

For Lease
Multiple Office
Suites



3700 Hempland Road

Mountville, PA 17554

Building Information

Building Size :	62,932 SF
Exterior:	Brick and Painted Masonry Block
Roof:	Flat, Metal, Rubber
Construction:	Masonry Block
Ceiling Heights:	8'-10'
Electric:	1,600 Amps
HVAC:	Gas Heat, Central A/C

Site Information

Land Area:	11.30 +/- Acres
County:	Lancaster County
Municipality:	West Hempfield Township
Zoning:	General/Industrial (I-2)
Tax Parcel ID:	300-62289-0-0000
Parking:	Ample On Site
Water & Sewer:	Public

Available Spaces

1,000 SF @ \$12.00/SF NNN
1,654 SF @ \$8.95/SF NNN
1,797 SF @ \$8.95/SF NNN
2,299 SF @ \$9.25/SF NNN
5,655 SF @ \$8.25/SF NNN
2,654 SF @ \$9.95/SF NNN

Comments


Join New Story and Holleran Consulting in the exciting rehabilitation of a 63,000 SF office building set on 11.30 park-like acres. Flexible office suite floor plans include lots of natural light perfect for executive corner offices, common area, private restrooms and an abundance of on-site, free parking. NNN costs are estimated at \$4/SF. Landlord will provide some build-out with additional TIA to be negotiated as part of the Lease.

For more information:

Bethanie Mackley-Zander

717.278.0226

bmzander@naicpi.com

Address: 3700 HEMPLAND ROAD MOUNTVILLE , PA 17554					
	List Number	243361	Annual Base Rent	\$ 12,000	
	Type of Property	Commercial	Status	Active	
	County	Lancaster	Total Acres		
	Total Full Baths		Total Half Baths		
	# Rental Units	5	Year Built	1984	
	\$ Per SqFt	\$ 12	Avail SqFt	1,000	
	Avail Office SqFt	1,000	Avail Retail SqFt		
	Avail Whse SqFt		Gross SqFt.	1,000	
	Land Use Code	AG-810	Zoning	Commercial	
	Loc/Dev	N/A	Mun/Twn	W. Hempfield	
School District	Hempfield	Lot Size	N/A		
Assessment	\$ 4,127,500	Total Taxes	\$ 102,064.82		
County Tax	\$ 15,416.21	Municipal Tax	\$ 5,530.85		
School Tax	\$ 81,117.76				
# 1 Bedroom Units	# 2 Bedroom Units	# 3 Bedroom Units			
# Efficiency Units	APN #/Tax Parcel ID	Deed/Ref #	5197372		
User Defined 18	Franklin Map Page	Franklin Map Column			
Franklin Map Row					
Directions: Rt. 30 W to Centerville Rd exit. Right onto Hempland Road to building on the corner of Hempland Road/Electronics Way.					
Public Remarks: Flexible floor plan with lots of natural light. Recently renovated building in easily accessible location. Property includes well maintained grounds and ample on site parking. Owner to provide some build out with additional T/A to be negotiated. NNN est. @ \$4/sq.ft.					
Agent Remarks: Contact Bethanie Mackley-Zander at 717.278.0226 for showing instructions and floor plans.					
Sale: Lease		Improvement Heights: 1 Story		Lease Includes: Parking; Sewer; Water	
Current Use: Office		Ceiling Heights: 8 - 10 Ft		Lease Space Incl: Build Out Allowance;	
Possible Use: Office		Truck Doors: 1 - 5 Loading Docks		Handicap Access; Single Level	
Location: Corner; Industrial Park		Truck Door Heights: 12 - 14 Ft		Lease Type: Triple Net	
Zoning: Commercial		Fuel Tanks: None		Occupancy: Vacant	
Features/Amenities: Sprinkler System; Handicap Access; Private Restrooms		Electric System: 1.6k + Amps; 220 Volt; 3 Phase		ASC/Condo Fee Incl: Other - See Remarks	
Lot Size: 10 Ac to LT 25 Ac		Water: Public Water		Miscellaneous: Mixed Use: No	
Topography: Level		Sewer: Public Sewer		Income & Expenses: Annual Lease: 12,000	
Rail: None		Hot Water: Gas		Form of Ownership: Leasehold	
Road Access: Township Road		HVAC: Central Air; Electric		Documents Available: Aerial Photographs;	
Construction: Masonry		Utilities Available: Sewer; Cable TV; Electric; Gas; Water		Building Plan; Plot Plan	
Exterior: Brick; Concrete Block		Parking: On Site		Address Exclusions: Exclude None	
Roof: Flat; Metal; Pitched; Rubber		Tenant Pays: Electricity; Gas; Heat; Hot Water; Insurance; Janitorial; Lawn; Snow Removal; Taxes; Trash			
		Terms of Tenancy: Long Term; Year to Year			
Dual Rate Comm	N	Sub Agent Comm	3	Transactn Lic Comm	0
Buyer Agent Comm	3	Days On Market	4	Original List Price	\$ 12,000
List Date	10/30/2015	Owner	Salisbury Real Holdings, LLC	Status Change Date	11/02/2015
Expire Date	05/31/2016				
LM: Bethanie S Mackley-Zander -- Office Phone: (717) 733-4777; bethanie.zander@yahoo.com;					
LO: NAI Commercial Partners, Inc. -- Office Phone: (717) 283-0600; info@naicpi.com; 930 Red Rose Court Ste. 200, Lancaster, PA 17601 USA					
<i>Provided as a courtesy of</i> NAI Commercial Partners, Inc. 930 Red Rose Court Ste. 200 Lancaster, PA 17601 Office Phone - (717) 283-0600 info@naicpi.com http://www.naicpi.com					

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Address: 3700 HEMPLAND ROAD MOUNTVILLE , PA 17554



List Number	243359	Annual Base Rent	\$ 15,215
Type of Property	Commercial	Status	Active
County	Lancaster	Total Acres	
Total Full Baths		Total Half Baths	
# Rental Units	5	Year Built	1984
\$ Per SqFt	\$ 8.95	Avail SqFt	1,654
Avail Office SqFt	1,654	Avail Retail SqFt	
Avail Whse SqFt		Gross SqFt.	1,654
Land Use Code	AG-810	Zoning	Commercial
Loc/Dev	N/A	Mun/Twn	W. Hempfield
School District	Hempfield	Lot Size	N/A
Assessment	\$ 4,127,500	Total Taxes	\$ 102,064.82
County Tax	\$ 15,416.21	Municipal Tax	\$ 5,530.85
School Tax	\$ 81,117.76		

# 1 Bedroom Units	# 2 Bedroom Units	# 3 Bedroom Units
# Efficiency Units	APN #/Tax Parcel ID 300-62289-0-0000	Deed/Ref # 5197372
User Defined 18	Franklin Map Page	Franklin Map Column
Franklin Map Row		

Directions: Rt. 30 W to Centerville Rd exit. Right onto Hempland Road to building on the corner of Hempland Road/Electronics Way.
Public Remarks: Flexible floor plan with lots of natural light. Recently renovated building in easily accessible location. Property includes well maintained grounds and ample on site parking. Owner to provide some build out with additional T/A to be negotiated. NNN est. @ \$4/sq.ft. Space includes kitchenette.
Agent Remarks: Contact Bethanie Mackley-Zander at 717.278.0226 for showing instructions and floor plans.

Sale: Lease	Improvement Heights: 1 Story	Lease Includes: Parking; Sewer; Water
Current Use: Office	Ceiling Heights: 8 - 10 Ft	Lease Space Incl: Build Out Allowance;
Possible Use: Office	Truck Doors: 1 - 5 Loading Docks	Handicap Access; Single Level
Location: Corner; Industrial Park	Truck Door Heights: 12 - 14 Ft	Lease Type: Triple Net
Zoning: Commercial	Fuel Tanks: None	Occupancy: Vacant
Features/Amenities: Sprinkler System; Handicap Access; Private Restrooms	Electric System: 1.6k + Amps; 220 Volt; 3 Phase	ASC/Condo Fee Incl: Other - See Remarks
Lot Size: 10 Ac to LT 25 Ac	Water: Public Water	Miscellaneous: Mixed Use: No
Topography: Level	Sewer: Public Sewer	Income & Expenses: Annual Lease: 15,215
Rail: None	Hot Water: Gas	Form of Ownership: Leasehold
Road Access: Township Road	HVAC: Central Air; Electric	Documents Available: Aerial Photographs;
Construction: Masonry	Utilities Available: Sewer; Cable TV; Electric; Gas; Water	Building Plan; Plot Plan
Exterior: Brick; Concrete Block	Parking: On Site	Address Exclusions: Exclude None
Roof: Flat; Metal; Pitched; Rubber	Tenant Pays: Electricity; Gas; Heat; Hot Water; Insurance; Janitorial; Lawn; Snow Removal; Taxes; Trash	
	Terms of Tenancy: Long Term; Year to Year	

Dual Rate Comm	N	Sub Agent Comm	3	Transactn Lic Comm	0
Buyer Agent Comm	3	Days On Market	4	Original List Price	\$ 15,215
List Date	10/30/2015	Owner	Salisbury Real Holdings, LLC	Status Change Date	11/02/2015
Expire Date	05/31/2016				

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Address: 3700 HEMPLAND ROAD MOUNTVILLE , PA 17554



List Number	243351	Annual Base Rent	\$ 16,083
Type of Property	Commercial	Status	Active
County	Lancaster	Total Acres	
Total Full Baths		Total Half Baths	
# Rental Units	5	Year Built	1984
\$ Per SqFt	\$ 8.95	Avail SqFt	1,797
Avail Office SqFt	1,797	Avail Retail SqFt	
Avail Whse SqFt		Gross SqFt.	1,797
Land Use Code	AG-810	Zoning	Commercial
Loc/Dev	N/A	Mun/Twn	W. Hempfield
School District	Hempfield	Lot Size	N/A
Assessment	\$ 4,127,500	Total Taxes	\$ 102,064.82
County Tax	\$ 15,416.21	Municipal Tax	\$ 5,530.85
School Tax	\$ 81,117.76		

# 1 Bedroom Units	# 2 Bedroom Units	# 3 Bedroom Units
# Efficiency Units	APN #/Tax Parcel ID 300-62289-0-0000	Deed/Ref # 5197372
User Defined 18	Franklin Map Page	Franklin Map Column
Franklin Map Row		

Directions: Rt. 30 W to Centerville Rd exit. Right onto Hempland Road to building on the corner of Hempland Road/Electronics Way.
Public Remarks: Flexible floor plan with lots of natural light. Recently renovated building in easily accessible location. Property includes well maintained grounds and ample on site parking. Space includes use of common area break room. Owner to provide some build out with additional T/A to be negotiated. NNN est. @ \$4/sq.ft.
Agent Remarks: Contact Bethanie Mackley-Zander at 717.278.0226 for showing instructions and floor plans.


<p>Sale: Lease Current Use: Office Possible Use: Office Location: Corner; Industrial Park Zoning: Commercial Features/Amenities: Sprinkler System; Handicap Access; Private Restrooms Lot Size: 10 Ac to LT 25 Ac Topography: Level Rail: None Road Access: Township Road Construction: Masonry Exterior: Brick; Concrete Block Roof: Flat; Metal; Pitched; Rubber</p>	<p>Improvement Heights: 1 Story Ceiling Heights: 8 - 10 Ft Truck Doors: 1 - 5 Loading Docks Truck Door Heights: 12 - 14 Ft Fuel Tanks: None Electric System: 1.6k + Amps; 220 Volt; 3 Phase Water: Public Water Sewer: Public Sewer Hot Water: Gas HVAC: Central Air; Gas Utilities Available: Sewer; Cable TV; Electric; Gas; Water Parking: On Site Tenant Pays: Electricity; Gas; Heat; Hot Water; Insurance; Janitorial; Lawn; Snow Removal; Taxes; Trash Terms of Tenancy: Long Term; Year to Year</p>	<p>Lease Includes: Parking; Sewer; Water Lease Space Incl: Build Out Allowance; Handicap Access; Single Level Lease Type: Triple Net Occupancy: Vacant ASC/Condo Fee Incl: Other - See Remarks Miscellaneous: Mixed Use: No Income & Expenses: Annual Lease: 16,083 Form of Ownership: Leasehold Documents Available: Aerial Photographs; Building Plan; Plot Plan Address Exclusions: Exclude None</p>
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Dual Rate Comm	N	Sub Agent Comm	3	Transactn Lic Comm	0
Buyer Agent Comm	3	Days On Market	4	Original List Price	\$ 16,083
List Date	10/30/2015	Owner	Salisbury Real Holdings, LLC	Status Change Date	11/02/2015
Expire Date	05/31/2016				

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Address: 3700 HEMPLAND ROAD MOUNTVILLE , PA 17554					
	List Number	243346	Annual Base Rent	\$ 21,265	
	Type of Property	Commercial	Status	Active	
	County	Lancaster	Total Acres		
	Total Full Baths		Total Half Baths		
	# Rental Units	5	Year Built	1984	
	\$ Per SqFt	\$ 9.25	Avail SqFt	2,299	
	Avail Office SqFt	2,299	Avail Retail SqFt		
	Avail Whse SqFt		Gross SqFt.	2,299	
	Land Use Code	AG-810	Zoning	Commercial	
	Loc/Dev	N/A	Mun/Twn	W. Hempfield	
School District	Hempfield	Lot Size	N/A		
Assessment	\$ 4,127,500	Total Taxes	\$ 102,064.82		
County Tax	\$ 15,416.21	Municipal Tax	\$ 5,530.85		
School Tax	\$ 81,117.76				
# 1 Bedroom Units	# 2 Bedroom Units	# 3 Bedroom Units			
# Efficiency Units	APN #/Tax Parcel ID	300-62289-0-0000	Deed/Ref #	5197372	
User Defined 18	Franklin Map Page		Franklin Map Column		
Franklin Map Row					
Directions: Rt. 30 W to Centerville Rd exit. Right onto Hempland Road to building on the corner of Hempland Road/Electronics Way.					
Public Remarks: Flexible floor plan with lots of natural light. Recently renovated building in easily accessible location. Property includes well maintained grounds and ample on site parking. Space includes large break room and private meeting room. Owner to provide some build out with additional T/A to be negotiated. NNN est. @ \$4/sq.ft.					
Agent Remarks: Contact Bethanie Mackley-Zander at 717.278.0226 for showing instructions and floor plans.					
Sale: Lease Current Use: Office Possible Use: Office Location: Corner; Industrial Park Zoning: Industrial Features/Amenities: Sprinkler System; Handicap Access; Private Restrooms Lot Size: 10 Ac to LT 25 Ac Topography: Level Rail: None Road Access: Township Road Construction: Masonry Exterior: Brick; Concrete Block Roof: Flat; Metal; Pitched; Rubber		Improvement Heights: 1 Story Ceiling Heights: 8 - 10 Ft Truck Doors: 1 - 5 Loading Docks Truck Door Heights: 12 - 14 Ft Fuel Tanks: None Electric System: 1.6k + Amps; 220 Volt; 3 Phase Water: Public Water Sewer: Public Sewer Hot Water: Gas HVAC: Central Air; Gas Utilities Available: Sewer; Cable TV; Electric; Gas; Water Parking: On Site Tenant Pays: Electricity; Gas; Heat; Hot Water; Insurance; Janitorial; Lawn; Snow Removal; Taxes; Trash; Water Terms of Tenancy: Long Term; Year to Year		Lease Includes: Parking; Sewer; Water Lease Space Incl: Build Out Allowance; Handicap Access; Single Level Lease Type: Triple Net Occupancy: Vacant ASC/Condo Fee Incl: Other - See Remarks Miscellaneous: Mixed Use: No Income & Expenses: Annual Lease: 21,265 Form of Ownership: Leasehold Documents Available: Aerial Photographs; Building Plan; Plot Plan Address Exclusions: Exclude None	
Dual Rate Comm	N	Sub Agent Comm	3	Transactn Lic Comm	0
Buyer Agent Comm	3	Days On Market	4	Original List Price	\$ 21,265
List Date	10/30/2015	Owner	Salisbury Real Holdings	Status Change Date	11/02/2015
Expire Date	05/31/2016				
LM: Bethanie S Mackley-Zander -- Office Phone: (717) 733-4777; bethanie.zander@yahoo.com;					
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Address: 3700 HEMPLAND ROAD MOUNTVILLE , PA 17554



List Number	243357	Annual Base Rent	\$ 46,655
Type of Property	Commercial	Status	Active
County	Lancaster	Total Acres	
Total Full Baths		Total Half Baths	
# Rental Units	5	Year Built	1984
\$ Per SqFt	\$ 8.25	Avail SqFt	5,655
Avail Office SqFt	5,655	Avail Retail SqFt	
Avail Whse SqFt		Gross SqFt.	5,655
Land Use Code	AG-810	Zoning	Commercial
Loc/Dev	N/A	Mun/Twn	W. Hempfield
School District	Hempfield	Lot Size	N/A
Assessment	\$ 4,127,500	Total Taxes	\$ 102,064.82
County Tax	\$ 15,416.21	Municipal Tax	\$ 5,530.85
School Tax	\$ 81,117.76		

# 1 Bedroom Units	# 2 Bedroom Units	# 3 Bedroom Units
# Efficiency Units	APN #/Tax Parcel ID 300-62289-0-0000	Deed/Ref # 5197372
User Defined 18	Franklin Map Page	Franklin Map Column
Franklin Map Row		

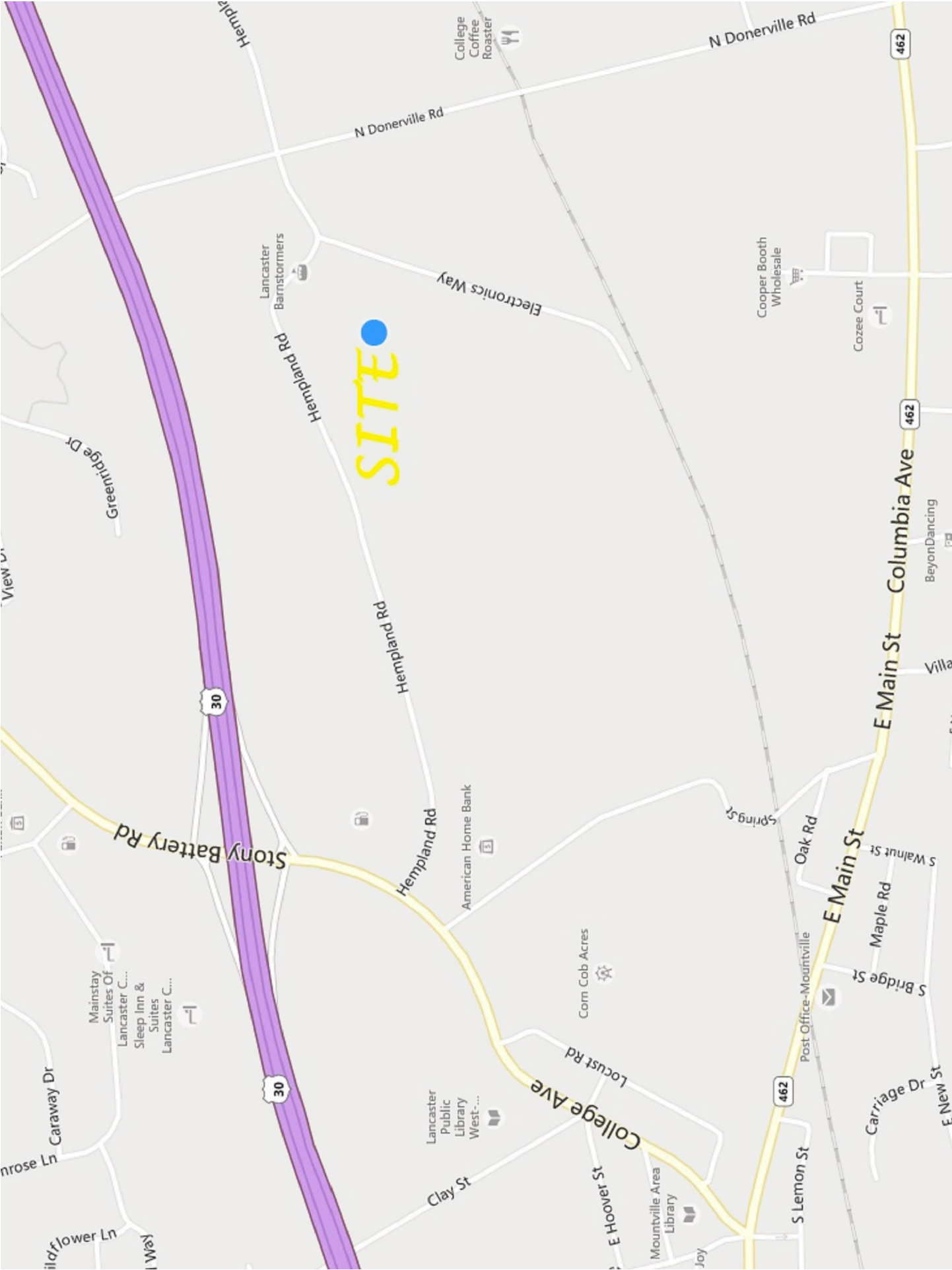
Directions: Rt.30 W to Centerville Rd exit. Right onto Hempland Road to building on the corner of Hempland Road/Electronics Way.
Public Remarks: Flexible floor plan with lots of natural light. Recently renovated building in easily accessible location. Property includes well maintained grounds and ample on site parking. Owner to provide some build out with additional T/A to be negotiated. NNN est. @ \$4/sq.ft. Private restroom available.
Agent Remarks: Contact Bethanie Mackley-Zander at &17.278.0226 for showing instructions and floor plans.

<p>Sale: Lease Current Use: Office Possible Use: Office Location: Corner; Industrial Park Zoning: Commercial Features/Amenities: Sprinkler System; Handicap Access; Private Restrooms Lot Size: 10 Ac to LT 25 Ac Topography: Level Rail: None Road Access: Township Road Construction: Masonry Exterior: Brick; Concrete Block Roof: Flat; Metal; Pitched; Rubber</p>	<p>Improvement Heights: 1 Story Ceiling Heights: 8 - 10 Ft Truck Doors: 1 - 5 Loading Docks Truck Door Heights: 12 - 14 Ft Fuel Tanks: None Electric System: 1.6k + Amps; 220 Volt; 3 Phase Water: Public Water Sewer: Public Sewer Hot Water: Gas HVAC: Central Air; Electric Utilities Available: Sewer; Cable TV; Electric; Gas; Water Parking: On Site Tenant Pays: Electricity; Gas; Heat; Hot Water; Insurance; Janitorial; Lawn; Snow Removal; Taxes; Trash Terms of Tenancy: Long Term; Year to Year</p>	<p>Lease Includes: Parking; Sewer; Water Lease Space Incl: Build Out Allowance; Handicap Access; Single Level Lease Type: Triple Net Occupancy: Vacant ASC/Condo Fee Incl: Other - See Remarks Miscellaneous: Mixed Use: No Income & Expenses: Annual Lease: 46,655 Form of Ownership: Leasehold Documents Available: Aerial Photographs; Building Plan; Plot Plan Address Exclusions: Exclude None</p>
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Dual Rate Comm	N	Sub Agent Comm	3	Transactn Lic Comm	0
Buyer Agent Comm	3	Days On Market	4	Original List Price	\$ 46,655
List Date	10/30/2015	Owner	Salisbury Real Holdings, LLC	Status Change Date	11/02/2015
Expire Date	05/31/2016				

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SITE

30

30

462

462

462

462

462

Stony Battery Rd

Hempland Rd

Hempland Rd

College Ave

E Main St
Columbia Ave

E Main St

N Donerville Rd

N Donerville Rd

Electronics Way

Lancaster Barnstormers

Cooper Booth Wholesale

Cozee Court

American Home Bank

Corn Cob Acres

Lancaster Public Library West...

Mountville Area Library

Post Office - Mountville

Carriage Dr
E New St

S Bridge St
Maple Rd
S Walnut St

Caraway Dr

Mainstay Suites Of
Lancaster C...
Sleep Inn & Suites
Lancaster C...

College Coffee Roaster

BeyondDancing

Villa

Clay St

E Hoover St

S Lemon St

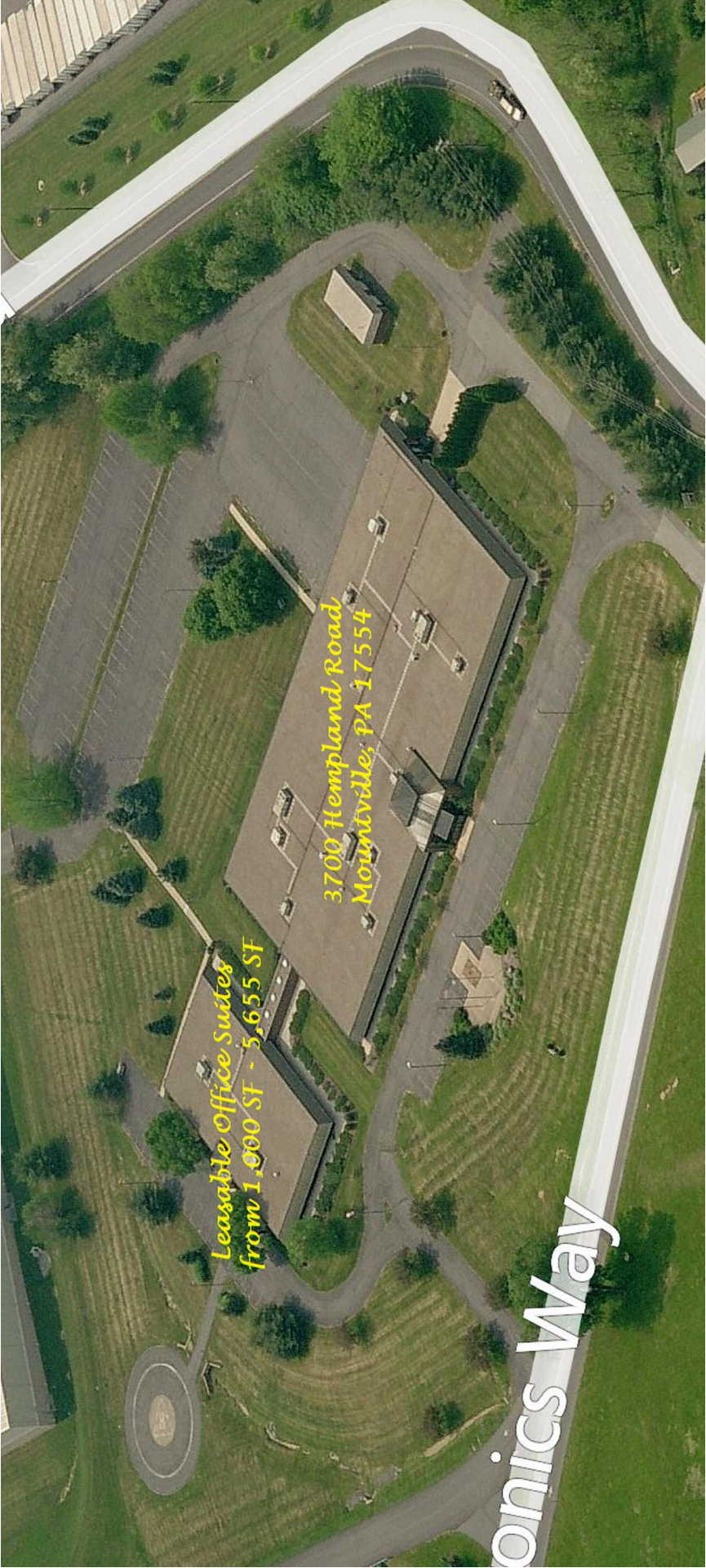
Lower Ln

Way

rose Ln

View Ln

Greenidge Dr



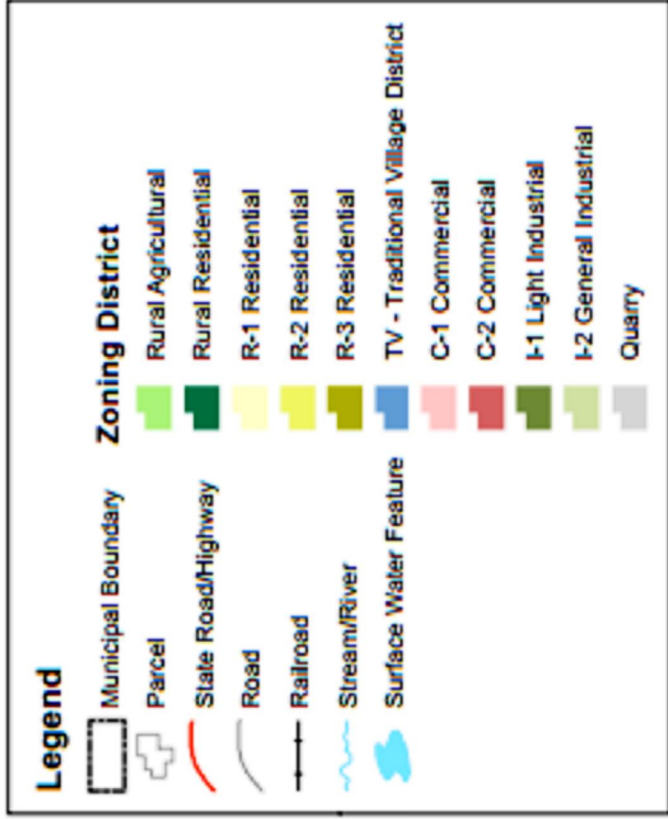
*Leasable Office Suites
from 1,000 SF - 5,655 SF*

*3700 Hempland Road
Mountville, PA 17554*

onics Way

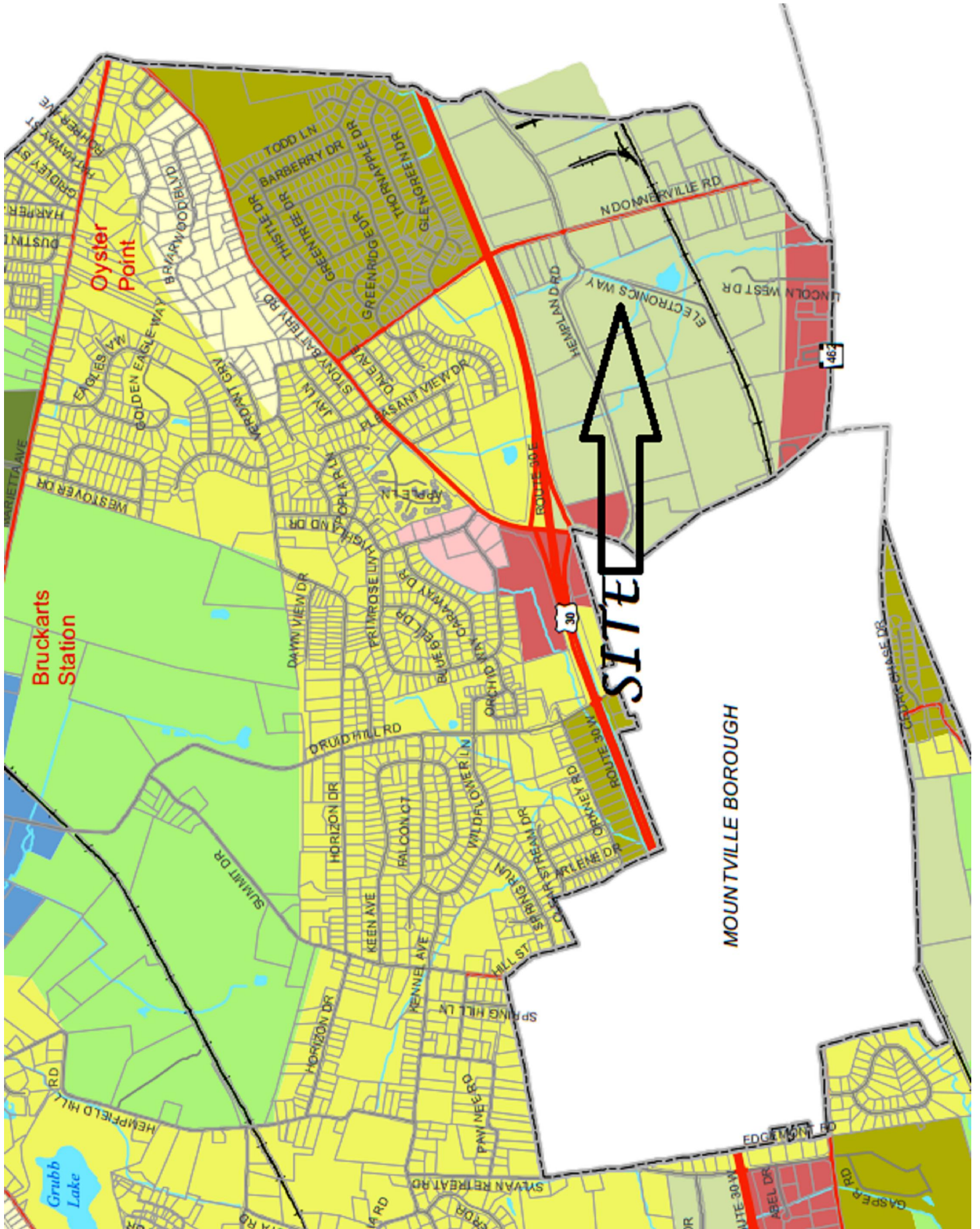
Zoning Map

West Hempfield Township Lancaster County



PA State Plane South, NAD 1983 (feet)
 Base Map Source:
 Lancaster County GIS
 Pennsylvania Department of Transportation
 RETTEW Associates, Inc.



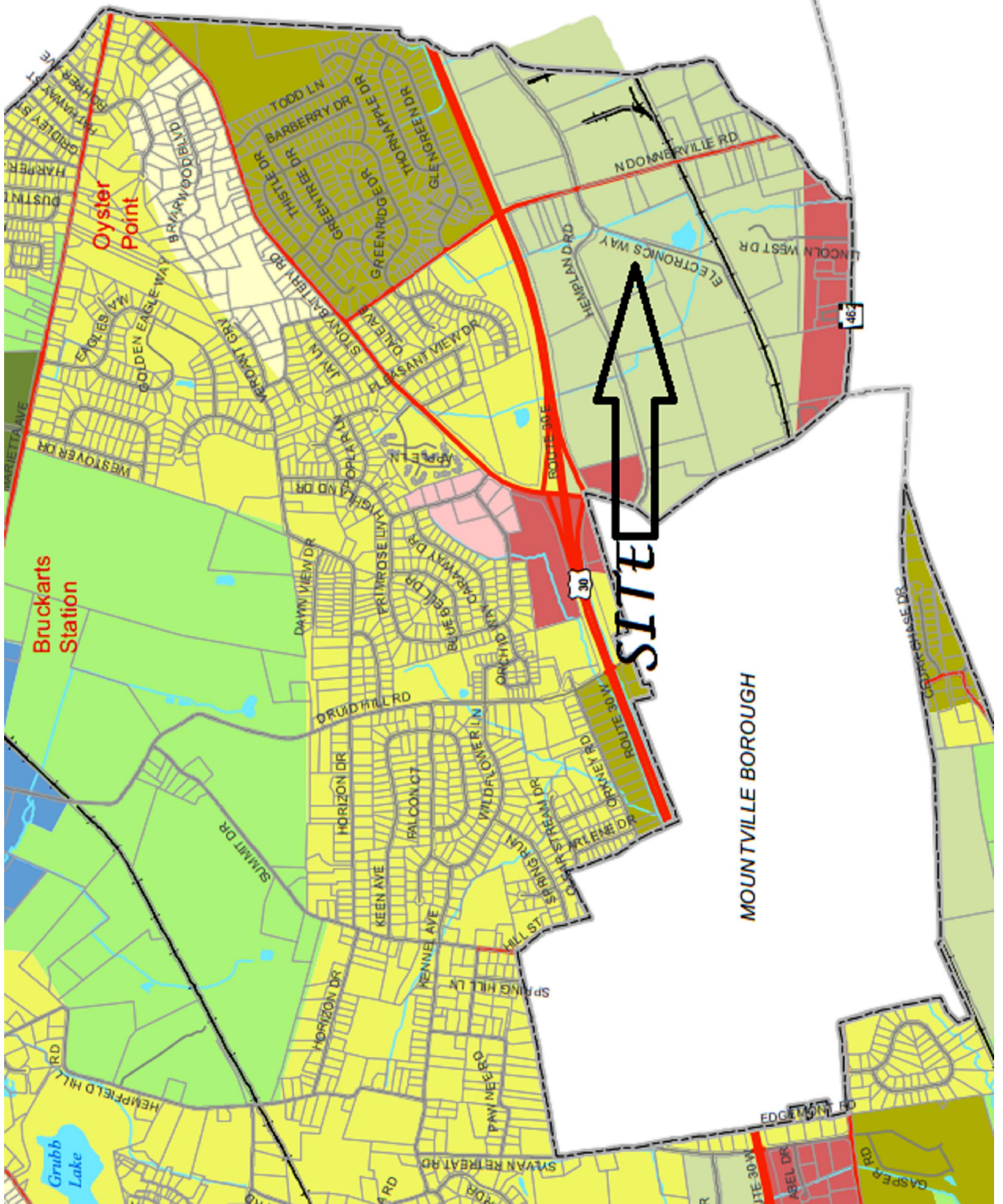


Oyster Point

Bruckarts Station

SITES

MOUNTVILLE BOROUGH



SECTION 502

I-2 GENERAL INDUSTRIAL DISTRICT

502.1 INTENDED PURPOSE

It is the purpose of the I-2 General Industrial District to provide for industrial activities in areas affording adequate highway and/or railroad access will not cause detrimental effects beyond the district boundary lines.

502.2 USES AND STRUCTURES

A. Permitted Uses

A building may be erected, altered or used, and a lot may be used or occupied by one or more of the following:

1. Any production, manufacturing, processing, cleaning, testing, repair, storage, and distribution of materials, goods, foodstuffs, and products not involving a retail activity on the lot subject to all applicable provisions of Article 800.
2. Truck freight terminal.
3. Administrative activities in support of manufacturing or industrial activities.
4. Warehouse, wholesale sales, and/or storage.
5. Community utilities subject to the provisions of Section 701.10.
6. Office
7. Airport
8. Agricultural and horticultural activities subject to Article 800.
9. Lumber and coal yards, building material storage yards, contractor equipment and storage yards.
10. Laboratories; experimental, research, testing or manufacturing.
11. Municipal uses.
12. Miniwarehouse subject to the provisions of Section 710.1 herein.

B. Conditional Uses

1. Junk yard subject to the provisions of §703.3.
2. Open pit mining, strip and borrow mining subject to §703.4.

502.3 LOT AREA, LOT WIDTH, AND COVERAGE REQUIREMENTS

- A. The following requirements shall be observed.
 1. Minimum lot area: Two (2) acres.
 2. Minimum lot width at street line: One hundred (100) feet.
 3. Minimum landscape area: Twenty-seven (27) percent.

502.4 SETBACK REGULATIONS

- A. Front Yard. Front yard setback distances are determined by the kind of road or highway on which the property fronts as follows:
 1. Arterial: Eighty (80) feet from the street right of way line or ninety-five (95) feet from the street centerline, whichever is the greater.
 2. Collector: Seventy (70) feet from the street right of way line or eighty-five (85) feet from the street centerline, whichever is the greater.
 3. Local: Sixty (60) feet from the street right of way line or seventy-five (75) feet from the street centerline, whichever is the greater.
- B. Side Yard. A minimum of fifty (50) feet each side.
- C. Rear Yard. A minimum of fifty (50) feet in depth.
- D. No building or structure shall be located nearer than two hundred (200) feet to an existing residential building unless the owner of such residence waives this restriction in writing to the Board of Supervisors.

502.5 BUILDING HEIGHT REGULATIONS

- A. The maximum building height shall be fifty (50) feet.
- B. The maximum building height may, by conditional use approval, be

increased to a maximum of seventy-five (75) feet if the applicant demonstrates compliance with all of the following:

1. The required front yard setback shall be increased by a minimum of fifteen (15) feet.
2. All structures shall comply with the Township Building Code, codified as Chapter 51 of the Code of Ordinances, and with all other applicable fire and life safety requirements.
3. Building design and site layout shall include safeguards to provide adequate emergency access to the building and all portions of the lot.

502.6 OFF-STREET PARKING REGULATIONS as provided for in §707.

502.7 SIGN REGULATIONS as provided for in §708.

502.8 PERFORMANCE STANDARDS as provided for in Article 800.