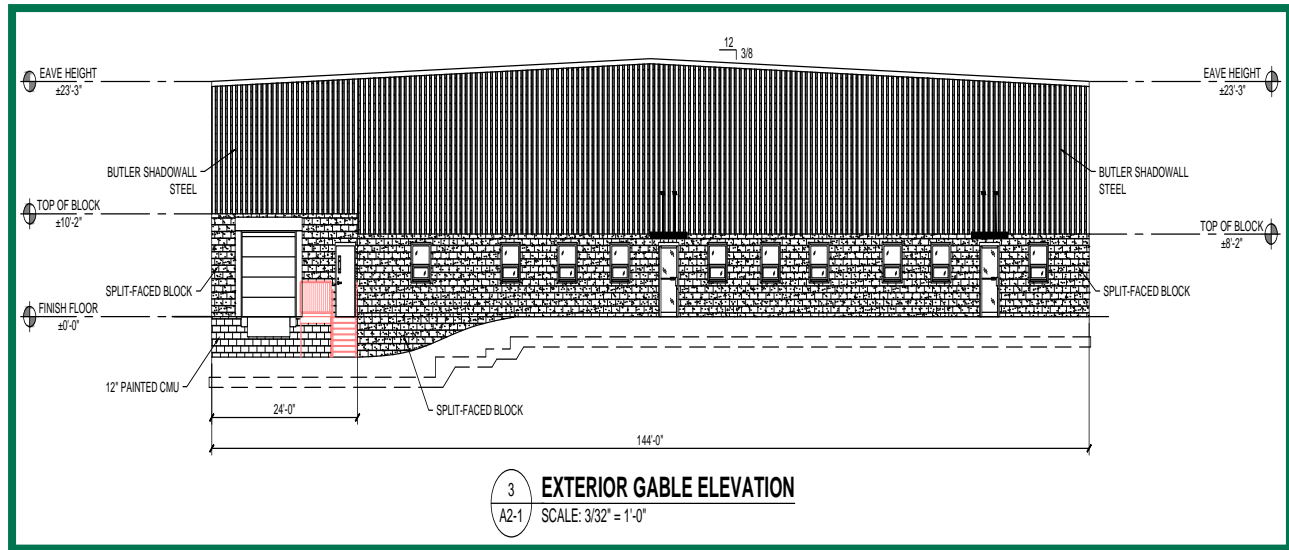


**FOR LEASE**  
**FLEX INDUSTRIAL SPACE**  
460 RUNNING PUMP ROAD, LANCASTER, PENNSYLVANIA



**LEASE PRICE:** \$5.95/SF NNN

**BUILDING SF:** Unit 1: ± 11,988 SF  
Unit 2: ± 10,180 SF  
**TOTAL:** ± 22,168 SF

**LAND AREA:** ± 2.61 Acres

**CONSTRUCTION:** Pre-engineered steel with masonry and metal

**CEILING HEIGHT:** 23' Eave Height/20' Clear Height

**DOCK DOORS:** (1) 9' x 9' Dock Door per unit

**DRIVE-IN DOORS:** (1) 12' x 14' Drive-In Door per unit

**POWER:** 200 AMP/208 Volt/3-Phase service per unit

**HVAC:** (2) Reznor gas unit heaters per unit with exhaust fan and intake air louver

**WATER/SEWER:** Public

**PARKING:** Forty (40) On-Site Parking Spaces

**ZONING:** E - Enterprise (East Hempfield Township)

**COMMENTS:** Two (2) new flex units available for lease in convenient East Hempfield Township location. The lease rate includes one (1) dock door, one (1) drive-in door, two (2) unisex ADA compliant restrooms, and a small kitchenette. Additional build-out can be included and amortized into the lease rate. Contact Dan Berger and Dan Berger Jr for details and plans.

**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](http://www.uscommercialrealty.net)

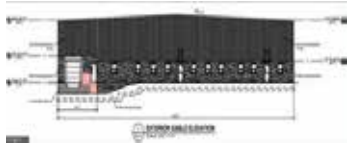
Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

# 460 Running Pump Road

## Lancaster, PA

### Multi-List Information

#### Client One-Page

460 Running Pump Rd #BOTH UNITS, Lancaster, PA 17603	Active	Commercial Lease	\$131,899.60
	MLS #:	PALA167182	Price / Sq Ft: \$5.95
	Leasable SQFT:	22,168	Date Available: 07/23/20
	Business Use:	Flex, Manufacturing, Warehouse	Existing Lease Type: Triple Net
	Tax ID #:	290-26450-0-0000	Final Lease Type: Triple Net
	County:	Lancaster, PA	Lot Size Dimensions: 0.00 x 0.00
	MLS Area:	East Hempfield Twp - Lancaster County (10529)	
	Year Built:	0	

#### Taxes, Assessment, Fees Association / Community Info

HOA: No

#### Commercial Lease Information

Current Use: Industrial, Manufacturing, Warehouse

#### Features

Interior Features: Accessibility Features: Level Entry - Main  
 Parking: 0 Truck Trailer Spaces, 23 Car Parking Spaces  
 Utilities: Other, Heating: Other, Heating Fuel: Natural Gas, Hot Water: Other, Water Source: Public, Sewer: Public Sewer

#### Remarks

Public: Two (2) new flex units available for lease in convenient East Hempfield Township location. The lease rate includes one (1) dock door, one (1) drive-in door, two (2) unisex ADA compliant restrooms, and a small kitchenette. Additional build-out can be included and amortized into the lease rate. Contact Dan Berger and Dan Berger Jr for details and plans. Unit 1 MLS #: PALA167178; Unit 2 MLS #: PALA167180.

#### Listing Details

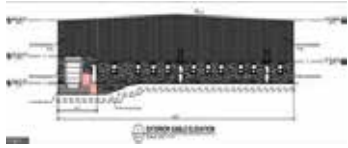
Original Price: \$131,899.60 DOM: 1  
 Listing Term Begins: 07/23/2020

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# 460 Running Pump Road Lancaster, PA Multi-List Information

## Client One-Page

460 Running Pump Rd #UNIT 1, Lancaster, PA 17603	Active	Commercial Lease	\$71,328.60
	MLS #:	PALA167178	Price / Sq Ft: \$5.95
	Leasable SQFT:	11,988	Date Available: 07/23/20
	Business Use:	Flex, Manufacturing, Warehouse	Existing Lease Type: Triple Net
	Tax ID #:	290-26450-0-0000	Final Lease Type: Triple Net
	County:	Lancaster, PA	Lot Size Dimensions: 0.00 x 0.00
	MLS Area:	East Hempfield Twp - Lancaster County (10529)	
	Year Built:	0	

## Taxes, Assessment, Fees Association / Community Info

HOA: No

## Commercial Lease Information

Current Use: Industrial, Warehouse

## Features

Interior Features: Accessibility Features: Level Entry - Main  
 Parking: 0 Truck Trailer Spaces, 23 Car Parking Spaces  
 Utilities: Other, Heating: Other, Heating Fuel: Natural Gas, Hot Water: Other, Water Source: Public, Sewer: Public Sewer

## Remarks

Public: Two (2) new flex units available for lease in convenient East Hempfield Township location. The lease rate includes one (1) dock door, one (1) drive-in door, two (2) unisex ADA compliant restrooms, and a small kitchenette. Additional build-out can be included and amortized into the lease rate. Contact Dan Berger and Dan Berger Jr for details and plans. Unit 2 MLS #: PALA167180; Both Units MLS #: PALA167182.

## Listing Details

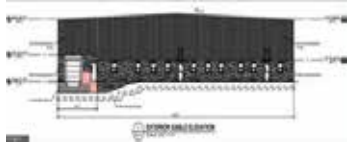
Original Price: \$71,328.60 DOM: 1  
 Listing Term Begins: 07/23/2020

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# 460 Running Pump Road Lancaster, PA Multi-List Information

## Client One-Page

460 Running Pump Rd #UNIT 2, Lancaster, PA 17603	Active	Commercial Lease	\$60,571.00
	MLS #:	PALA167180	Price / Sq Ft: \$5.95
	Leasable SQFT:	10,180	Date Available: 07/23/20
	Business Use:	Flex, Manufacturing, Warehouse	Existing Lease Type: Triple Net
	Tax ID #:	290-26450-0-0000	Final Lease Type: Triple Net
	County:	Lancaster, PA	Lot Size Dimensions: 0.00 x 0.00
	MLS Area:	East Hempfield Twp - Lancaster County (10529)	
	Year Built:	0	

## Taxes, Assessment, Fees Association / Community Info

HOA: No

## Commercial Lease Information

Current Use: Industrial, Manufacturing, Warehouse

## Features

Interior Features: Accessibility Features: Level Entry - Main  
Parking: 0 Truck Trailer Spaces, 23 Car Parking Spaces  
Utilities: Other, Heating: Other, Heating Fuel: Natural Gas, Hot Water: Other, Water Source: Public, Sewer: Public Sewer

## Remarks

Public: Two (2) new flex units available for lease in convenient East Hempfield Township location. The lease rate includes one (1) dock door, one (1) drive-in door, two (2) unisex ADA compliant restrooms, and a small kitchenette. Additional build-out can be included and amortized into the lease rate. Contact Dan Berger and Dan Berger Jr for details and plans. Unit 1 MLS #: PALA167178; Both Units MLS #: PALA167182.

## Listing Details

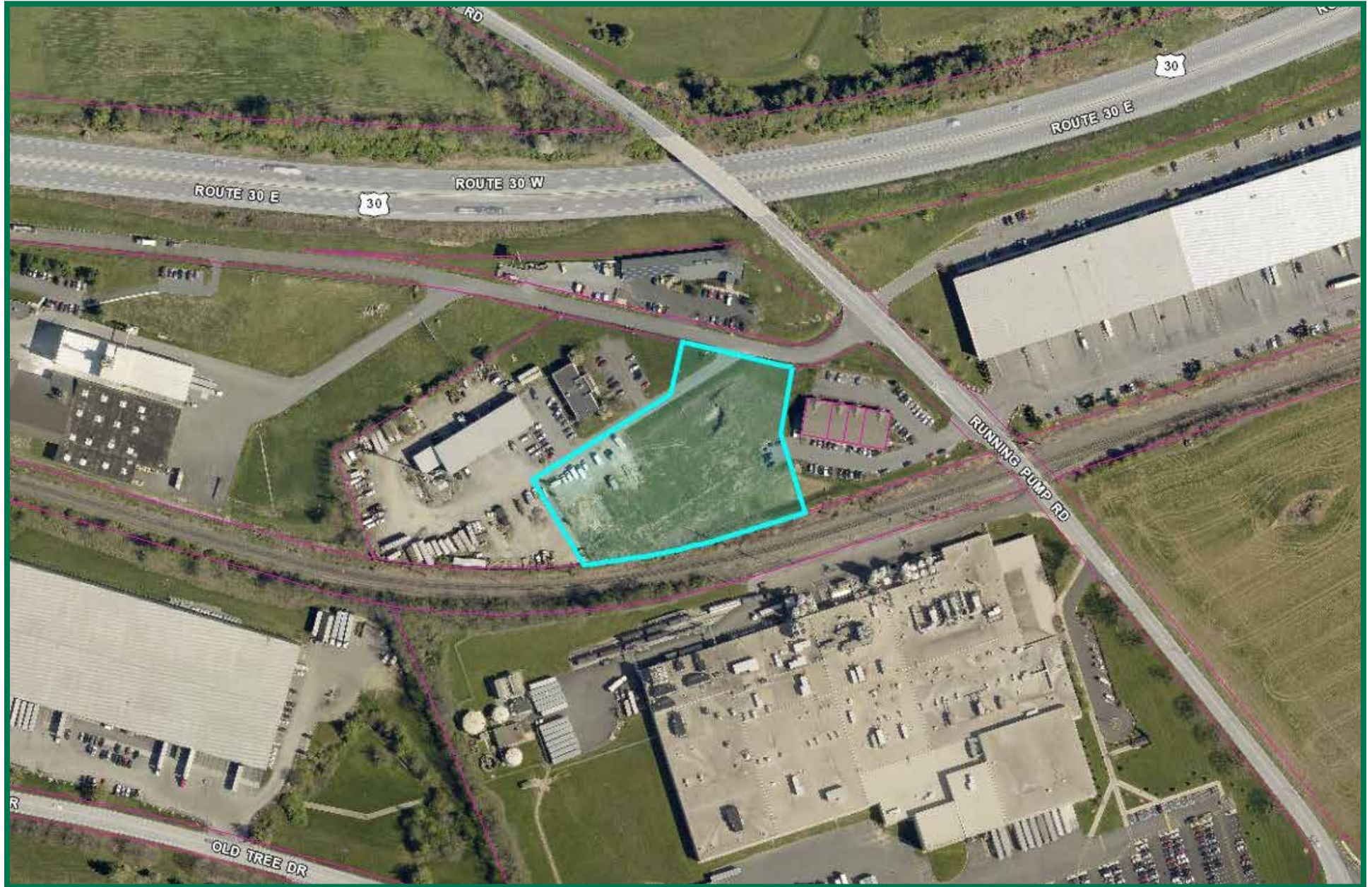
Original Price: \$60,571.00 DOM: 1  
Listing Term Begins: 07/23/2020

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460 Running Pump Road  
Lancaster, PA  
Aerial

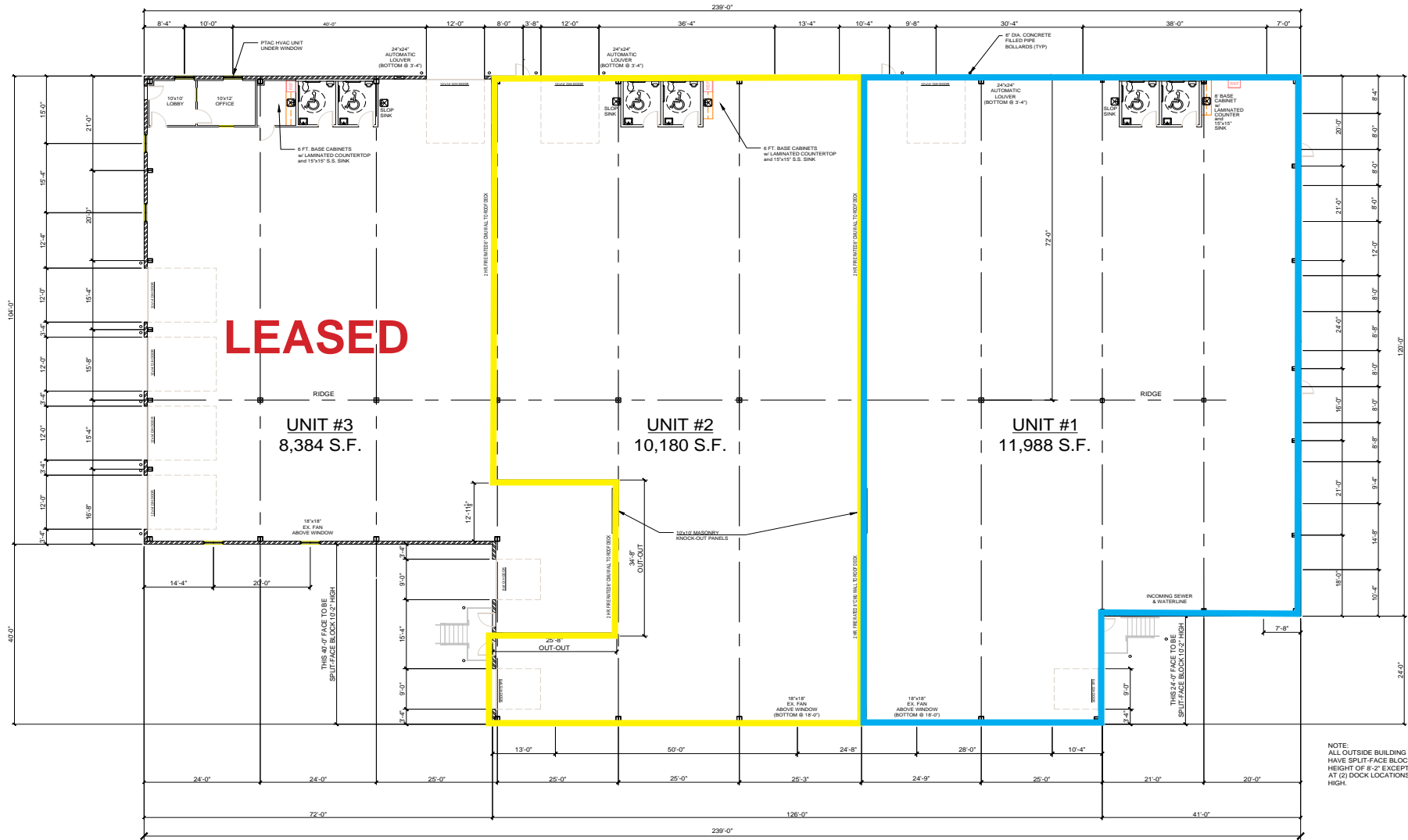




# Site Plan



460 Running Pump Road  
Lancaster, PA  
Floor Plan



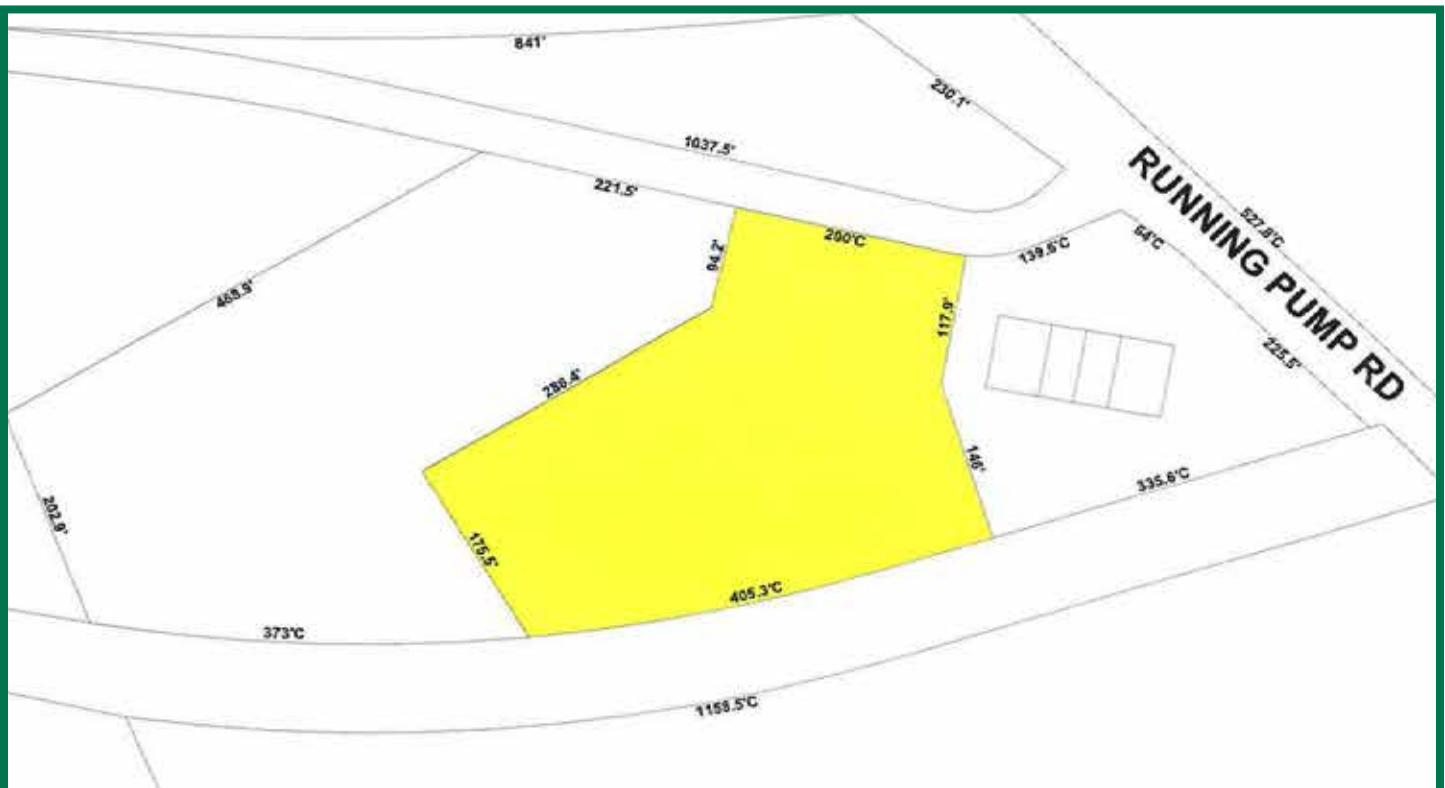
1 FLOOR PLAN  
A1-1 SCALE: 3/32" = 1'-0"

UNIT SUMMARY	
UNIT	SIZE
1	11,988 S.F.
2	10,180 S.F.
3	8,384 S.F.
TOTAL	30,552 S.F.

**460 Running Pump Road**  
**Lancaster, PA**  
GIS Information

**Identify Results:**

Account	290-26450-0-0000
Tax Map No.	29012H 9 7A
Owner	ROSEVILLE REALTY CO PO BOX 4035 LANCASTER, PA 17604
Deed Acres	2.61
Calculated Acres	2.62
Location	460 RUNNING PUMP RD
Municipality	EAST HEMPFIELD TOWNSHIP
School District	HEMPFIELD
Land Use Code	501 VACANT LAND- COMMERCIAL AND RETAIL TRADE
Zoning District	E ENTERPRISE
Land Assessment	\$242,000
Building Assessment	\$0
Total Assessment	\$242,000
Last Sale Date	05/21/1987
Last Sale Price	\$159,000
Deed Book Page	2132/089
Census Tract No.	11702
ADC Map Page	3460





**460 Running Pump Road  
Lancaster, PA  
Municipal Officials**

**EAST HEMPFIELD TOWNSHIP**

**Township Offices:**

1700 Nissley Rd. P.O. Box 126  
Landisville, PA 17538  
Phone: 717-898-3100  
FAX: 717-898-9486  
Email: [easthempfield@easthempfield.org](mailto:easthempfield@easthempfield.org)  
Website: [www.easthempfield.org](http://www.easthempfield.org)

**Board of Supervisors**

Douglas W. Brubaker, Chairman  
H. Scott Russell, Vice-Chairman  
Thomas A. Bennett, Member  
G. Edward LeFever, Member  
W. Scott Wigelsworth, Member

**Zoning Officer:**

Jon Beck  
717-898-3100 x231

**Building Code Official:**

Steve Brandvold  
717-898-3100 x225

**Planning Commission**

F. James Fullerton, Chairman  
Dwight D. Rohrer, Vice-Chairman  
Keith G. Falco, Secretary  
Ann Byrne, Member  
Andrew C. Weaver, Member  
Michael Lehr, Member  
Jim Hackett, Member

**School District:**

Hempfield  
717-898-5564

**Industrial Development Authority:**

Ronald C. Fink, Jr., Chairman  
Dennis Gehringer, Vice-Chairman  
Ellis Payne, Secretary  
Thomas Ulmer, Treasurer  
Holly A. Hartman, Member

**Zoning Hearing Board**

Elam M. Herr, Chairman  
Mark Hansen, Vice-Chairman  
Brett Jackson, Secretary  
Andrew Loose, Member  
Kenneth L. Beard, Member  
Garry Longenecker, Alternate

**Solicitor:**

Stephen M. Kraybill, Esq.  
Blakinger & Thomas  
717-299-1100

**Engineer:**

RAV Associates  
717-898-8100

**Board of Auditors:**

Andrew Marhevka, Chairman  
717-239-1541

**Water/Sewer Authority:**

Municipal Authority of East Hempfield  
717-898-8231  
Lancaster Area Sewer Authority  
717-299-4843

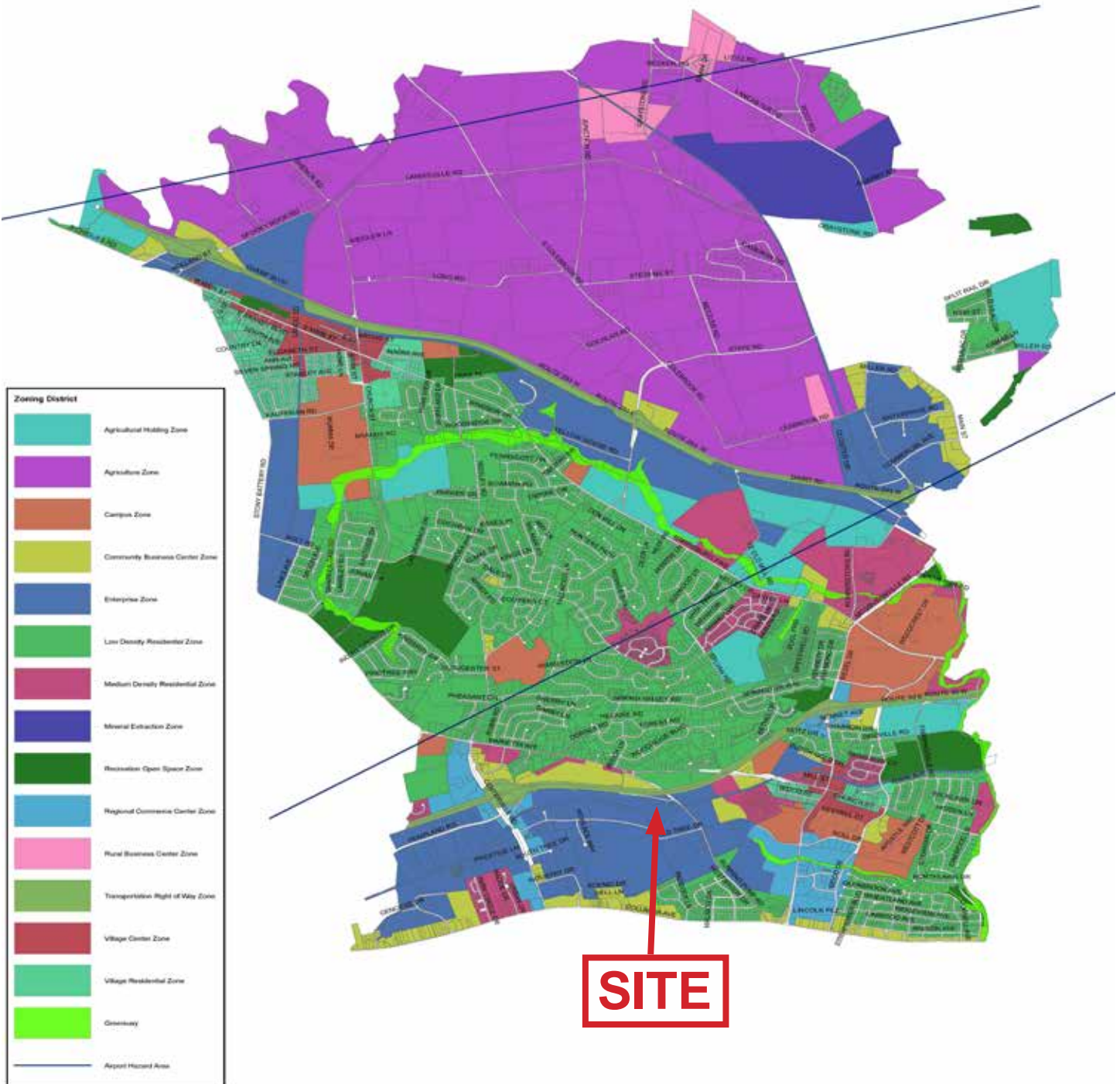
**Tax Collector:**

Lancaster County Treasurer Office  
717-299-8222



460 Running Pump Road  
Lancaster, PA  
Zoning Map

EAST HEMPFIELD TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA  
ZONING MAP - MARCH 2015



**460 Running Pump Road**  
**Lancaster, PA**  
**Zoning Information**

**§ 270-3.12. Enterprise Zone (E).**

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
    - (a) Agricultural wholesale operations.
    - (b) Forestry activities.
    - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
  - (2) Residential uses:
    - (a) None.
  - (3) Business uses:
    - (a) Auction, automobile.
    - (b) Auction, wholesale.
    - (c) Contractor business and storage.
    - (d) Convenience stores.
    - (e) Heavy equipment sales, service and repair.
    - (f) Industrial, light and general.
    - (g) Lodging and overnight accommodations.
    - (h) Office.
    - (i) Motor vehicle fueling station.
    - (j) Motor vehicle storage.
    - (k) Professional, scientific and technical offices.

**460 Running Pump Road**  
**Lancaster, PA**  
**Zoning Information**

§ 270-3.12

§ 270-3.12

- (l) Regional commercial sports facilities.
- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. **[Added 6-17-2015 by Ord. No. 2015-07]**
- (o) Day-care services, commercial. **[Added 11-16-2016 by Ord. No. 2016-05]**
- (4) Civic/social/utility uses:
  - (a) Municipal use.
  - (b) Park and recreation facilities, private and/or commercial.
  - (c) Park and recreation facilities, public.
  - (d) Public utilities.
- (5) Accessory uses customarily incidental to the above permitted uses:
  - (a) Alternative energy systems, accessory.
  - (b) Home-based business, no-impact.
  - (c) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) Adult businesses.
  - (2) Alternative energy systems, principal.
  - (3) Community rehabilitation facilities.
  - (4) Correctional facilities.
  - (5) Industrial, heavy.
  - (6) Legalized gambling establishments.
  - (7) Recycling facilities.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
  - (1) Communication antenna and towers.
- E. Design standards (see also Article 4 for modifications and exceptions):





**460 Running Pump Road**  
**Lancaster, PA**  
**Zoning Information**

§ 270-3.12

§ 270-3.12

- (1) Minimum lot area: None.
- (2) Minimum setbacks for principal and accessory uses:

	<b>Principal</b>	<b>Accessory</b>
<b>Setbacks</b>	<b>(feet)</b>	<b>(feet)</b>
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
  - (4) Maximum lot coverage: 70%.
  - (5) Maximum building height:
    - (a) Principal structures: 60 feet.
    - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
  - (6) All uses shall meet all state and federal regulations.
  - (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
  - (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
  - (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
  - (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.<sup>1</sup>
  - (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
  - (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
-

**460 Running Pump Road**  
**Lancaster, PA**  
**Zoning Information**

§ 270-3.12

§ 270-3.12

- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

# 460 Running Pump Road

## Lancaster, PA

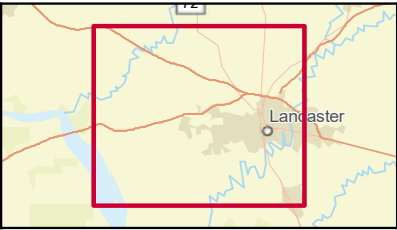
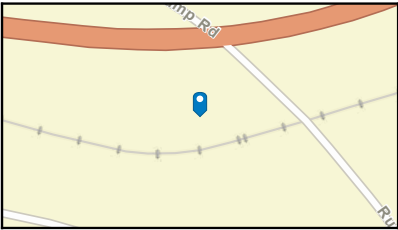
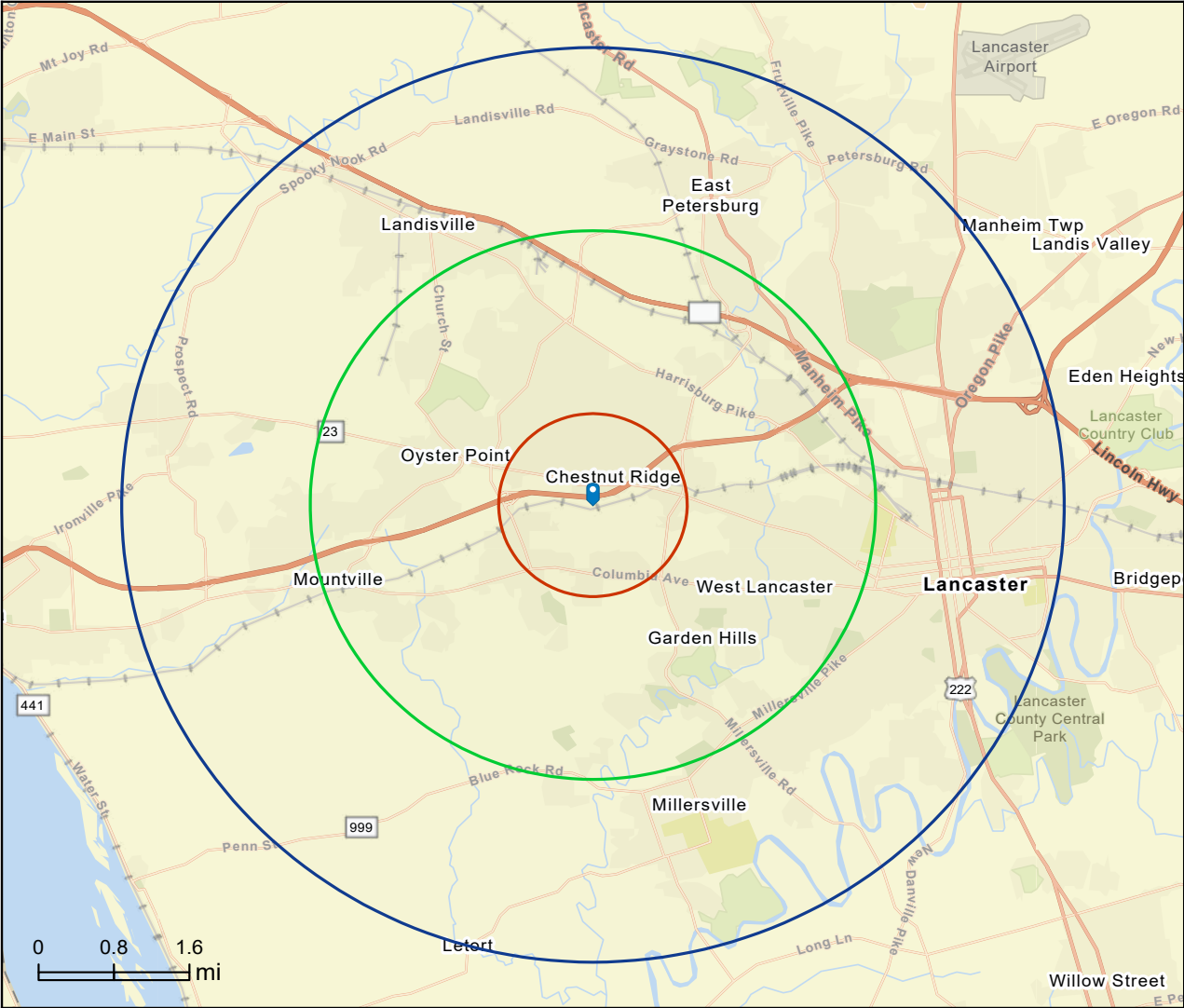
### Demographics



#### Site Map

460 Running Pump Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.05129  
Longitude: -76.37782



July 16, 2020

# 460 Running Pump Road Lancaster, PA Demographics



## Executive Summary

460 Running Pump Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.05129  
Longitude: -76.37782

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,424	40,487	146,757
2010 Population	4,288	45,200	159,455
2020 Population	4,648	48,261	169,281
2025 Population	4,814	49,751	174,039
2000-2010 Annual Rate	2.28%	1.11%	0.83%
2010-2020 Annual Rate	0.79%	0.64%	0.59%
2020-2025 Annual Rate	0.70%	0.61%	0.56%
2020 Male Population	48.6%	48.1%	48.7%
2020 Female Population	51.4%	51.9%	51.3%
2020 Median Age	44.4	44.3	37.7

In the identified area, the current year population is 169,281. In 2010, the Census count in the area was 159,455. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 174,039 representing a change of 0.56% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 44.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	82.4%	83.6%	70.0%
2020 Black Alone	3.5%	4.4%	10.0%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2020 Asian Alone	6.7%	4.3%	3.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	4.3%	4.5%	11.5%
2020 Two or More Races	2.8%	3.0%	4.2%
2020 Hispanic Origin (Any Race)	11.0%	11.4%	24.7%

Persons of Hispanic origin represent 24.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.5 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	112	121	87
2000 Households	1,397	16,538	55,916
2010 Households	1,652	18,778	61,340
2020 Total Households	1,769	20,034	65,103
2025 Total Households	1,827	20,655	67,013
2000-2010 Annual Rate	1.69%	1.28%	0.93%
2010-2020 Annual Rate	0.67%	0.63%	0.58%
2020-2025 Annual Rate	0.65%	0.61%	0.58%
2020 Average Household Size	2.62	2.38	2.49

The household count in this area has changed from 61,340 in 2010 to 65,103 in the current year, a change of 0.58% annually. The five-year projection of households is 67,013, a change of 0.58% annually from the current year total. Average household size is currently 2.49, compared to 2.49 in the year 2010. The number of families in the current year is 41,022 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 16, 2020





# 460 Running Pump Road Lancaster, PA Demographics



## Executive Summary

460 Running Pump Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.05129

Longitude: -76.37782

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.7%	13.2%	13.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$66,729	\$70,025	\$58,219
2025 Median Household Income	\$70,075	\$73,928	\$60,873
2020-2025 Annual Rate	0.98%	1.09%	0.90%
<b>Average Household Income</b>			
2020 Average Household Income	\$92,873	\$96,186	\$80,620
2025 Average Household Income	\$102,549	\$105,560	\$87,845
2020-2025 Annual Rate	2.00%	1.88%	1.73%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$36,290	\$39,624	\$31,066
2025 Per Capita Income	\$39,980	\$43,500	\$33,885
2020-2025 Annual Rate	1.96%	1.88%	1.75%

**Households by Income**  
Current median household income is \$58,219 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,873 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$80,620 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,845 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,066 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,885 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	145	152	141
2000 Total Housing Units	1,447	17,060	59,090
2000 Owner Occupied Housing Units	1,129	12,148	35,667
2000 Renter Occupied Housing Units	268	4,390	20,249
2000 Vacant Housing Units	50	522	3,174
2010 Total Housing Units	1,714	19,609	64,501
2010 Owner Occupied Housing Units	1,345	13,393	38,146
2010 Renter Occupied Housing Units	307	5,385	23,194
2010 Vacant Housing Units	62	831	3,161
2020 Total Housing Units	1,843	21,060	68,946
2020 Owner Occupied Housing Units	1,392	13,826	38,751
2020 Renter Occupied Housing Units	377	6,208	26,351
2020 Vacant Housing Units	74	1,026	3,843
2025 Total Housing Units	1,906	21,721	70,998
2025 Owner Occupied Housing Units	1,433	14,210	39,736
2025 Renter Occupied Housing Units	395	6,444	27,276
2025 Vacant Housing Units	79	1,066	3,985

Currently, 56.2% of the 68,946 housing units in the area are owner occupied; 38.2% are renter occupied; and 5.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 64,501 housing units in the area - 59.1% owner occupied, 36.0% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 3.01%. Median home value in the area is \$189,229, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.13% annually to \$200,124.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 16, 2020

