2003
2003-20	RESOLVE FROM I-1 TO R-1, WINDY LANE ALONG PLUMT WIL ROAD, BARKER FORD, 20 SHELLEY FORD	10/28/2003
2004-20	RESOLVE FROM I-1 TO R-1, BARKER FORD ON SHELLEY FORD W	10/28/2004
2005-08	RESOLVE FROM I-1 TO B-1, 1000 A 1000 COMMERCIAL DRIVE	4/27/2005
2006-18	RESOLVE FROM B-1 BUSINESS DISTRICT TO B-2 BUSINESS DISTRICT	10/25/2006
2008-02	RESOLVE FROM I-1 TO B-1, DEEP ROAD AT WAREHOUSING	1/20/2008
2008-09	RESOLVE I-1 TO B-1, 1000 DEEP ROAD, DEEP ROAD AT WAREHOUSING	3/23/2008
2008-11	RESOLVE B-2 TO B-1, 1000 DEEP ROAD, DEEP ROAD AT WAREHOUSING	4/27/2008
2008-14	I-1 TO A AGRICULTURAL FROM SHELLEY FORD, WAREHOUSING	10/28/2008



**C.S. Davidson, Inc.**

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**1208 Harrisburg Avenue  
Lancaster, PA  
Zoning Information**

**ARTICLE XIV. BUSINESS DISTRICT B-4**

**SECTION 1401. PURPOSE**

It is the purpose of this district to provide for various office and commercial uses for local residents, as well as the general public. These uses may be independent activities or part of a coordinated grouping of stores within a single building or center.

**SECTION 1402. USES BY RIGHT**

Uses by right shall be as follows:

1. Agricultural uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis.
2. Offices, professional and medical/dental.
3. Banks and financial institutions.
4. Banks and financial institutions in combination with professional offices.
5. Dwelling units in combination with professional offices or commercial uses.
6. Personal service businesses.
7. Supermarkets.
8. Restaurants with or without outdoor dining.
9. Restaurants in combination with professional offices.
10. Retail sales of goods and services.
11. Retail sales of alcoholic beverages.
12. Convenience stores.
13. Wholesale clubs.
14. Full-service hotels.
15. Limited-service hotels.
16. Motor vehicle service stations or garages.
17. Motor vehicle sales.
18. Retail sales of lawn and garden care products and the outdoor sale of nursery stock.
19. Public parks and public recreation areas.
20. Community facilities.
21. Public utility installations.



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22. Veterinarian offices.
23. Temporary retail sales.
24. Holiday tree sales.
25. Bed-and-breakfast establishments.
26. Forestry.
27. Telecommunications tower.
28. Municipal Uses.
29. Regional Stormwater Facility.
30. Accessory buildings and uses customarily incidental to the above permitted uses.

**SECTION 1403. SPECIAL EXCEPTION USES**

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

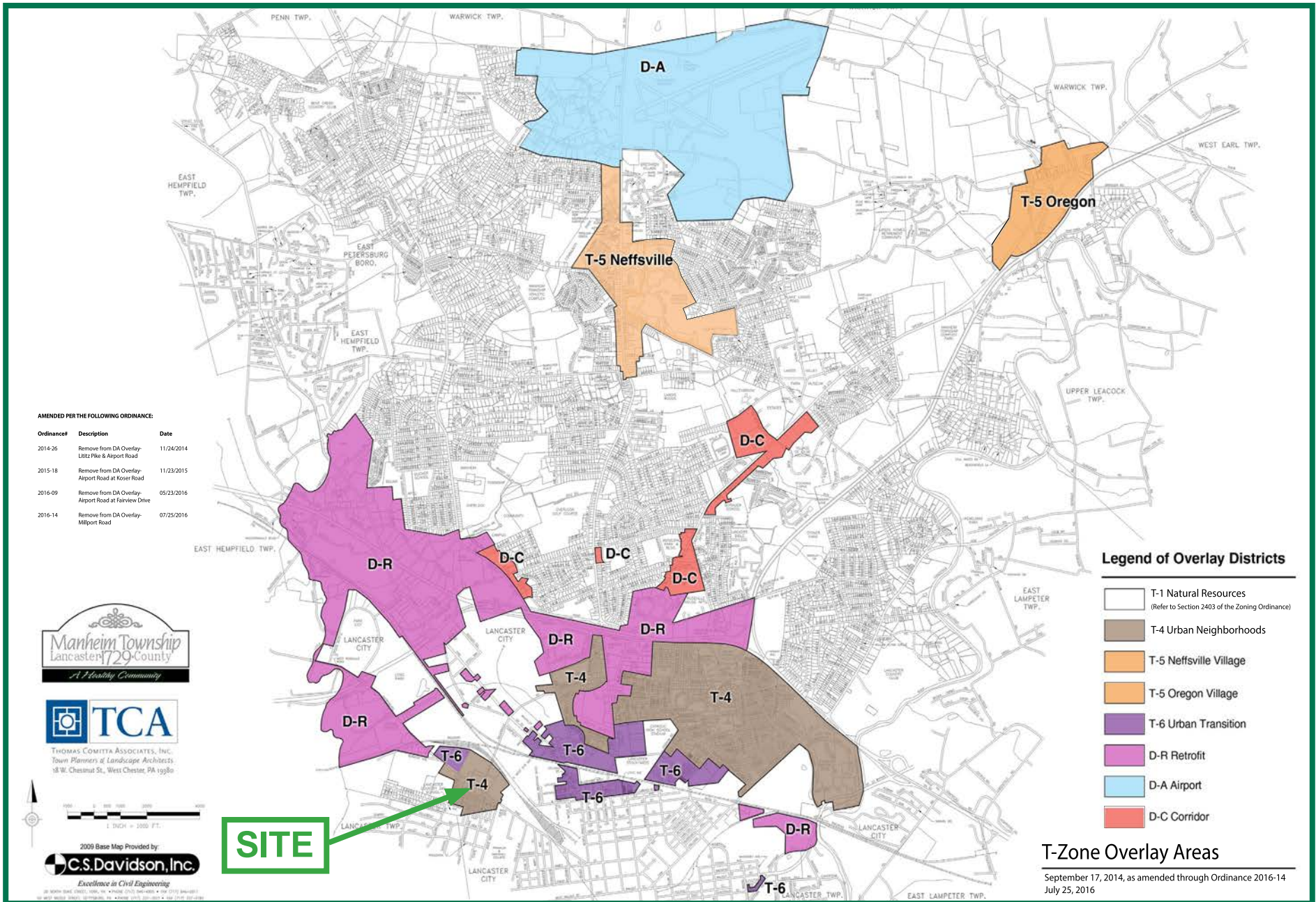
1. Motor vehicle washing facilities.
2. Commercial recreation facilities.
3. Day-care centers.
4. Educational institutions.
5. Body art establishments.
6. Veterinary hospitals.
7. Accessory buildings and uses customarily incidental to the above special exception uses.

**SECTION 1404. CONDITIONAL USES**

Conditional uses shall be as follows:

1. Adult establishments.

# 1208 Harrisburg Avenue Lancaster, PA Zoning Map



AMENDED PER THE FOLLOWING ORDINANCE:

Ordinance#	Description	Date
2014-26	Remove from DA Overlay Litz Pk & Airport Road	11/24/2014
2015-18	Remove from DA Overlay Airport Road at Koser Road	11/23/2015
2016-09	Remove from DA Overlay Airport Road at Fairview Drive	05/23/2016
2016-14	Remove from DA Overlay Millport Road	07/25/2016

### Legend of Overlay Districts

- T-1 Natural Resources  
(Refer to Section 2403 of the Zoning Ordinance)
- T-4 Urban Neighborhoods
- T-5 Neffsville Village
- T-5 Oregon Village
- T-6 Urban Transition
- D-R Retrofit
- D-A Airport
- D-C Corridor

### T-Zone Overlay Areas

September 17, 2014, as amended through Ordinance 2016-14 July 25, 2016



**SITE**



**1208 Harrisburg Avenue  
Lancaster, PA  
Zoning Information**

**SECTION 2404. T-4 URBAN NEIGHBORHOODS OVERLAY AREA**

1. Permitted uses. Uses shall be permitted in accordance with the underlying Zoning District.
2. Area and bulk regulations:
  - A. Maximum building height: Thirty-six (36) feet, except that nonresidential or mixed-use buildings within one hundred fifty (150) feet of the T-6 Urban Transition Overlay Area, the D-C Corridor Overlay Area, or the D-R Retrofit Overlay Area shall be permitted to increase the maximum height to fifty (50) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance.
  - B. Build-to line.
    - (1) A build-to line shall be established for each development, or in the case of a Planned Residential District, for each block within the development. Such build-to line shall fall within the range of ten (10) feet to twenty-five (25) feet for all uses, except that:
      - [a] Agricultural uses shall be in accordance with the underlying zoning district regulations;
      - [b] In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the building setbacks listed in Section 2213 shall apply.
    - (2) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
  - C. Minimum required open area:
    - (1) Residential uses: in accordance with the underlying zoning district;
    - (2) Nonresidential uses: Twenty-five (25) percent.
  - D. Minimum lot area and setback requirements: Unless otherwise specified, in accordance with the underlying zoning district.
3. Design requirements.
  - A. All subdivision, land development, and redevelopment within the T-Zone Overlay Areas shall comply with the design standards in Appendix A.
  - B. All subdivision, land development and redevelopment shall be consistent with the design standards of applicable transformation concepts in Appendix B.
  - C. All subdivision, land development, and redevelopment within the T-Zone Overlay Areas shall comply with the design standards in Appendix C.
  - D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.