

FOR LEASE
± 15,000 SF WAREHOUSE 'TO BE BUILT'
GORDONVILLE, PA



LOCATION: 2985 Lincoln Highway East, Gordonville, East Lampeter Township, Lancaster County, PA 17529

AVAILABLE SF: Warehouse: ± 14,250 SF Office: ± 750 SF

LOT SIZE: ± 5.30 Acres

DEMOGRAPHICS:		<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2018	Population:	1,825	9,457	27,067
	Median HH Income:	\$57,330	\$60,322	\$63,571

TRAFFIC COUNT: Lincoln Highway East (Route 30) - 17,447 Vehicles Per Day (both directions)

ZONING: V-C Village Commercial

UTILITIES: Water: Well
Sewer: Public

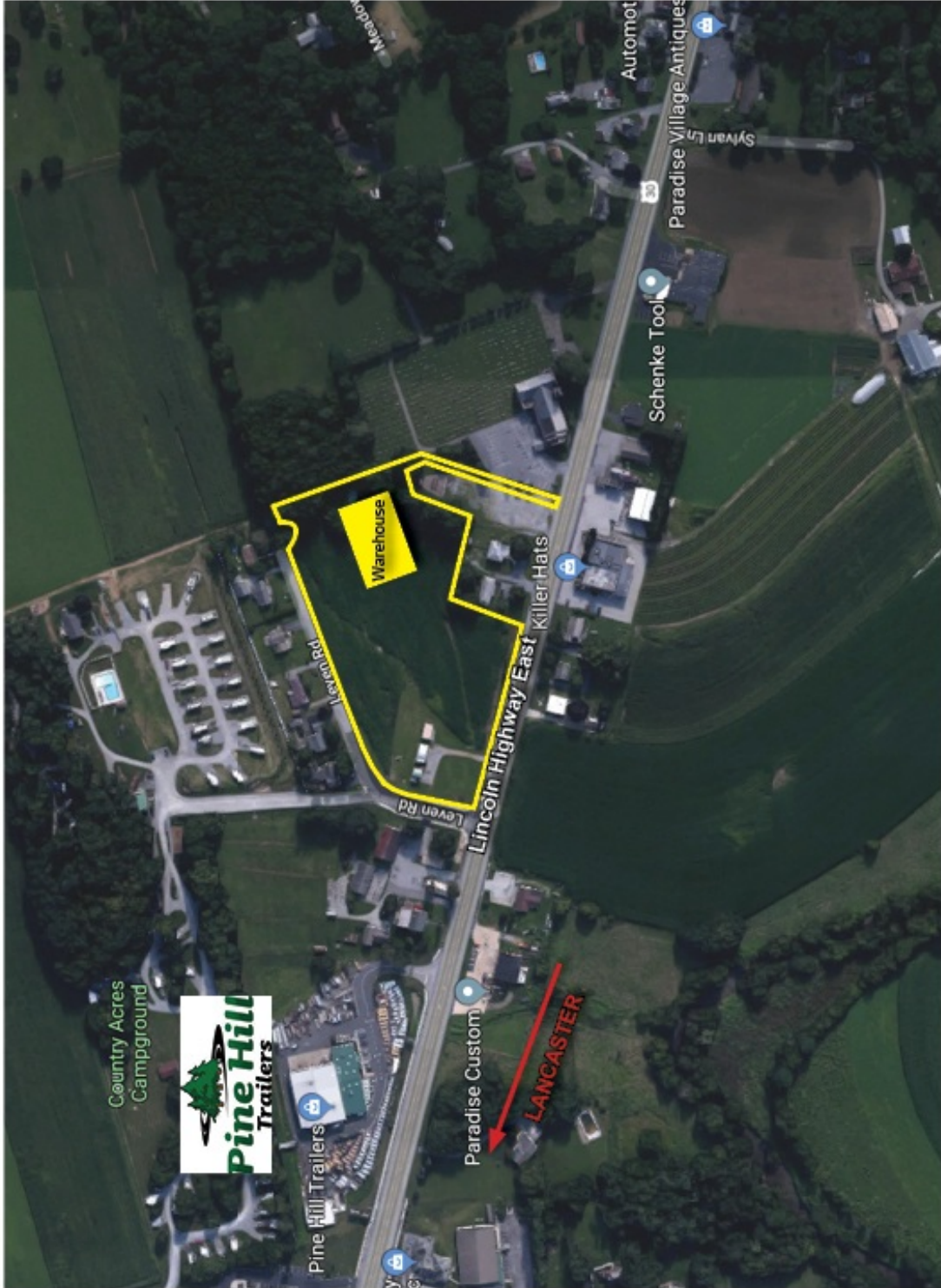
FEATURES:

- Steel building
- 24' ceiling height
- Standing seam metal roof
- One (1) drive-in door: 10' x 10'
- Two (2) loading docks with levelers: 8' x 9'
- 6" concrete floors
- Electric: 600 AMP/480 Volt
- HVAC: Gas fired split system - Office
Gas fired unit heaters - Warehouse

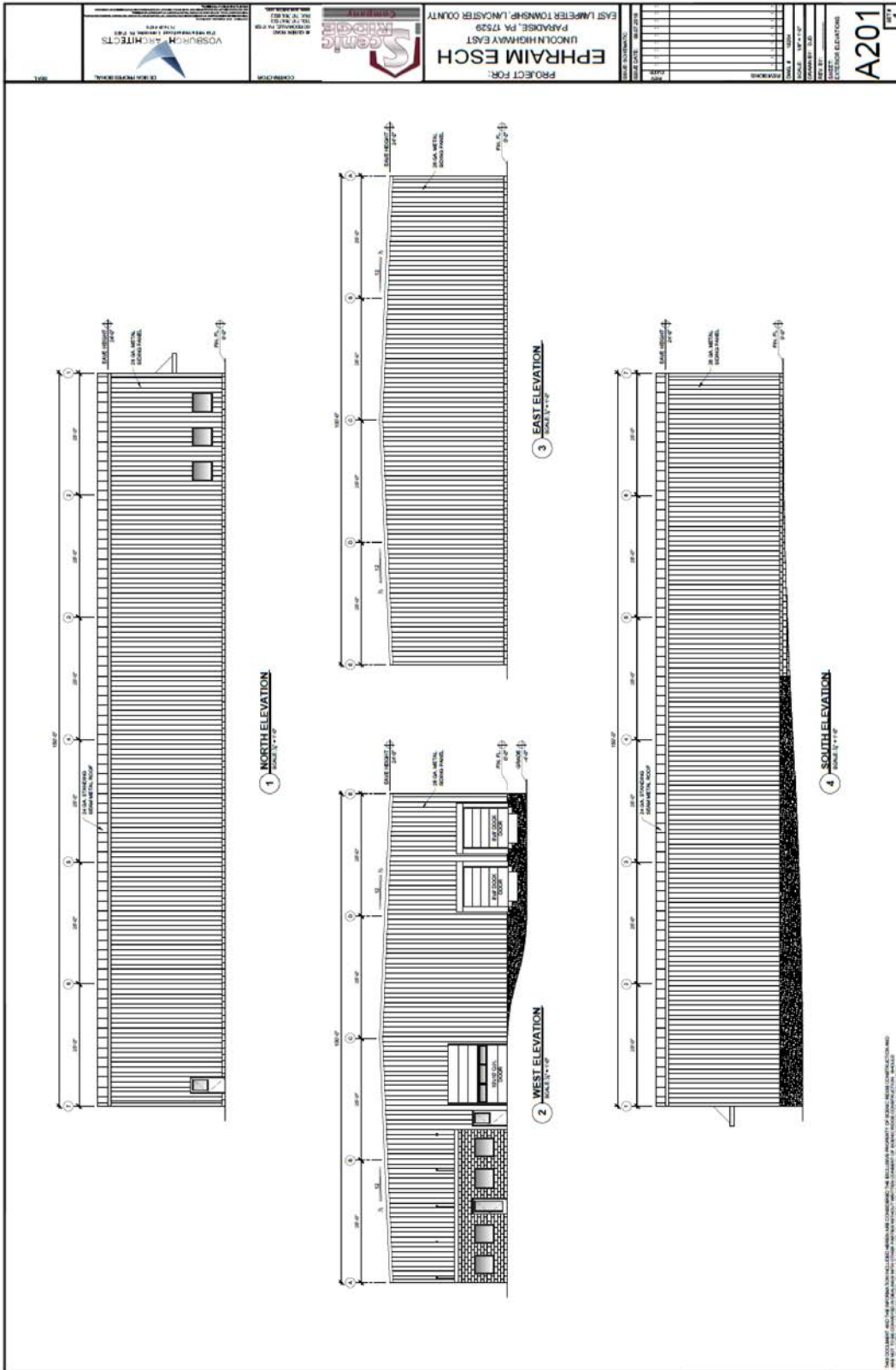
LEASE RATE: \$5.95 PSF NNN



Aerial



Elevation Plan



PROJECT FOR: EPHRAIM ESCH PARKSIDE, PA 17528 LINCOLN HIGHWAY EAST EAST LAMETER TOWNSHIP, LANCASTER COUNTY		DATE: 10/15/14 SCALE: 1/4" = 1'-0" CONTRACT NO.: 14-001 PROJECT NO.: 14-001
COMMISSIONER: VOSBURGH ARCHITECTS 1800 MARKET STREET PHILADELPHIA, PA 19103		DATE: 10/15/14 SCALE: 1/4" = 1'-0" CONTRACT NO.: 14-001 PROJECT NO.: 14-001

Zoning

Article 19: Village Commercial (VC) Zoning District

Section 19010: Purpose

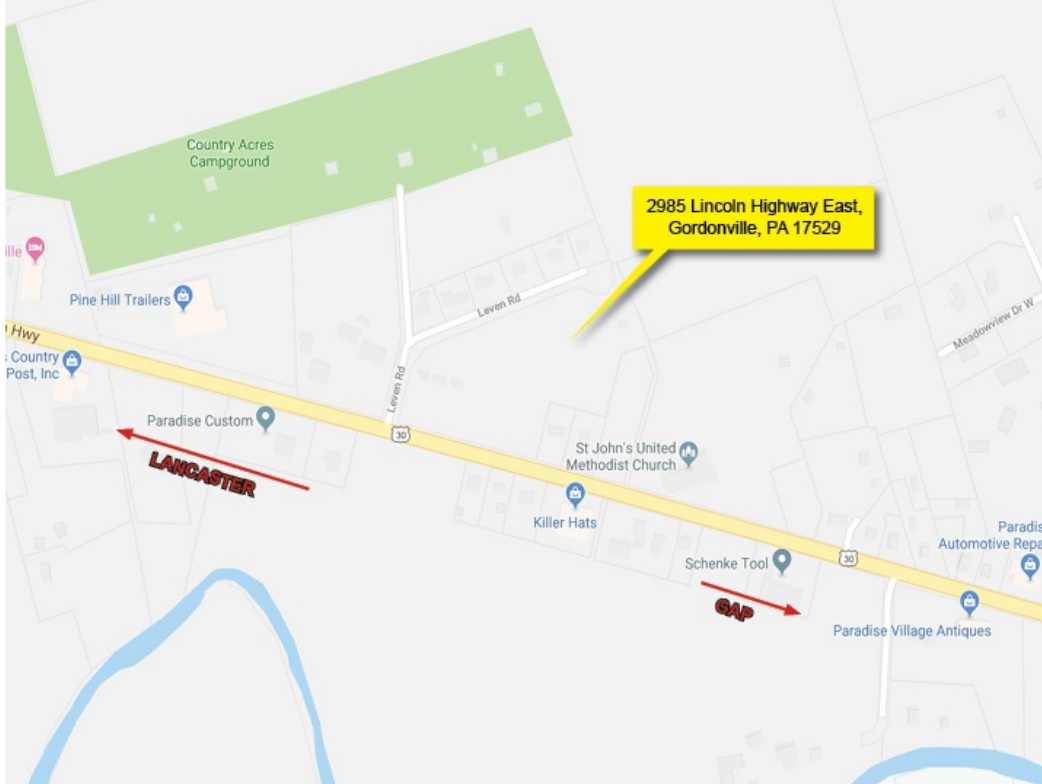
- A. To accommodate and to support the continued viability of the traditional villages as minor commercial centers within East Lampeter Township.
- B. To provide for the expansion of commercial uses within village areas in a manner that is consistent with the current physical pattern of structures, roads, and uses.
- C. To enable the development of new, small-scale commercial operations within the context of the existing community.
- D. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 19020: 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. Bed and breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 3. Campgrounds, subject to the provisions specified under Section 23140 of this Zoning Ordinance.
 - 4. Day care facility as a commercial use, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
 - 5. Dry cleaner and/or laundromat containing no drive-through service lanes, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
 - 6. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 - 7. Financial institution containing no more than two (2) drive-through service lane, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
 - 8. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 9. Funeral home, subject to the provisions specified under Section 23300 of this Zoning Ordinance.
 - 10. Greenhouse as a commercial use, subject to the provisions specified under Section 23330 of this Zoning Ordinance.
 - 11. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
 - 12. Home improvement and/or building supply store, subject to the provisions specified under Section 23360 of this Zoning Ordinance.
 - 13. Hotel and/or motel containing a maximum of one hundred (100) rental units or rooms, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
 - 14. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.

Zoning (Cont.)

15. Manufacturing use located on a lot with a minimum of two (2) acres and maximum of ten (10) acres, which shall be contained within building(s) that do not exceed thirty thousand (30,000) square feet of cumulative gross floor area. The manufacturing use shall be located along a public road owned and maintained by East Lampeter Township and shall comply with the supplemental regulations specified under Section 23450 of this Zoning Ordinance.
16. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under of Section 23470 of this Zoning Ordinance.
17. Museum, subject to the provisions specified under of Section 23510 of this Zoning Ordinance.
18. Nursery as a principal or accessory use, subject to the provisions specified under Section 23520 of this Zoning Ordinance.
19. Offices, subject to the provisions specified under of Section 23540 of this Zoning Ordinance.
20. Personal service facility containing no drive-through service lanes, subject to the provisions specified under of Section 23570 of this Zoning Ordinance.
21. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
22. Principal uses permitted in combination with other uses, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
23. Recreation use that is classified as a municipal use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
24. Recreation use that is classified as a restricted or private recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
25. Restaurant containing no drive-through service lanes, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
26. Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
27. Retail sales or craft store with subordinate manufacturing or assembly services, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
28. Retail sales containing no drive-through service lanes, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
29. School that is classified as a commercial school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
30. School that is defined as a public or private school for students in kindergarten through 12th grade, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
31. Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
32. Single-family semi-detached dwellings, which are not initially or cumulatively developed as a regional impact development.
33. Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
34. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.



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