

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease Multiple Office Suites

3700 Hempland Road Mountville, PA 17554

Building Information

Building Size : Exterior: Roof: Construction: Ceiling Heights: Electric: HVAC:

Site Information

Land Area: County: Municipality: Zoning: Tax Parcel ID: Parking: Water & Sewer: 62,932 SF Brick and Painted Masonry Block Flat, Metal, Rubber Masonry Block 8'-10' 1,600 Amps Gas Heat, Central A/C

11.30 +/- Acres Lancaster County West Hempfield Township General/Industrial (I-2) 300-62289-0-0000 Ample On Site 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

30

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 buildout with additional TIA to be negotiated as part of the Lease.

For more information: Bethanie Mackley-Zander 717.278.0226 bmzander@naicpi.com

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Address: 3700 HEMPL	AND ROAD MOUNTVILLE	E, PA 17554					
Address: 3700 HEMPL	AND ROAD MOUNTVILLE		List Numb Type of Pr County Total Full # Rental U \$ Per SqF Avail Offic Avail Whs Land Use Loc/Dev School Di Assessme	operty Baths Inits t ce SqFt code strict ent	243361 Commercial Lancaster 5 \$ 12 1,000 AG-810 N/A Hempfield \$ 4,127,500	Status Total Acres Total Half Bat Year Built Avail SqFt Avail Retail So Gross SqFt. Zoning Mun/Twn Lot Size Total Taxes	1984 1,000 qFt 1,000 Commercial W. Hempfield N/A \$ 102,064.82
	1 de	26.5377	County Ta School Ta		\$ 15,416.21 \$ 81,117.76	Municipal Tax	\$ 5,530.85
# 1 Bedroom Units		# 2 Bedroom				# 3 Bedroom Units	5407070
# Efficiency Units		APN #/Tax Pa		300-622	89-0-0000	Deed/Ref #	5197372
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Access; Private Restroor Lot Size: 10 Ac to LT 25 Topography: Level Rail: None Road Access: Township Construction: Masonry Exterior: Brick; Concrete Roof: Flat; Metal; Pitche	orinkler System; Handicap ns Ac 9 Road e Block d; Rubber	Ceiling Heigh Truck Doors: Truck Door H Fuel Tanks: N Electric Syste Phase Water: Public Sewer: Public Hot Water: Ga HVAC: Centra Utilities Avail Gas; Water Parking: On S Tenant Pays: Insurance; Jar Taxes; Trash Terms of Tena	1 - 5 Loadi eights: 12 lone em: 1.6k + Water Sewer as I Air; Electr able: Sewe Electricity; hitorial; Law	ing Docks - 14 Ft Amps; 22 ric er; Cable Gas; Hea yn; Snow J Term; Ye	0 Volt; 3 TV; Electric; tt; Hot Water; Removal;	Miscellaneous: Mixe Income & Expenses Form of Ownership: Documents Availabl Building Plan; Plot Pla Address Exclusions	ngle Level et : Other - See Remarks d Use: No : Annual Lease: 12,000 Leasehold e : Aerial Photographs; an : Exclude None
Dual Rate Comm Buyer Agent Comm	N 3	Sub Agent Co Days On Marl		3 4		Transactn Lic Com Original List Price	m 0 \$ 12,000
List Date	3 10/30/2015	Owner	not	-	/ Real Holdings	Status Change Dat	
Expire Date	05/31/2016			LLC		,	
LM: Bethanie S Mackley	-Zander Office Phone: (7 rtners, Inc Office Phone: of rs, Inc. e. 200	, .				Court Ste. 200, Lanca	ister, PA 17601 USA

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# 1 Bedroom Units		# 2 Bedroom Ur	nits			# 3 Bedroom U	nits	
# Efficiency Units		APN #/Tax Parce	el ID	300-6228	9-0-0000	Deed/Ref #		5197372
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Sale: Lease Current Use: Office Possible Use: Office Location: Corner; Indust Zoning: Commercial Features/Amenities: Sp Access; Private Restroor Lot Size: 10 Ac to LT 25 Topography: Level Rail: None Road Access: Township Construction: Masonry Exterior: Brick; Concrete Roof: Flat; Metal; Pitcher	rrinkler System; Handicap ns Ac Road e Block	Improvement He Ceiling Heights: Truck Doors: 1 - Truck Door Heig Fuel Tanks: Non Electric System Phase Water: Public Se Hot Water: Gas HVAC: Central A Utilities Availab Gas; Water Parking: On Site Tenant Pays: Ele Insurance; Janito Taxes; Trash	: 8 - 10 Ft - 5 Loadin ghts: 12 - ne a: 1.6k + A ater ewer Air; Electric ole: Sewer	g Docks 14 Ft mps; 220 ; Cable T Gas; Heat	Volt; 3 V; Electric; ; Hot Water;	Miscellaneous: M Income & Expent Form of Owners	I: Build C s Single L e Net Incl: Oth Aixed Us ses: Anr hip: Leas Iable: Ae t Plan	Dut Allowance; Level ner - See Remarks e: No hual Lease: 15,215 sehold erial Photographs;
		Terms of Tenand	cy: Long ⁻	Term; Yea	r to Year			
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List Date	10/30/2015	Owner		LC	keai Holdings	Status Change	Date	11/02/2015
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Provided as a courtesy of NAI Commercial Partner 930 Red Rose Court Ste Lancaster, PA 17601 Office Phone - (717) 283 info@naicpi.com http://www.naicpi.com	rs, Inc. e. 200	(717) 203-0000,		-pi.ouiii, S				

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Address: 3700 HEMPL	AND ROAD MOUNTVILLE	E, PA 17554					
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# 1 Bedroom Units		# 2 Bedroom	Units			# 3 Bedroom Units	
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Sale: Lease Current Use: Office Possible Use: Office Location: Corner; Indust Zoning: Commercial	rinkler System; Handicap ns Ac Road Block	Improvement Ceiling Heigh Truck Doors: Truck Doors: Truck Door H Fuel Tanks: N Electric Syste Phase Water: Public Sewer: Public Hot Water: Ga HVAC: Centra Utilities Avail Gas; Water Parking: On S Tenant Pays: Insurance; Jar Taxes; Trash	Heights: 1 Its: 8 - 10 F 1 - 5 Loadi eights: 12 lone em: 1.6k + . Water Sewer as I Air; Gas able: Sewer Site Electricity; Law	Story it ng Docks - 14 Ft Amps; 22d er; Cable T Gas; Hea rn; Snow I	0 Volt; 3 ГV; Electric; t; Hot Water; Removal;	or plans. Lease Includes: Parking; Lease Space Incl: Build C Handicap Access; Single I Lease Type: Triple Net Occupancy: Vacant ASC/Condo Fee Incl: Oth Miscellaneous: Mixed Us Income & Expenses: Anr Form of Ownership: Leas Documents Available: Ae Building Plan; Plot Plan Address Exclusions: Exc	Dut Allowance; Level er - See Remarks e: No hual Lease: 16,083 sehold erial Photographs;
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List Date	10/30/2015	Owner		Salisbury	Real Holdings	, Status Change Date	11/02/2015
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LM: Bethanie S Mackley	-Zander Office Phone: (7 tners, Inc Office Phone: of s, Inc. e. 200					Court Ste. 200, Lancaster,	PA 17601 USA

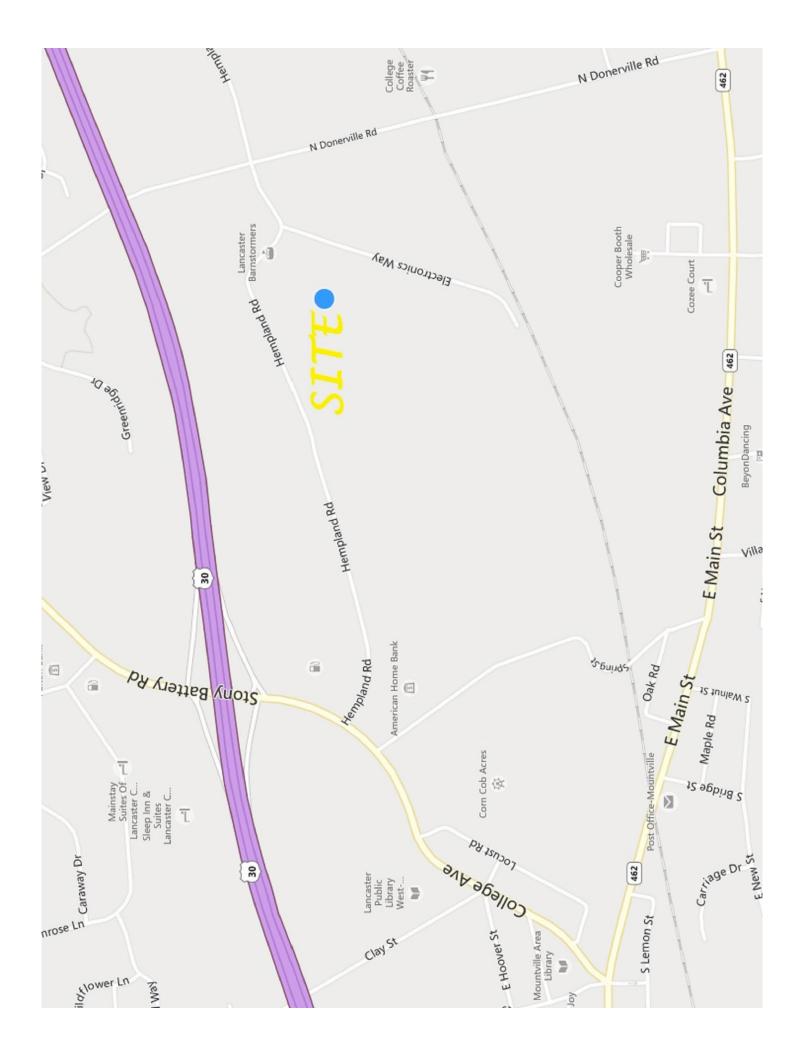
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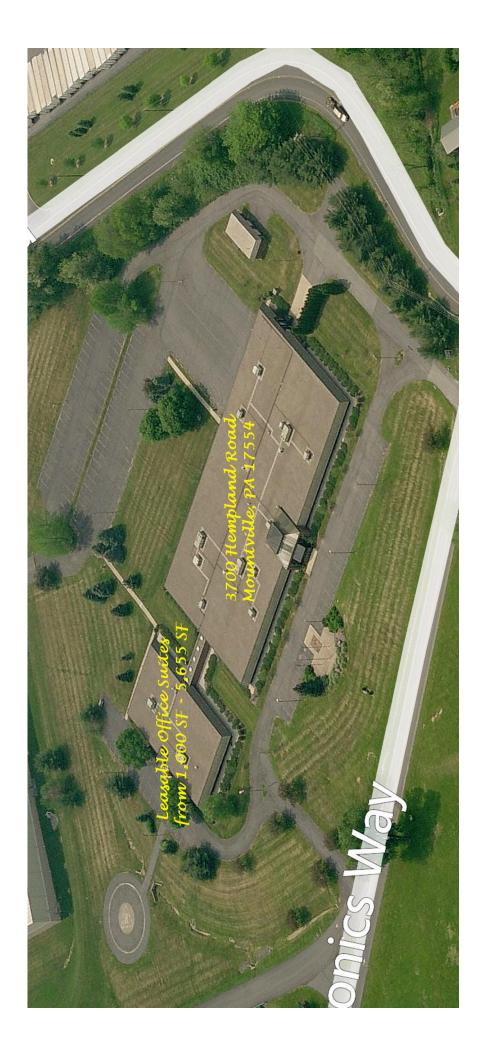
Address: 3700 HEMPL	AND ROAD MOUNTVILLE	E, PA 17554						
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Agent Remarks: Contac Sale: Lease Current Use: Office Possible Use: Office Location: Corner; Indust Zoning: Industrial Features/Amenities: Spi Access; Private Restroon Lot Size: 10 Ac to LT 25 Topography: Level Rail: None Road Access: Township Construction: Masonry Exterior: Brick; Concrete Roof: Flat; Metal; Pitcheo	rinkler System; Handicap ns Ac Road Block t; Rubber	ar at 717.278.02 Improvement Ceiling Heigh Truck Doors: Truck Doors: Truck Door H Fuel Tanks: N Electric Syste Phase Water: Public Sewer: Public Sewer: Public HVAC: Centra Utilities Avail Gas; Water Parking: On S Tenant Pays: Insurance; Jai Taxes; Trash; Terms of Ten	t Heights: 1 hts: 8 - 10 Fi : 1 - 5 Loadir leights: 12 - None em: 1.6k + A Water c Sewer as al Air; Gas lable: Sewer site : Electricity; 0 nitorial; Law Water hancy: Long	Story t ng Docks - 14 Ft Amps; 220 r; Cable T Gas; Heat n; Snow F Term; Yea) Volt; 3 V; Electric; ;; Hot Water; Removal;	Lease Includes: Lease Space Inc Handicap Access Lease Type: Trip Occupancy: Vac ASC/Condo Fee Miscellaneous: Income & Exper Form of Owners Documents Ava Building Plan; Plo Address Exclus	cl: Build O s; Single L ble Net cant Incl: Othe Mixed Use ises: Ann hip: Leas ilable: Ae of Plan ions: Exc	ut Allowance; evel er - See Remarks e: No ual Lease: 21,265 ehold rial Photographs; lude None
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List Date	10/30/2015 05/31/2016	Owner		Salisbury	Real Holdings	Status Change	Date	11/02/2015
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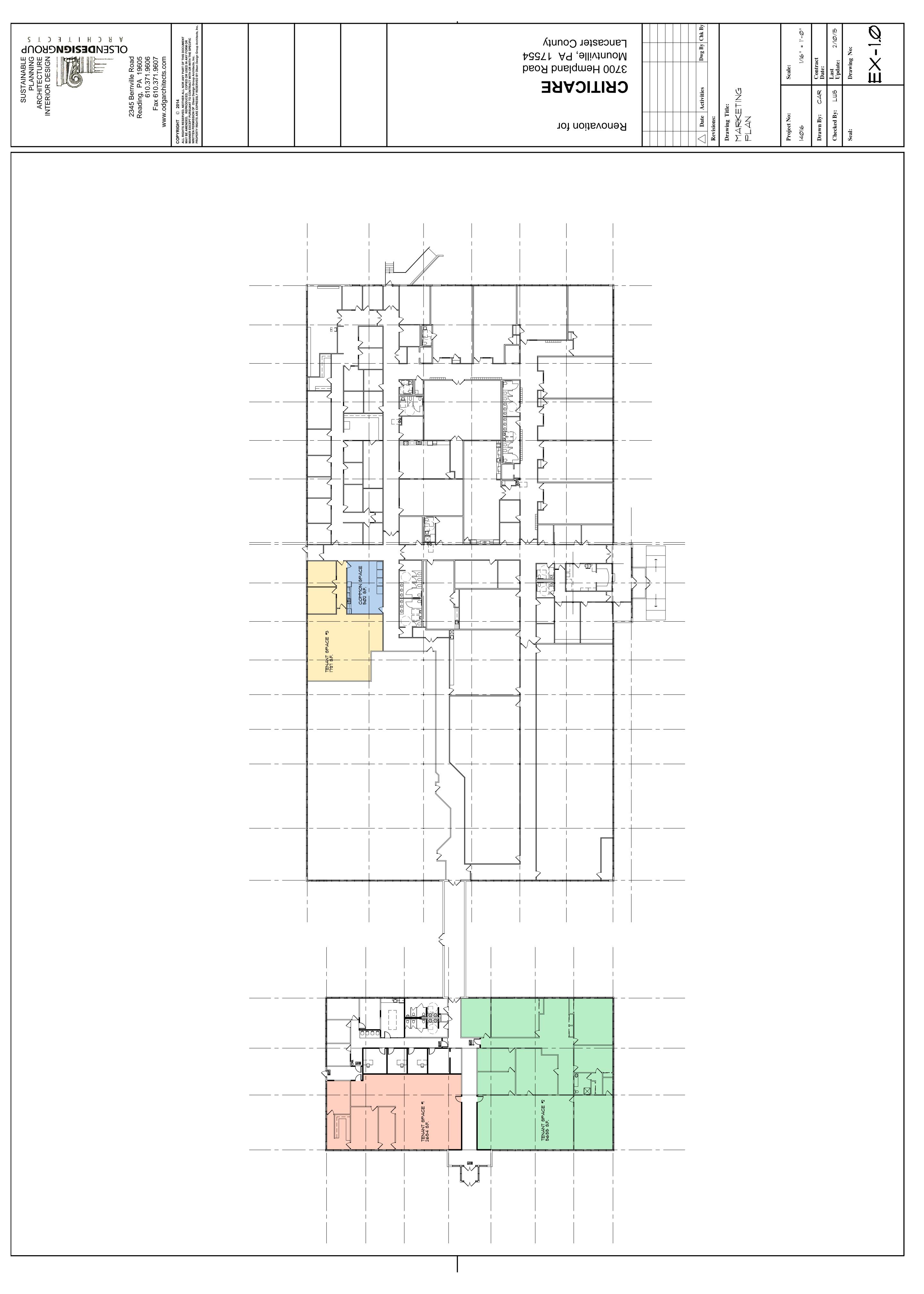
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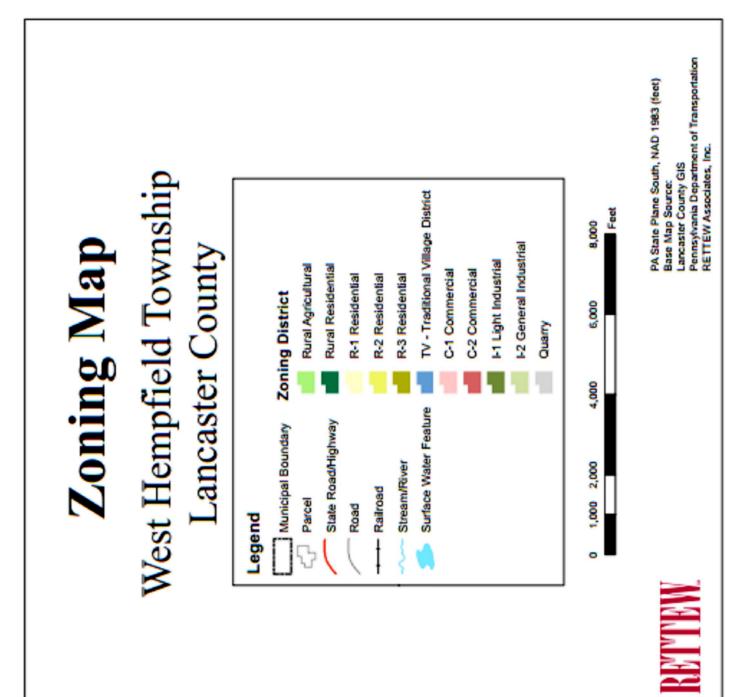
Address: 3700 HEIMPL	AND ROAD MOUNTVILI	_E , PA 17554					
North Martin Martin	3/3	List Nu	nber	243357	Annual Base Rent	\$ 46,655	
the CENTR	C. C. al-	Type of	Property	Commercial	Status	Active	
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1 1000	Site (Avail W	hse SqFt		Gross SqFt.	5,655	
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Phone - WEA		Loc/Dev	/	N/A	Mun/Twn	W. Hempfield	
1 1 1 - 1 - 1		The Real !	District	Hempfield	Lot Size	N/A	
		Assess		\$ 4,127,500	Total Taxes	\$ 102,064.82	
1.1	A Start	County		\$ 15,416.21	Municipal Tax	\$ 5,530.85	
	10	School		\$ 81,117.76	indirioipar rax	φ 0,000.00	
# 1 Bedroom Units		# 2 Bedroom Units		+ = .,	# 3 Bedroom Units		
# Efficiency Units		APN #/Tax Parcel ID	300-6228	89-0-0000	Deed/Ref #	5197372	
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Agent Remarks: Contact Bethanie Mackley-Zando 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		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			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		
Road Access: Township Construction: Masonry Exterior: Brick; Concrete Roof: Flat; Metal; Pitche	Block	Utilities Available: Se Gas; Water Parking: On Site Tenant Pays: Electrici Insurance; Janitorial; L Taxes; Trash Terms of Tenancy: Lo	wer; Cable ⁻ ty; Gas; Hea awn; Snow	at; Hot Water; Removal;	Address Exclusions: Exc	dude None	
Dual Rate Comm	Ν	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		y Real Holdings	Status Change Date	11/02/2015	
Expire Date	05/31/2016						
	-Zander Office Phone: rtners, Inc Office Phon				Court Ste. 200, Lancaster,	PA 17601 USA	
Provided as a courtesy NAI Commercial Partne 930 Red Rose Court Ste	rs, Inc.						

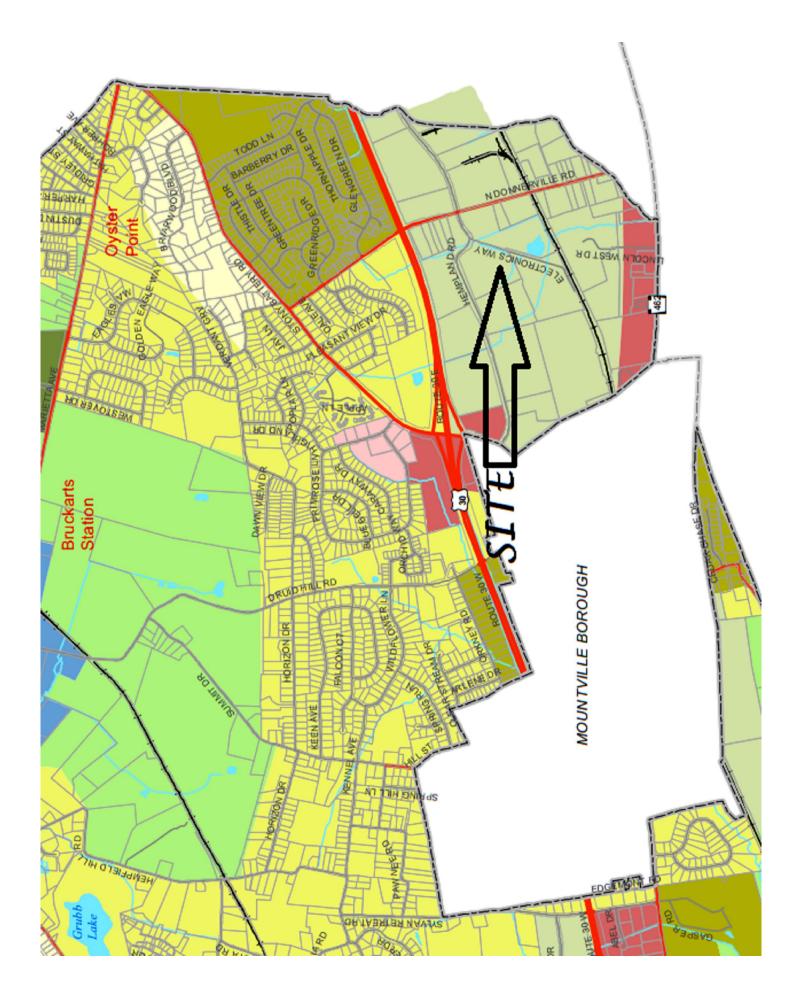
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SECTION 502 I-2 GENERAL INDUSTRIAL DISTRICT

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:

- 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.
- 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. <u>Conditional Uses</u>

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- 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. <u>Front Yard</u>. 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.
 - Collector: Seventy (70) feet from the street right of way line or eighty-five (85) feet from the street centerline, whichever is the greater.
 - 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

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

- The required front yard setback shall be increased by a minimum of fifteen (15) feet.
- 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.
- 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.

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