

FOR LEASE

INDUSTRIAL FLEX SPACE

AIRPORT ROAD, LITITZ, PA



LOCATION: 585 Airport Road, Lititz, PA 17543

AVAILABLE SF: ± 2,500 - 10,000 SF (includes office and warehouse space)

BUILDING CONSTRUCTION: Pre-engineered steel Metal siding Dryvit and split-face masonry Standing seam metal roof 6" concrete floors Paved parking

CEILING HEIGHT: 23' clear height

OVERHEAD DOOR: 12' x 12'

UTILITIES: Electric: 600 AMP / 480 Volt HVAC: Natural Gas Water/Sewer: Public

TRAFFIC COUNTS: East Oregon Road 6,399 Vehicles Per Day (Both Directions) Airport Road 6,426 Vehicles Per Day (Both Directions)

DEMOGRAPHICS:

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|------------------|---------------|----------------|----------------|
| Population | 4,635 | 41,579 | 115,315 |
| Households | 1,995 | 16,302 | 44,693 |
| Median HH Income | 60,008 | 76,018 | 62,710 |

ZONING: I-3 Industrial with D-A Airport Overlay

LEASE RATE: \$13.50 PSF plus utilities

AERIAL - SITE LOCATION



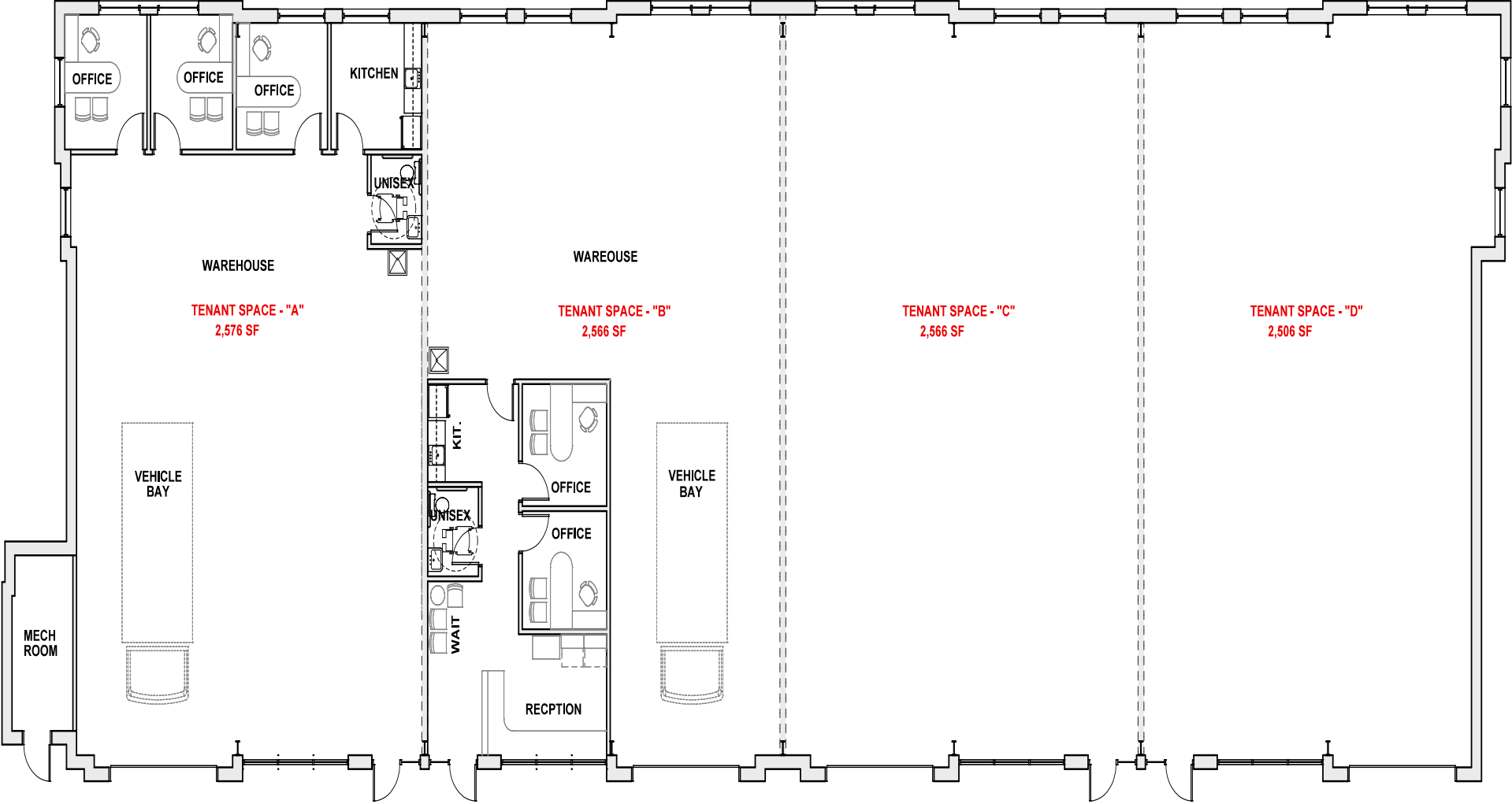
PROPOSED BUILDING



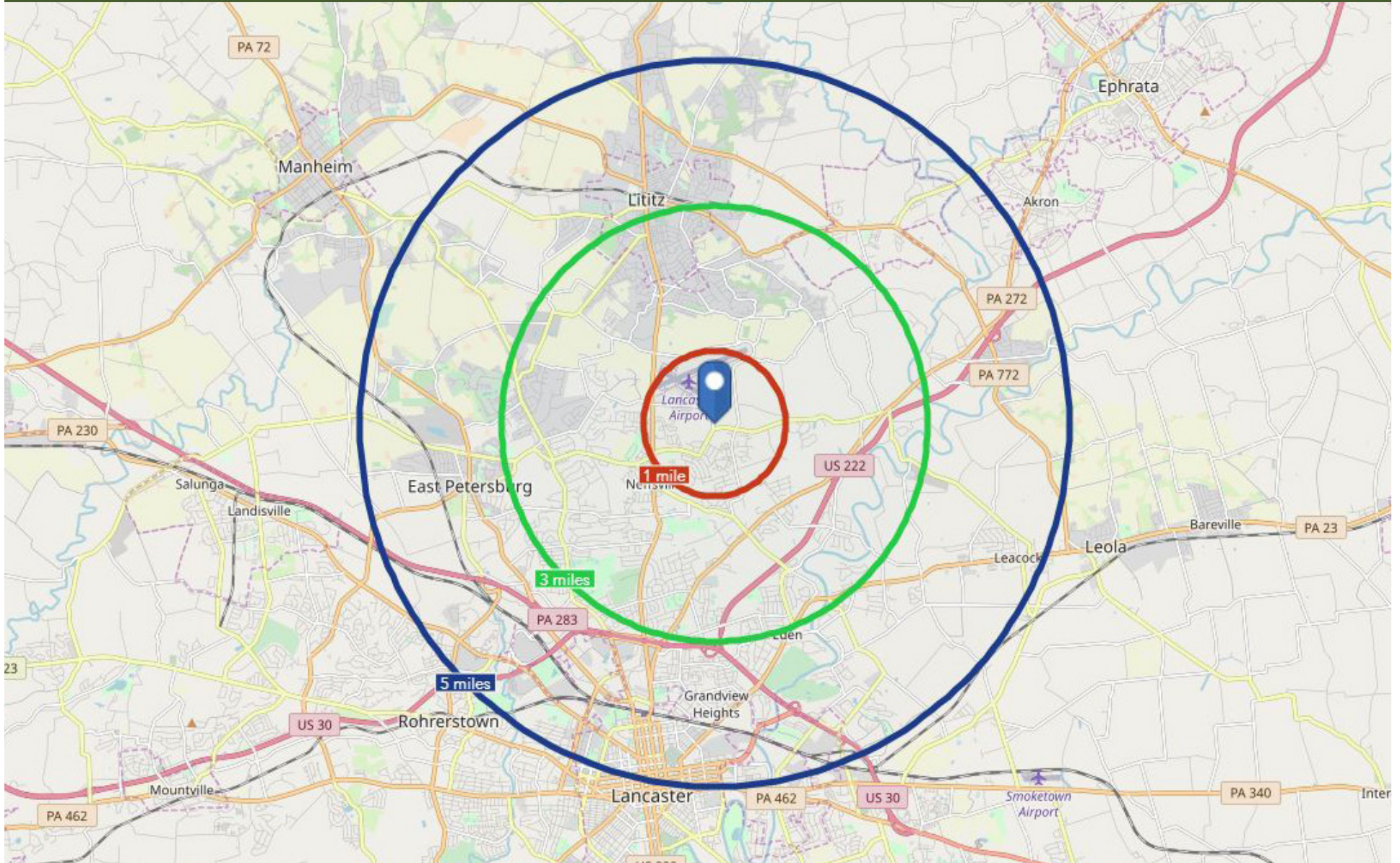
PROPOSED BUILDING - STREET VIEW



PROPOSED FLOOR PLAN



DISTANCE MAP



ZONING

ARTICLE XVII. **INDUSTRIAL DISTRICTS**

SECTION 1701. PURPOSE

It is the purpose of this district to provide for manufacturing, industrial, office and commercial recreation uses and operations which contribute to the economic well-being and vitality of the area in the vicinity of the Lancaster Airport and to allow the limited use of existing movie theaters for worship and community activities.

SECTION 1702. **USES BY RIGHT**

Uses by right shall be as follows:

1. Agricultural uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock, the raising of poultry and poultry products and the sale of farm and/or garden products on a retail basis.
2. Airports.
3. Industrial activities involving processing, production, repair or testing of materials, goods and/or products, involving those industries primarily performing conversion, assembly, or nontoxic chemical operations.
4. Laboratories for scientific or industrial research and development.
5. Warehousing, mini warehousing, and distribution facilities.
6. Offices, professional and medical or dental.
7. Public parks and recreation areas.
8. Public utility installations.
9. Retail sales as an accessory use to any of the industrial activities listed under Section 1702.3 and limited to a maximum of 10% of the total space of such activity. Supermarkets, motor vehicle service stations or garages, motor vehicle sales, and adult establishments are not permitted.
10. Community recreation facilities.
11. Distribution facilities.
12. Forestry.
13. Telecommunications tower.
14. Educational institutions.
15. Municipal Uses.
16. Regional Stormwater Facility.
17. Accessory buildings and uses customarily incidental to the above permitted uses.

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SECTION 1703. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of this district.

1. Golf driving range.
2. Golf course.
3. Lawn and garden care products and the outdoor sale of nursery stock.
4. Building materials sales and storage, but with no outside storage of materials.
5. Day-care center as an accessory use to any of the uses by right.
6. Retail sales within an airport; provided, however, that supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments are not provided.
7. Theater churches.
8. Community clubs in existing movie theaters.
9. Restaurants, provided there are no drive-through facilities.
10. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 1704. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 45 feet, unless otherwise specified in the applicable T-Zone Overlay and Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses/forestry. Such uses shall comply with the requirements of Section 2503.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 35 feet. (See Section 2213)
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.



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- D. All subdivision, land development and redevelopment shall be consistent with the applicable Best Practices in Appendix D.

SECTION 2409. **D-A AIRPORT OVERLAY DISTRICT**

1. **Purpose** –The purpose of this Overlay District is to permit and encourage the development of uses dependent upon, supportive of, or related to air transportation and the aviation industry at the Lancaster Airport. The Overlay District is intended to: provide for the efficient layout and operation of the Airport, including facilities for commercial airline operations, air cargo, general aviation, instruction, and an appropriate range of retail and service uses that serve airport customers; permit transportation-related and operations-related activities; and permit limited industrial uses that are compatible with and/or supportive of the Lancaster Airport to locate within the immediate vicinity. All regulations of the Airport Safety Zones in Section 2214 shall apply throughout the Overlay District.
2. **Permitted Uses.**
 - A. The following uses shall be permitted throughout the Overlay District as a use by right:
 - (1) Agricultural use and necessary buildings.
 - (2) Airports (Underlying I-3 District only).
 - (3) Industrial activities involving processing, production, repair, or testing and conversion, assembly, and non-toxic chemical operations.
 - (4) Laboratories for research and development.;
 - (5) Limited Service Hotel.;
 - (6) Public Parks and public recreation areas.
 - (7) Public Utility Installations.
 - (8) Warehousing, mini-warehousing and distribution facilities.;
 - (9) Educational institutions that support the aviation industry, such as aviation technical schools.;
 - (10) Public or commercial service establishments that support the aviation industry, such as security services and inspection facilities.;
 - (11) Business or Industrial Uses that are related to aviation and require direct access to an airport facility or aviation services, including assembly or sale of: aircraft, air frames, aircraft engines, aircraft parts or associated components, radios or navigational equipment, and similar products or services; aircraft maintenance and repairs; and aviation service facilities.
 - (12) Retail sales as an accessory use to the permitted Industrial activities, where such sales are limited to a maximum of 10% of the total gross floor area of such activity, excluding motor vehicle service stations.



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that are open to the public, motor vehicle sales, and adult establishments.

(13) Community Recreation Facilities.

(14) Accessory buildings and uses customarily incidental to the above permitted uses.

B. The following uses shall be permitted throughout the Overlay District as a **Use by Special Exception:**

(1) Aviation-related dormitories.

(2) Banks and financial institutions.

(3) Parking structures and decks.

(4) Community Clubs in existing movie theaters (See Section 2520).

(5) Daycare center as an accessory use to any of the uses by right.

(6) Laundromat/Laundry services.

(7) Offices, Professional.

(8) Offices, Medical and Dental.

(9) Restaurants, without drive through service, but with or without outdoor dining (See Section 2526).

(10) Retail service establishments such as auto rental and travel agencies, and motor vehicle service stations.

(11) Retail sales within an airport, provided that supermarkets, motor vehicle sales buildings, and adult establishments are not provided.

(12) Theater Churches (See Section 2519).

(13) Accessory buildings and uses customarily incidental to the above special exception uses.

2. Area and Bulk Regulations

A. **Sewer and Water** – Both public sewer and public water service are required for all uses other than agricultural uses.

B. **Maximum Building Height** – 35 feet; except that all structures are subject to Sections 2208 and 2214 of this Ordinance and the maximum building height may be increased to a maximum height of 55 feet with the purchase of TDRs in accordance with Article 26. Where such height increase may be permitted, it shall be in accordance with the following:

(1) No structure within 150 feet of residentially zoned land shall exceed three stories or 35 feet in height.

(2) The perimeter buffer shall be increased to a minimum of 25 feet along the side and rear yards, and 50 feet when adjacent to a residential use or zone.

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