

FOR LEASE WAREHOUSE SPACE

107 Pitney Road, Lancaster, PA 17602



LOCATION:	107 Pitney Road, East Lampeter Township Lancaster, PA 17602
LEASE RATE:	\$4.00/SF Gross
AVAILABLE SF:	10,000 - 60,000 ± SF
CEILING HEIGHT:	14' ±
HVAC:	Gas Fired Heat (Warehouse)
LOADING DOORS:	Multiple
ZONING:	(I-2) General Industrial
WATER/SEWER:	Public
ADDITIONAL COMMENTS:	Heated warehouse space with easy access to Route 30 near Greenfield Road. Flexible layout can accommodate many different unit sizes for short and long term rentals. Contact Dan Berger or Dan Berger Jr. for details and showings.

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



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax
dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net

**107 Pitney Road
Lancaster, PA
Multi-List Information**

Client One-Page

107 Pitney Rd, Lancaster, PA 17602

Active

**Commercial
Lease**

\$240,000.00



MLS #:	PALA179898	Price / Sq Ft:	\$4.00
Leasable SQFT:	60,000	Date Available:	04/06/21
Business Use:	Warehouse	Lot Acres / SQFT:	14.13a / 615,503sf /
Tax ID #:	310-42655-0-0000		Assessor
County:	Lancaster, PA	Lot Size Dimensions:	0.00 x 0.00
MLS Area:	East Lampeter Twp - Lancaster County (10531)		
Year Built:	1955		

Taxes, Assessment, Fees

Association / Community Info

HOA: No

Commercial Lease Information

Current Use: Warehouse

Building Info

Building Total SQFT: 189,287 / Assessor

Features

Interior Features: Accessibility Features: Level Entry - Main
Parking: 2 Truck Trailer Spaces, 10 Car Parking Spaces
Utilities: No Cooling, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Other, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Heated warehouse space comprised of 10,000-60,000 +/- SF with easy access to Route 30 near Greenfield Road. Flexible layout can accommodate many different unit sizes for short and long term rentals. Contact Dan Berger or Dan Berger Jr. for details and showings.

Listing Details

Original Price:	\$240,000.00	DOM:	1
Listing Term Begins:	04/06/2021		

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107 Pitney Road
Lancaster, PA
Aerial



**107 Pitney Road
Lancaster, PA
Municipal Officials**

East Lampeter Township

Township Offices:

2250 Old Philadelphia Pike

Lancaster, PA 17602

Phone: 717-393-1567

Ralph Hutchinson, Township Manager

Website: <https://eastlampetertownship.org/>

Board of Supervisors

David Buckwalter, Chairman

John Blowers, Vice Chairman

Glenn L. Eberly, Member

Ethan Demme, Member

Corey Meyer, Member

Zoning Hearing Board

James Glick, Chairman

J. Scott Enterline, Vice Chairman

Lester Weaver, Secretary

Bryan High, Alternate

Dan Przywara, Alternate

Jordan Good, Alternate

Emergency Services

Corey Meyer, Supervisor

Ethan Demme, Supervisor Alternate

Clair Graham, Citizen

Alex Sload, Citizen

School District

Lampeter-Strasburg

717-464-3311

Parks & Recreation

Joel Bare

Christian Chretien

Diane Tyson

Jim Everhart

Water/Sewer Authority:

Hempfield Water Authority

Lancaster City Water

East Lampeter Sewer Authority

Planning Commission

John Keylor, Chairman

Darrel Siesholtz, Vice Chairman

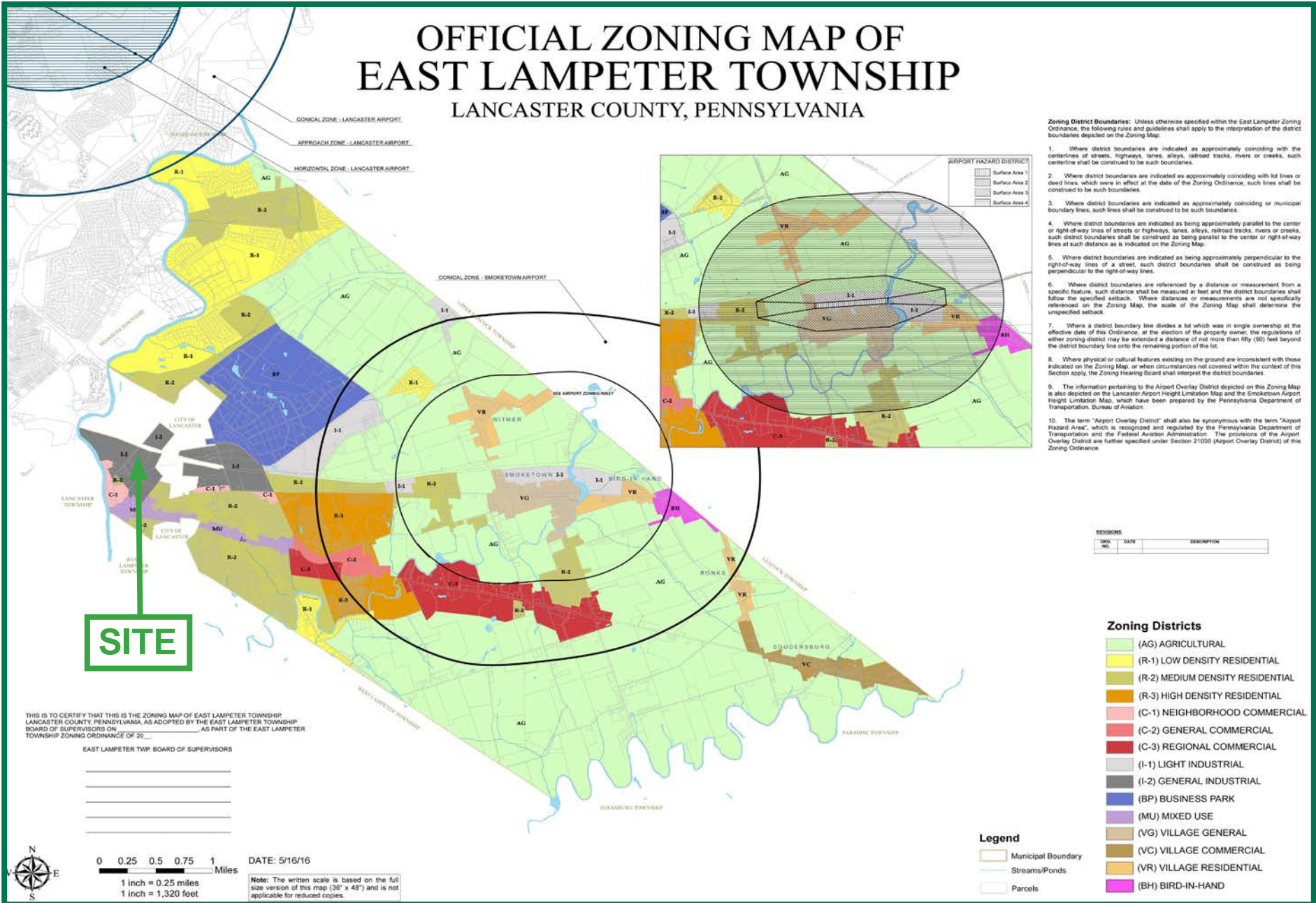
Randall Ranck, Secretary

Daniel R. McCuen, Member

Roger Rutt, Member

107 Pitney Road
Lancaster, PA
Zoning Map

OFFICIAL ZONING MAP OF
EAST LAMPETER TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA



THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP OF EAST LAMPETER TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA, AS ADOPTED BY THE EAST LAMPETER TOWNSHIP BOARD OF SUPERVISORS ON _____ AS PART OF THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE OF 20__

EAST LAMPETER TWP. BOARD OF SUPERVISORS

DATE: 5/16/16

Note: The written scale is based on the full size version of this map (36" x 48") and is not applicable for reduced copies.

0 0.25 0.5 0.75 1 Miles

1 inch = 0.25 miles
1 inch = 1,320 feet

**107 Pitney Road
Lancaster, PA
Zoning Information**

Article 12: General Industrial (I-2) Zoning District

Section 12010: Purpose

- A. To accommodate large-scale industrial and manufacturing uses, particularly those with a regional impact, along with related service and support uses and compatible commercial activities, that may have more significant impact relative to the production of smoke, noise, odor, dust, and other nuisances.
- B. To provide design standards for the development of the lands in this district that will promote the creation of an attractive community.
- C. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 12020: Permitted Uses

- A. Principal uses permitted by right.
 - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
 - 2. Contractor storage yard, subject to the provisions specified under Section 23190 of this Zoning Ordinance.
 - 3. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 - 4. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 5. Heavy equipment sales, service and repair facility, subject to the provisions specified under Section 23350 of this Zoning Ordinance.
 - 6. Manufacturing use, subject to the provisions specified under Section 23450 of this Zoning Ordinance.
 - 7. Motor freight terminal containing a minimum lot are of five (5) acres and a maximum lot area of twenty (20) acres, subject to the provisions specified under Section 23480 of this Zoning Ordinance.
 - 8. Municipal use, subject to the provisions specified under Section 23500 of this Zoning Ordinance.
 - 9. Offices as a principal or accessory use, subject to the provisions specified under Section 23540 of this Zoning Ordinance.
 - 10. Principal uses permitted in combination, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
 - 11. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
 - 12. Recreation use that is classified as a municipal recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
 - 13. School that is classified as a commercial school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.

**107 Pitney Road
Lancaster, PA
Zoning Information**

14. School that is classified as a public or private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
 15. School that is classified as a vocational, mechanical and/or trade school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
 16. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.
 17. Transportation depot, subject to the provisions specified under Section 23840 of this Zoning Ordinance.
 18. Warehouse and distribution facility, subject to the provisions specified under Section 23870 of this Zoning Ordinance.
 19. Wholesale and distribution facility, subject to the provisions specified under Section 23880 of this Zoning Ordinance.
- B. Accessory uses permitted by right.
1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
 2. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
 3. Alternative energy facilities designed and operated as a local service area facility, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
 4. Day care facility as an accessory or subordinate use, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
 5. Recreation use as an accessory or subordinate use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
 6. Repair facility, subject to the provisions specified under Section 23650 of this Zoning Ordinance.
 7. Restaurant and/or cafeteria as an accessory or subordinate use, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
 8. Retail sales of goods and services produced on-site for a permitted manufacturing, warehouse, wholesale and/or distribution use, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
 9. Satellite receiving and/or transmitting dish antenna with a diameter of less than six (6) feet that is mounted to the side, rear or roof of a building, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
 10. Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.
- C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.
1. Adult use, subject to the provisions of Section 23020 of this Zoning Ordinance.
 2. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
 3. Residential accessory uses and structures for a non-conforming use, subject to the provisions specified under Sections 22030 and 23660.2 of this Zoning Ordinance.

**107 Pitney Road
Lancaster, PA
Zoning Information**

4. Salvage yard, subject to the provisions specified under Section 23720 (Salvage Yard) of this Zoning Ordinance.
 5. Satellite receiving and/or transmitting dish antenna with a diameter of less than six (6) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
 6. Telecommunication or wireless communication facilities with a new support tower or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Alternative energy facilities as an accessory use, which may include manure digesters, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
 2. Alternative energy facilities as a principal use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.2 of this Zoning Ordinance.
 3. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 of this Zoning Ordinance.
 4. Regional impact development containing the permitted uses within the I-2 Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.
 5. Uses that are not specifically permitted by this Zoning Ordinance, subject to the provisions specified under Section 23850 of this Zoning Ordinance.

Section 12030: Area, Dimensional and Height Requirements

- A. Unless otherwise specified, the following lot area requirements shall apply:
1. The minimum lot size per principal building or use shall be one (1) acres.
 2. All uses shall be served by a public sanitary sewage disposal system and by a public water supply system (where available) or on-lot water supply system.
- B. Lot width, building setback and dimensional requirements for a principal use.
1. The minimum lot width requirement for a permitted use shall be sixty-five (65) feet as measured at the street right-of-way line and one hundred (100) feet as measured at the front yard setback line.
 2. The minimum front yard setback requirements shall be as follows:
 - a. The minimum building setback line shall be thirty (30) feet, as measured from the street right-of-way line.
 - b. For areas within the I-2 Zoning District where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings provided that it is located within two hundred (200) feet of the adjacent buildings.
 - c. For areas within the I-2 Zoning District, the minimum setback requirement shall not be less than sixty (60) feet, as measured from the centerline of the street, provided that the property across the street is located within the AG, R-1, R-2 and/or R-3 Zoning Districts.

**107 Pitney Road
Lancaster, PA
Zoning Information**

3. The minimum side yard setback requirements shall be as follows:
 - a. The minimum side yard setback shall be fifteen (15) feet provided that the property is not located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - b. The minimum side yard setback shall be twenty-five (25) feet provided that the property is located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - c. The side yard requirement may be modified to allow adjoining uses to share off-street parking, loading and internal access drives or if the industrial lot adjoins a rail siding
 4. The minimum rear yard setback requirements shall be as follows:
 - a. The minimum rear yard setback shall be forty (40) feet provided that the property is not located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning District.
 - b. The minimum rear yard setback shall be sixty (60) feet provided that the property is located adjacent or adjoining to the AG, R-1, R-2 and/or R-3 Zoning Districts.
 - c. The rear yard requirement may be modified if the industrial lot adjoins a rail siding.
 5. The maximum building and lot coverage requirements shall apply:
 - a. No more than sixty (60) percent of the lot shall be covered by buildings.
 - b. No more than seventy (70) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
 - c. If more than fifty (50) percent of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of seventy-five (75) percent of the lot.
- C. Unless otherwise specified elsewhere within this Zoning Ordinance, all accessory buildings or structures shall comply with the minimum setback requirements that are specified under Section 12030 of this Zoning Ordinance.
- D. Unless otherwise specified by this Zoning Ordinance, the following height provisions shall apply to all permitted uses:
1. The maximum height of a building or structure occupied by a principal use shall be seventy (70) feet.
 2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of seventy (70) feet up to a maximum height of ninety- five (95) feet.
 3. Principal buildings and structures for the exclusive use of agricultural operations and not for human occupancy shall not exceed sixty (60) feet in height.