

# FOR LEASE INDUSTRIAL/FLEX SPACE

1103 Ranck Mill Road, Lancaster, PA 17602



<b>LOCATION:</b>	1103 Ranck Mill Road Unit D, Lancaster, PA 17602
<b>LEASE RATE:</b>	\$4.95/SF NNN
<b>CAM/TAXES:</b>	\$1.46/SF (2021)(Estimated)
<b>AVAILABLE SF:</b>	± 15,810 SF
<b>CEILING HEIGHT:</b>	18'
<b>ELECTRIC:</b>	400 AMP, 3 Phase
<b>HVAC:</b>	Gas forced air (Warehouse)
<b>LOADING DOORS:</b>	One (1) 20' x 14' Drive-in Door
<b>ZONING:</b>	Central Manufacturing (City of Lancaster)
<b>WATER/SEWER:</b>	Public
<b>ADDITIONAL COMMENTS:</b>	Warehouse/garage space with convenient access to Route 30 in North-East Lancaster City. Features two small offices, a lunchroom, private restroom, 18'+/- ceiling height in the warehouse with a 20'x14' drive-in door. Possible uses include storage, vehicle storage, contractor businesses, light industrial and other related uses. Available August 1, 2021.

**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](mailto:dan@uscommercialrealty.net)   [danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)  
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

1103 Ranck Mill Road  
Lancaster, PA  
Photos



**1103 Ranck Mill Road  
Lancaster, PA  
Multi-List Information**

**Client One-Page**

**1103 Ranck Mill Rd #UNIT D, Lancaster,  
PA 17602**

**Active**

**Commercial  
Lease**

**\$78,259.50**



MLS #: PALA177286  
Leasable SQFT: 15,810  
Business Use: Manufacturing,  
Warehouse  
Tax ID #: 336-84190-0-0000  
County: Lancaster, PA  
MLS Area: Lancaster City -  
Lancaster County  
(10533)  
Year Built: 1965

Price / Sq Ft: \$4.95  
Date Available: 02/11/21  
Lot Acres / SQFT: 7.87a / 342,817sf  
Lot Size Dimensions: 0.00 x 0.00

**Taxes, Assessment, Fees**

**Association / Community Info**

HOA: No

**Commercial Lease Information**

Current Use: Industrial,  
Manufacturing,  
Warehouse

**Building Info**

Building Total SQFT: 103,977 / Assessor

**Features**

Interior Features: Accessibility Features: Level Entry - Main  
Parking: 3 Truck Trailer Spaces, 8 Car Parking Spaces  
Utilities: Other, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source:  
Public, Sewer: Public Sewer

**Remarks**

Public: Warehouse/garage space with convenient access to Route 30 in North-East Lancaster City. Features two small offices, a lunchroom, private restroom, 18'+/- ceiling height in the warehouse with a 20'x14' drive-in door. Possible uses include storage, vehicle storage, contractor businesses, light industrial and other related uses. Available August 1, 2021.

**Listing Details**

Original Price: \$62,449.50 Previous List Price: \$62,449.50 DOM: 126  
Listing Term Begins: 02/11/2021

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2021. Created: 06/16/2021 01:12 PM

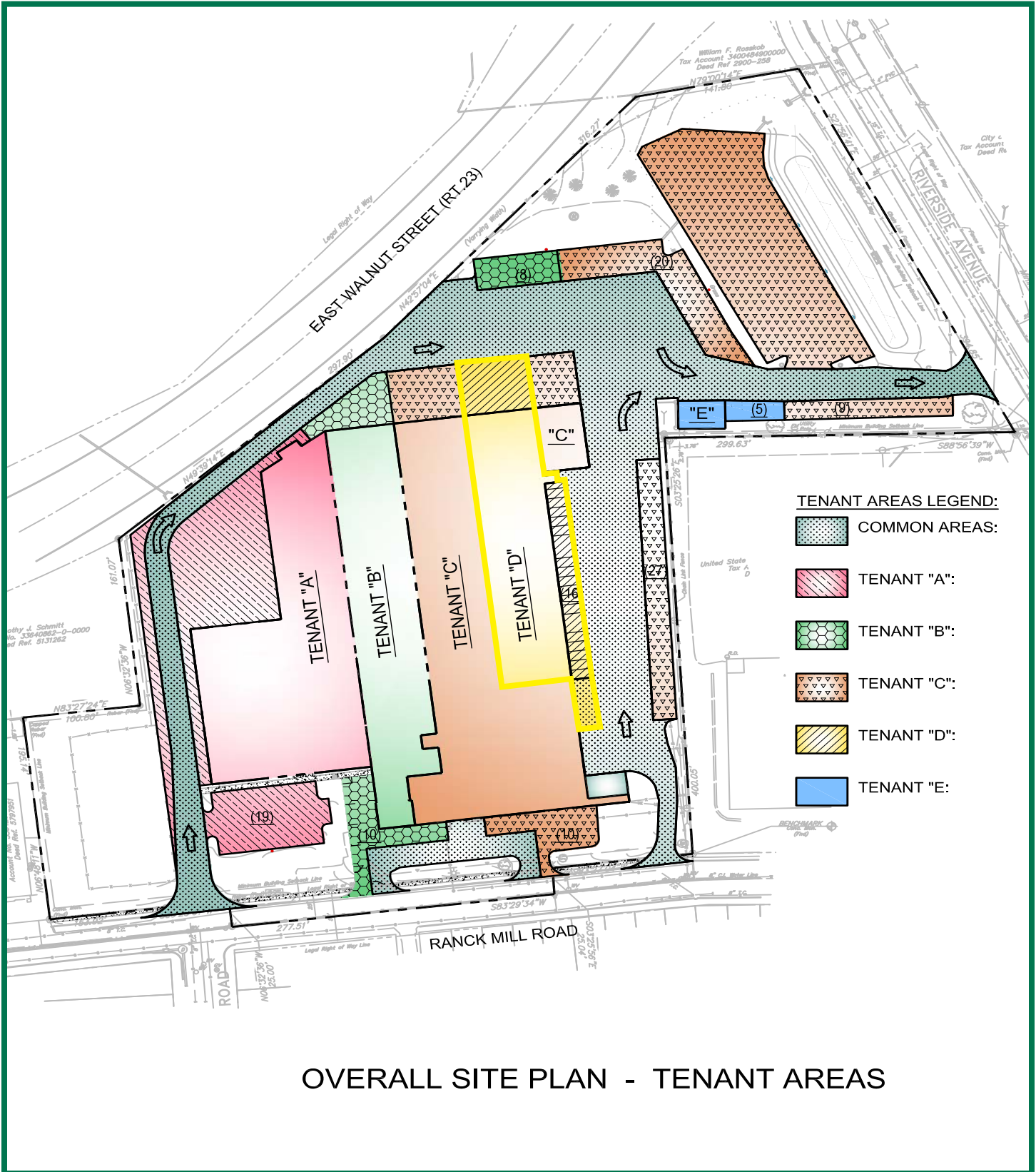




1103 Ranck Mill Road  
Lancaster, PA  
Aerial



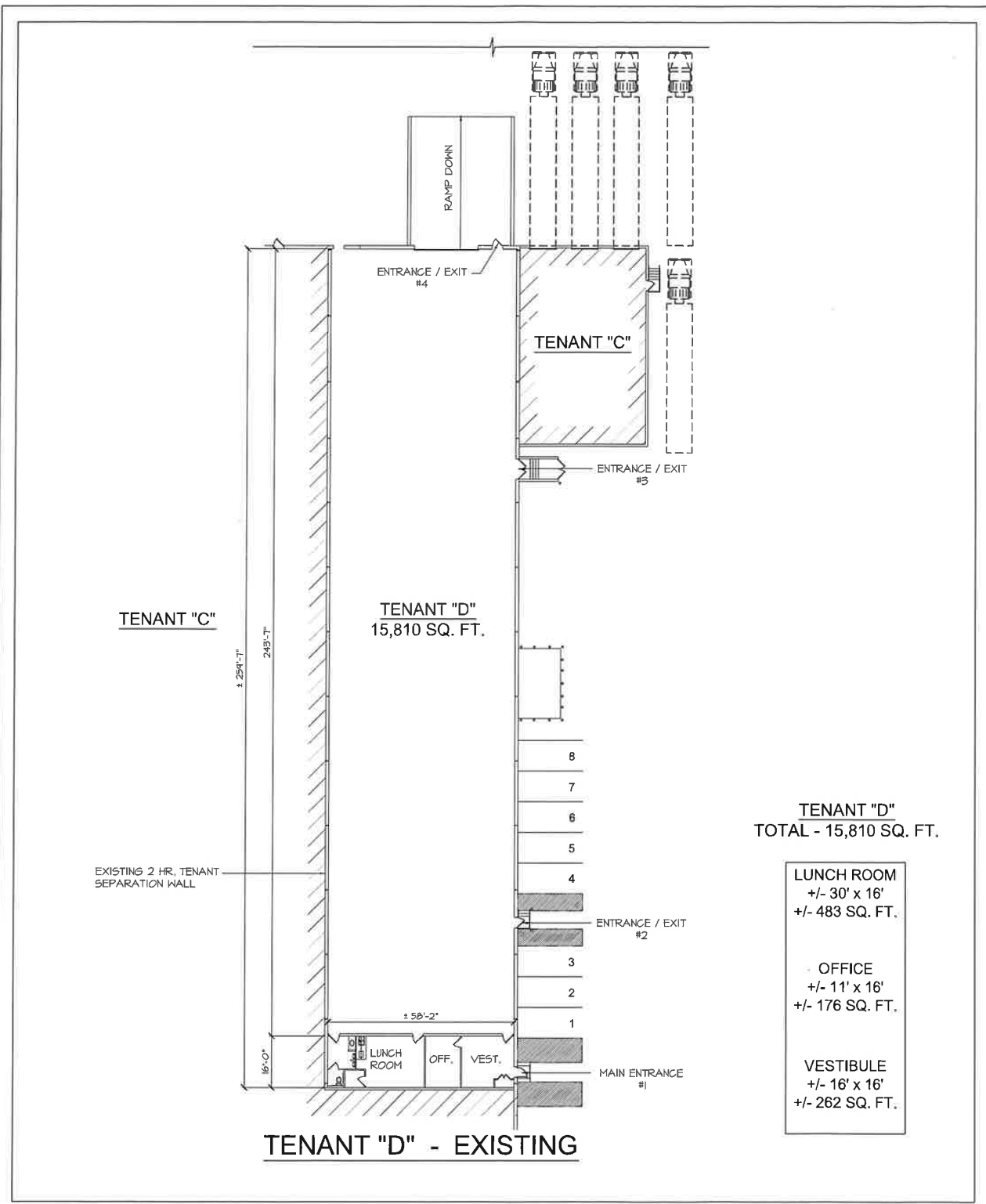
1103 Ranck Mill Road  
 Lancaster, PA  
 Parking Plan



OVERALL SITE PLAN - TENANT AREAS



**1103 Ranck Mill Road  
Lancaster, PA  
Floor Plan - Unit D**



**TENANT "D"**  
TOTAL - 15,810 SQ. FT.

- LUNCH ROOM  
+/- 30' x 16'  
+/- 483 SQ. FT.
- OFFICE  
+/- 11' x 16'  
+/- 176 SQ. FT.
- VESTIBULE  
+/- 16' x 16'  
+/- 262 SQ. FT.

**TENANT "D" - EXISTING**

**ar** Architectural Resources, LLC  
**Professional Design & Construction, Inc.**  
 61 Church Street  
 Landisville, PA 17538  
 Phone (717)-698-8054  
 Fax (717)-698-8054  
 E-mail: info@prodc.com

RANCK MILL ROAD - REAL ESTATE, LLC TENANT "D" <b>EXISTING PLANS</b>
---

DATE	05/05/17
JOB NO.	567
REVISION	
COPYRIGHT 2007 PROFESSIONAL DESIGN AND CONSTRUCTION	

**D-1**

**1103 Ranck Mill Road  
Lancaster, PA  
Municipal Officials**

**City Of Lancaster**

**Township Offices:**

120 N. Duke Street

Lancaster, PA 17608 Phone: 717-291-4711

Sean P. Molchany, Township Manager

Website: <http://cityoflancasterpa.com/>

**City Council Members**

James Reichenback, Council President

Chris Ballentine

Faith Craig

Janet Diaz

John Graupera

Ismail Smith Wade-El

Pete Soto

**Public Works:**

Charlotte Katzenmoyer, Director of Public Works

**Code Enforcement**

Sandi Baker

Michael Bireley

**Planning Commission**

Michel Gibeult, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

**Planning and Zoning**

Jameel Thrash, Zoning Officer

**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

**Finance Department**

Julie Cenera, Chief Accountant

Cheryl Holland-Jones, Treasurer

**School District**

The School District of Lancaster

717-299-2700

**Zoning Hearing Board**

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

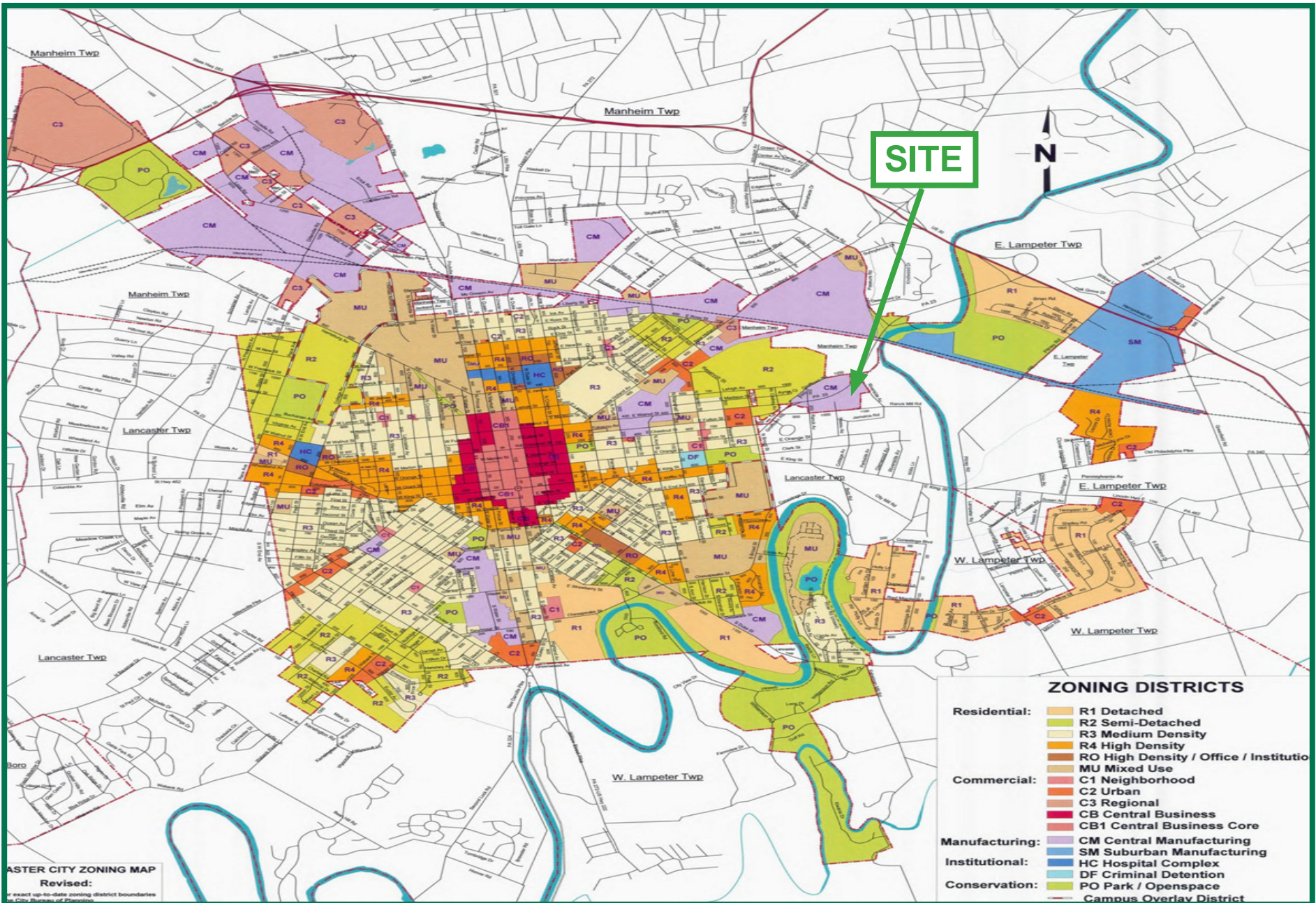
Patrick W. Trimble, Alternate

**Water/Sewer Authority:**

Lancaster City Water Department

Lancaster Area Sewer Authority

1103 Ranck Mill Road  
Lancaster, PA  
Zoning Map





**1103 Ranck Mill Road  
Lancaster, PA  
Zoning Information**

**Commercial—Services**

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

**1103 Ranck Mill Road  
Lancaster, PA  
Zoning Information**

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with minimum 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		



**1103 Ranck Mill Road  
Lancaster, PA  
Zoning Information**

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot or parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	X	X	X	X	X	X	X	X
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	

**1103 Ranck Mill Road  
Lancaster, PA  
Zoning Information**

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

**NOTES:**

- (1) An auto repair use shall meet the following additional requirements:
  - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
  - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;
  - (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
  - (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial—service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two or more public streets) or in existing lawful commercial spaces.
- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00



**1103 Ranck Mill Road  
Lancaster, PA  
Zoning Information**

**Manufacturing and Industrial(1)**

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	MU	CB1	CB	C3	CM	SM
Animal and vegetable products						
(a) Microbrewery/brew pub	S	S	S	S	S	S
(b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy	S				S	S
(c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products					S	X
(d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b)	S			S	X	X
Chemicals and synthetics						
(a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations	S				S	S
(b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations	S				S	S
(c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b)	S				S	S
Electroplating, polishing, finishing, and other treatment of metals and formed products	S				S	X
Fabricated metal products manufacture or processing	S				X	X
Instruments, appliances and miscellaneous goods manufacture	S				X	X
Leather and fur product manufacturing					S	S
Lumber and wood products, manufacturing or processing	S				X	X
Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles	S				S	X
Paper and paperboard products						
(a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board						S
(b) Processing and packaging of paper and paperboard products other than listed in (a)	S				X	X
Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products						S
Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals						S



**1103 Ranck Mill Road  
Lancaster, PA  
Zoning Information  
ZONING**

Use	MU	CB1	CB	C3	CM	SM
Printing or binding at an industrial scale	S			S	X	X
Recycling						
(a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials	S		S	X	X	X
(b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed					X	X
(c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts						S
Rubber, synthetic products and miscellaneous plastics						
(a) Reclaiming of rubber						S
(b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products	S				S	X
Stone, clay and glass products manufacturing or processing	S				S	X
Textiles and apparel manufacturing or processing	S				X	X
Weaponry, small arms, artillery, ammunition, and related products manufacturing	S				S	S
Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials	S			X	X	X

**NOTES:**

- (1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:
- a. The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
  - b. The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
  - c. The hours of operation shall be compatible with adjacent uses;
  - d. All refuse areas shall be screened from view; and
  - e. All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.