



92 WEST MAIN STREET
REINHOLDS, PA 17569

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▶ Warehouse Storage



92 West Main Street
Reinholds, PA 17569

Available Square Feet

12,000 square feet

Lease Rate

\$2.00/SF N/N/N

Description

Heated dry storage warehouse space with two loading docks.

Jeff Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

Property Information

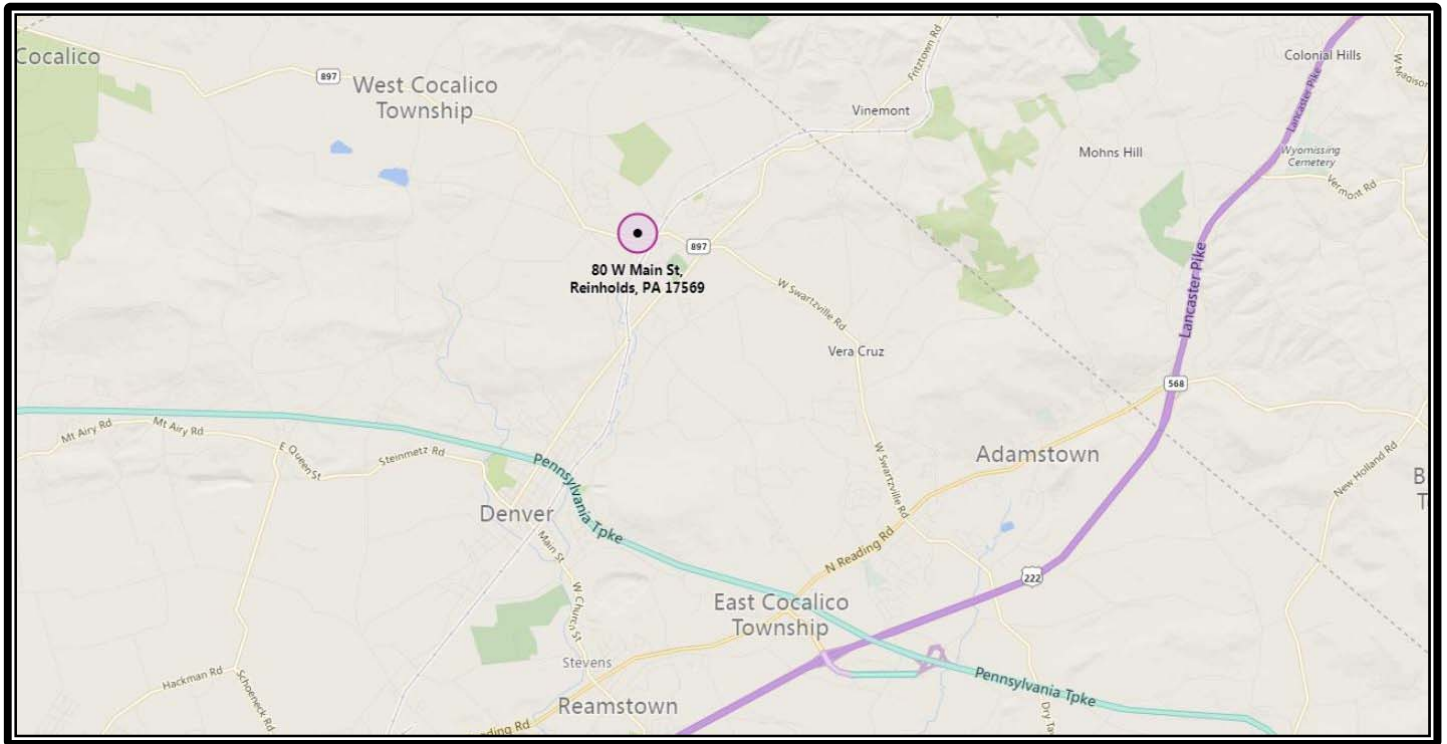
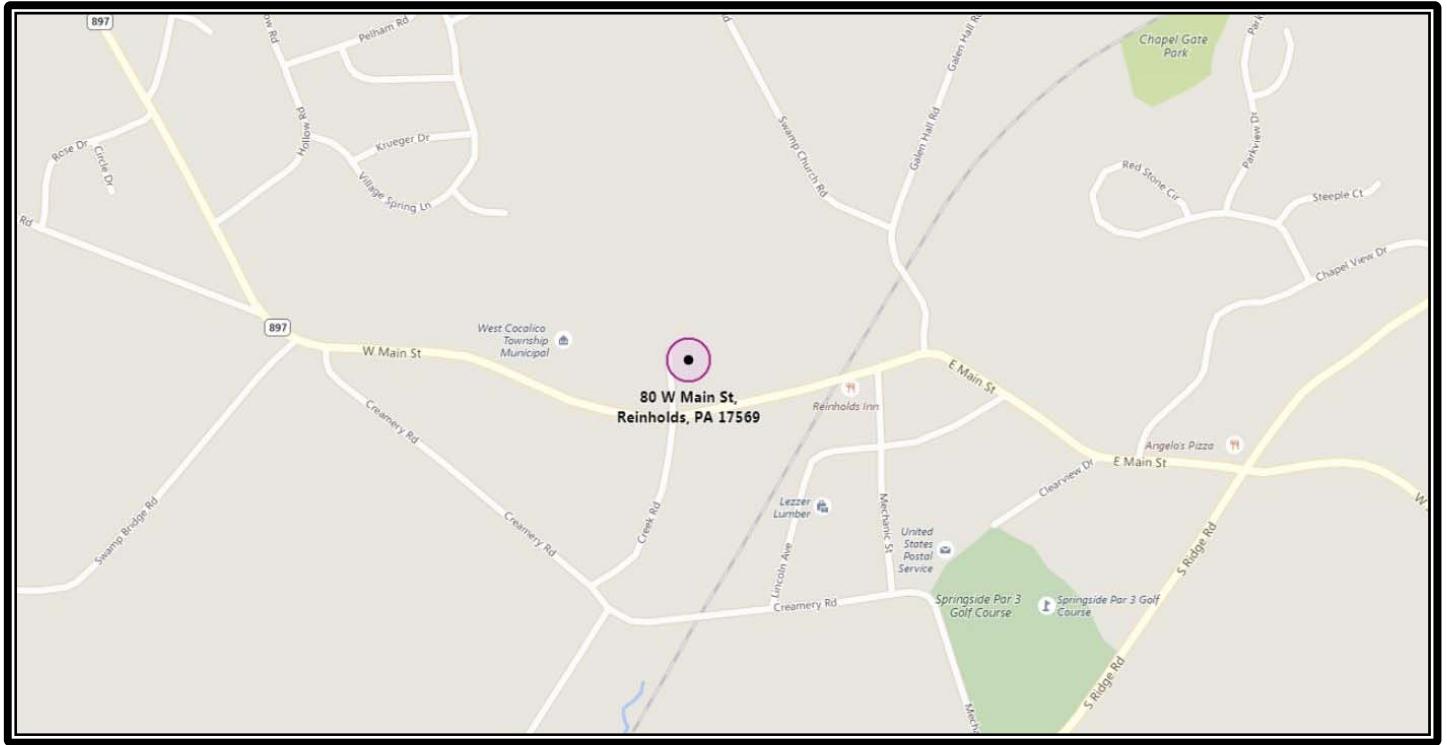
Total Square Feet Available	12,000 square feet warehouse
Construction Type	Masonry/steel/metal
Ceiling Height	8' clear @ eaves and 10' clear center
HVAC	Propane gas ceiling heat
Electric	120 volt, 200 amp panel lights only
Lighting	Fluorescent lighting
Water	Public
Sewer	Public
Gas	Propane
Dock Doors	Two docks

Acreage	5.7 acres
Zoning	Industrial/Commercial District
Municipality	West Cocalico Township
County	Lancaster County

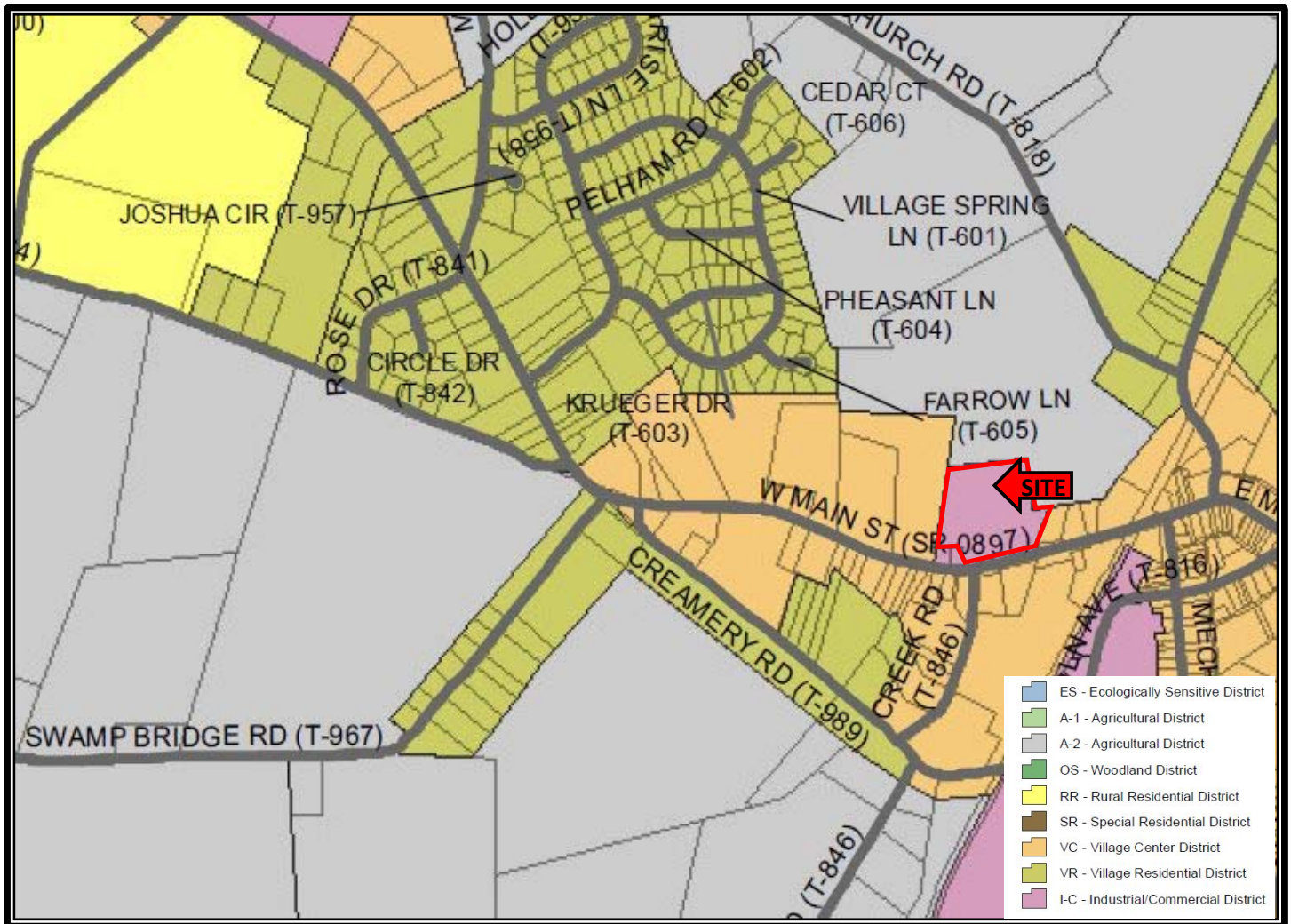
Leasing Information

Square Feet Available	12,000 square feet
Base Lease Rate	\$2.00/SF N/N/N
Annual Base Rent	\$24,000
Monthly Base Rent	\$2,000
Escalations	3%
Security Deposit	One month's rent
Operating Expenses	\$.74/SF (taxes, insurance & CAM)









Industrial/Commercial Zoning

ARTICLE XII

I-C - INDUSTRIAL / COMMERCIAL DISTRICT

SECTION 1200. PURPOSE

The I-C - Industrial / Commercial District is established to provide for a variety of industries and commercial uses that are too intense to be accommodated within the Village Center District. These land uses are subject to performance standards whereby public health and safety shall be maintained through controls on noise, vibrations, dust and particulate emissions, sulfur dioxides, smoke, odor, toxic matter, detonable materials, fire hazard solids, liquids and gases, glare, heat, radioactive and electromagnetic radiation, and liquid or solid wastes. Additional screening, landscaping, traffic, and emergency access controls exist to promote safe and attractive site design and to minimize objectionable impacts associated with such uses.

SECTION 1201. PERMITTED USES

Land and buildings in the I-C - Industrial/Commercial District shall be used only for the following purposes:

1. Professional offices.
2. Home improvement, building supply, and retail distribution stores.
3. Municipal uses.
4. Day care homes.
5. Limited industrial including manufacturing, fabrication, assembly, finishing work, packaging and other forms of light industry. Such industry shall meet the performance standards of this section and shall not generate significant amounts of hazardous materials, store hazardous waste on site, nor use large amounts of chemical in its processes and not exceeding 100,000 square feet of gross floor area.
6. Printing, binding and related establishments.
7. Storage warehouse, including cold storage, as an accessory use only, and not exceeding 20,000 square feet.
8. Banks and other financial institutions.
9. Retail sales store not exceeding 30,000 square feet of gross floor area.

10. Eating and/or drinking establishment excluding fast food restaurants.
11. Theaters and cinemas limited to no more than six screens.
12. Libraries or museums.
13. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
14. Accessory buildings and uses customarily incidental to Special Exception uses approved under Section 1202 when located on the same lot.

SECTION 1202. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses are permitted in the I-C - Industrial / Commercial District when special exceptions are granted by the Zoning Hearing Board as provided for in Article 23 and other provisions of this Zoning Ordinance.

1. Adult oriented businesses.
2. Heliport.
3. Automobile filling stations.
4. Automobile/truck service and repair facilities.
5. Billboards.
6. Parks, playgrounds, and recreation areas.
7. Drive-through and fast food restaurants except that there will be no more than two such establishments permitted within the District.
8. Essential services buildings and structures.
9. Quarries and other extractive industries.
10. Wholesale distribution of industrial products, including lumber and coal yards, building material storage yards, contractors' equipment and storage yards, and commercial warehouses.
11. General industry.

SECTION 1203. MULTIPLE USES IN THE SAME STRUCTURE

Within the District there shall be no restriction on combining different uses within the same building other than those imposed by the building codes or other federal, state or local laws and the requirements of this ordinance.

SECTION 1204. AREA AND HEIGHT REGULATIONS

1. **MINIMUM LOT AREA** - The minimum lot area requirement shall be as follows:
 - a. 43,560 square feet, if served neither by centralized sewer nor centralized water facilities.
 - b. 30,000 square feet, if served by either centralized sewer or centralized water facilities.
 - c. 20,000 square feet, if served by both centralized sewer and centralized water facilities.
2. **MINIMUM LOT WIDTH** – The minimum lot width requirement shall be one hundred and fifty (150) feet if served neither by centralized sewer nor centralized water facilities and one hundred (100) feet for all other parcels.
3. **MINIMUM LOT DEPTH** - One hundred and fifty (150) feet.
4. **YARD REQUIREMENTS** - All buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:
 - a. **Front yard** - All buildings, except buildings intended to serve as a guardhouse, visitor information center, or similar facility, shall be set back from the street right-of-way line a distance of seventy-five (75) feet. No building shall be permitted between the street right-of-way line and the building line established in Article 19 of this Zoning Ordinance.
 - b. **Side and rear yards** - All buildings shall be located a minimum of twenty-five (25) feet from all other lot lines except where the lot borders a residential lot or district, the minimum shall be one hundred (100) feet.
5. **HEIGHT REGULATIONS** - No principal building shall exceed forty (40) feet in height except as provided in Article 21 of this Zoning Ordinance.
6. **MAXIMUM LOT COVERAGE** - Seventy (70) percent.

7. **MINIMUM OFF-STREET VEHICLE PARKING AND LOADING REQUIREMENTS** - Off-street parking and loading facilities shall be provided in accordance with the requirements of Article 18.
8. No shrub nor tree shall be planted within twenty feet (20') and thirty feet (30'), respectively, of any land within any Agricultural District.

SECTION 1205. INDUSTRIAL PERFORMANCE STANDARDS

1. **LEGISLATIVE INTENT** - The Board of Supervisors desires to provide standards for the operation of industrial and heavy commercial uses within the Township in order to protect the health, safety, and welfare of Township residents, workers at such establishments, and visitors to the Township. Public health and safety shall be maintained through control of noise, vibrations, dust, and particulate emissions, sulfur oxides, smoke, odor, toxic matter, detonable materials, fire hazards, glare heat, radioactive radiation, liquid or solid wastes, and electromagnetic radiation.

The Board of Supervisors also seeks to protect the public health and safety by imposing traffic and access controls to lessen the possibility of vehicular accidents and landscaping and screening requirements to provide a buffer area to the use and to discourage trespassing.

The Board of Supervisors also seeks to protect the public through the requirement of a plan of access in the event of emergency conditions to allow police, fire fighters, and rescue personnel to gain access to the premises efficiently and safely.

2. **CERTIFICATION** - All applications for industrial and heavy commercial uses must be accompanied by a certification from a professional engineer registered in the Commonwealth of Pennsylvania that the proposed use can meet the performance standards of the district. Further, the Zoning Officer may employ consultants to evaluate the environmental effects with respect to performance standards.
3. **ENFORCEMENT** - The Industrial Performance Standards contained in this section shall be the minimum standards to be met and maintained by all industrial uses and heavy commercial uses within the Township. Industrial and heavy commercial uses shall be defined as those uses, regardless of location, which are specified as permitted uses in Section 1201 of this Zoning Ordinance or uses by special exception in Section 1202 of this Zoning Ordinance, including uses of a similar nature not specifically identified in the Zoning Ordinance but which would be permitted in the Industrial/Commercial District pursuant to Section 105 herein.

4. BUILDING REQUIREMENTS - With the exception of quarries, and exclusive of the arrival, departure, loading, unloading, parking of permitted vehicles, and outdoor storage as provided herein below, all industrial and heavy commercial uses shall be conducted within completely enclosed buildings.
5. STORAGE - Storage shall be permitted outdoors, but the items stored shall not be visible from a public right-of-way, except visibility created by permitted ingress and egress. Outdoor storage within one hundred (100) feet of a residential district boundary or residential use not owned by the operator shall be effectively screened by a solid wall, fence, or planting in accordance with Article 21 of this Zoning Ordinance.
6. NOISE
 - a. Noise shall be measured with a sound level meter having an A-weighted filter constructed in accordance with specifications of the American National Standards Institute (A.N.S.I.). Measurements are to be made at any point in abutting zoning districts as indicated in Table I following.
 - b. Impact noise (intermittent sounds such as from a punch press or drop forge hammer) shall be measured using the fast response of the sound level meter and are to be made at any point in abutting zoning districts as indicated in Table I.
 - c. Between the hours of 7:00 p.m. and 7:00 a.m. the permissible sound levels in an abutting zoning district shall be reduced by five (5) decibels for impact noises.
 - d. The following sources of noise are exempt:
 - 1) Transportation vehicles not used in the ordinary course of business and not under the control of the owner, tenant, or lessor.
 - 2) Occasionally used safety signals, warning devices, and emergency pressure relief valves.
 - 3) Temporary construction activity between 7:00 a.m. and 7:00 p.m.

Table I describes the maximum sound pressure level permitted from any industrial source and measured in any abutting zoning district. All industrial operations shall be limited by the standards listed below.

TABLE I

Octave band in cycles per second	Maximum sound pressure levels in decibels 0.002 dynes per square centimeter	
	7:00 a.m. to 7:00 p.m.	7:00 p.m. to 7:00 a.m.
	0- 75	74
75- 150	59	54
150- 300	52	47
300- 600	46	41
600- 1,200	42	37
1,200- 2,400	39	34
2,400- 4,800	36	31
above- 4,800	33	28

For any noise of an impulsive or periodic character, the permissible limits for each octave band shall be reduced by five (5) decibels.

Sound levels shall be measured at the lot line with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association.

7. VIBRATION

- a. Vibration shall be measured at or beyond any adjacent lot line or zoning district line as indicated below and such measurements shall not exceed the particle velocities so designated. The instrument used for these measurements shall be a three (3) component measuring system capable of simultaneous measurement of vibration in three (3) mutually perpendicular directions.
- b. The maximum vibration is given as particular velocity, which may be measured directly with suitable instrumentation or computed on the basis of displacement and frequency. When computed, the following formula shall be used:

$$P.V. = 6.28 F \times D$$

P.V. = Particle velocity (inches per second)

F = Vibration frequency (cycles per second)

D = Single amplitude displacement of the vibration (inches)

Table II designates the applicable columns of Table III that apply on or beyond adjacent lot lines within the zone, and on or beyond appropriate district boundaries. Vibration shall not exceed the maximum permitted particle velocities in Table III. Where more than one (1) set of vibration levels apply, the most restrictive shall govern. Readings may be made at points of maximum vibration intensity.

TABLE II

ABUTTING ZONING DISTRICT	ADJACENT LOT LINE
I-C - Industrial / Commercial District A	B

The maximum peak particle velocities that correspond to the above designations are as follows:

TABLE III

MAXIMUM PEAK PARTICLE VELOCITY - IN/SEC

VIBRATION	A	B
Steady State	0.02	0.10
Impact	0.04	0.20

- c. The maximum particle velocity shall be the maximum vector sum of three (3) mutually perpendicular components recorded simultaneously. Particle velocity in inches multiplied by the frequency in cycles per second.
- d. For purposes of this Zoning Ordinance, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute shall be considered impact vibrations.
- e. Between the hours of 7:00 p.m. and 7:00 a.m. all of the permissible vibration levels indicated in the previous table for Column A shall be reduced to one-half (1/2) of the indicated values.

8. DUST AND PARTICULATES

- a. The total emission rate of dust and particulate matter from all vents, stacks, chimneys, flues, or other opening or any process, operation, or activity within the boundaries of any lot shall not exceed the levels set

forth below. Emissions of dust and particulates shall be in accordance with the Commonwealth of Pennsylvania Rules and Regulations governing air contamination and air pollution. In case of conflict, the most restrictive shall apply.

- b. The emission rate of any particulate matter in pounds per hour from any single stack shall be determined by selecting a continuous four (4) hour period which will result in the highest average emission rate.
- c. Particulate matter emission from materials or products subject to becoming windborne shall be kept to a minimum by paving, oiling, wetting, covering, or other means, such as to render the surface wind resistant. Such sources include vacant lots, unpaved roads, yards and storage piles of bulk material such as coal, sand, cinders, slag, sulfur, etc.
- d. The maximum emission rate of dust and particulate matter from all stacks shall be 2.0 pounds per hour per acre of lot area.

9. SULFUR DIOXIDES

- a. Emission of oxides of sulfur (as sulfur dioxide) from combustion and other processes shall be limited in accordance with the standard of 1.0 pounds per hour per acre of lot area and may be computed from the sulfur analysis in the fuel or from known test data of sulfur oxides emission.

10. SMOKE

- a. For the purpose of grading the density or equivalent opacity of smoke, the Ringelmann Chart as published by the United States Bureau of Mines shall be used. However, the Umbrascope readings of smoke may be used when correlated with the Ringelmann Chart.
- b. The emission of smoke darker than Ringelmann No. 1 from any chimney, stack, vent, opening, or combustion process is prohibited. However, smoke of a shade not to exceed Ringelmann No. 3 is permitted for up to three (3) minutes total in any one (1) eight (8) hour period.

11. ODOR

- a. Odor thresholds shall be measured in accordance with ASTM d1391-57 "Standard Method for Measurement of Odor in Atmospheres (Dilution Method)" or its equivalent.

- b. Odorous material released from any operation or activity shall not exceed the odor threshold concentration beyond the district boundary line measured either at ground level or habitable elevation.

12. TOXIC MATTER

- a. The ambient air quality standards for the Commonwealth of Pennsylvania shall be the guide to the release of airborne toxic materials across lot lines. Where toxic materials are not listed in the ambient air quality standards of the Commonwealth of Pennsylvania, the release of such materials shall be in accordance with the fractional quantities permitted below, of those toxic materials currently listed in the Threshold Limit Values adopted by the American Conference of Governmental Industrial Hygienists. Unless otherwise stated, the measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any twenty-four (24) hour sampling period.
- b. The release of airborne toxic matter shall not exceed 1/30 of the threshold limit value beyond the district boundary line.

13. DETONABLE MATERIALS

- a. Activities involving the storage, utilization, or manufacture of products which decomposed by detonation shall include but not be limited to all primary explosives such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN, and picric acid; propellants and components thereof, such as dry nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable oxidizing agents such as perchloric acid, perchlorates, and hydrogen peroxide in concentration greater than thirty-five (35) percent; and nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.
- b. The storage, utilization, or manufacture of materials or products which decompose by detonation is limited to five (5) pounds. Quantities in excess of five (5) pounds of such materials may be stored or utilized, but not manufactured.

14. FIRE HAZARD SOLIDS

- a. The storage, utilization, or manufacture of solid materials which are active to intense burning shall be conducted within walls having a fire resistance no less than two (2) hours or protected by an automatic fire extinguishing

system or the building wall shall be no less than seventy-five (75) feet from all lot lines. The outdoor storage of such materials shall not be closer than one hundred (100) feet from all lot lines.

15. FIRE HAZARD LIQUIDS AND GASES

- a. The storage, utilization, or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted only in accordance with this section, exclusive of the storage of finished products in original sealed containers (60 gallons or less), which shall be unrestricted.
- b. The total storage capacity of flammable liquids and gases shall not exceed those quantities permitted in the following Table IV:

TABLE IV

STORAGE CAPACITY OF FLAMMABLE LIQUIDS AND GASES

LIQUIDS		GASES
<u>ABOVE GROUND FLASH POINT, F</u>		ABOVE GROUND
Less than 70	70 - 200	
7,500 gal.	30,000 gal.	225,000 SCF*
BELOW GROUND FLASH POINT, F		BELOW GROUND
15,000 gal.	60,000 gal.	450,000 SCF*

*SCF - Standard Cubic Feet at 60 F. and 29.92 inches Hi.

- 16. GLARE – Any operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of 0.5 foot-candles when measured within an adjacent non-industrial property.
 - a. Direct Glare - Direct glare, for the purpose of this Zoning Ordinance, is illumination beyond property lines caused by direct or specularly reflected rays from incandescent, fluorescent, or arc lighting, or from such high temperature processes as welding or petroleum or metallurgical refining. No such direct glare shall be permitted with the exceptions that parking areas and walkways may be illuminated by luminaries so hooded or shielded that the maximum angle or the cone of direct illumination shall be sixty (60) degrees drawn perpendicular to the ground, with the

exception that such angle may be increased to ninety (90) degrees if the luminary is less than four (4) feet above the ground. Such luminaries shall be placed not more than twenty five (25) feet above ground level and the maximum average illumination at an elevation three (3) feet above the surface shall not be in excess of four (4) foot-candles.

- b. Indirect Glare - Indirect glare, for the purpose of this Zoning Ordinance, is illumination beyond property lines caused by diffuse reflecting from a surface such as a wall or roof of a structure. Indirect glare shall not exceed that value which is produced by an illumination of the reflecting surface not to exceed 0.3 foot-candles (maximum) and 0.1 foot-candles (average). Deliberately induced sky-reflected glare, as by casting a beam upward for advertising purposes, is specifically prohibited.
17. HEAT - Heat, for the purpose of this Zoning Ordinance, is the thermal energy of a radioactive, conductive, or convective nature. Heat emitted at any or all points shall not at any time cause a temperature increase on any adjacent property in excess of ten (10) degrees F.; whether such change being the air or in the ground, in a natural stream or lake, or in any structure on such adjacent property.
18. RADIOACTIVE RADIATION - No activities shall be permitted which emit dangerous radioactivity at any point beyond the property line or which produces emission injurious to humans, animals, or vegetation, or be of an intensity which interferes with the use of any other property. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter One, Part 20 - Standards for the Protection Against Radiation, as amended, and all applicable regulations of the Commonwealth of Pennsylvania.
19. LIQUID OR SOLID WASTES - No discharge shall be permitted at any point into any sewage disposal system, watercourse, lake, or into the ground, except in accord with standards approved by the Department of Environmental Protection or other regulating department or agency, of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements. There shall be no accumulation of solid wastes conducive to the breeding of rodents or insects.
20. ELECTROMAGNETIC RADIATION - No activities shall be permitted which emit electromagnetic radiation at any point beyond the property line and which produces emissions injurious to humans, animals, or vegetation, or be of an intensity which interferes with the use of any other property. It shall be unlawful to operate, or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation,

entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, for any other use directly or indirectly associated with these purposes which does not comply with the ten (10) current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation, except that for all governmental communications facilities, governmental agencies and government-owned plants, the regulations of the Interdepartment Radio Advisory committee shall take precedence over the regulations of the Federal Communications Commission, regarding such sources of electromagnetic radiation. Further, said operation in compliance with the Federal Communications Commission or the Interdepartment Radio Advisory Committee regulations shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious-radiation, harmonic content, modulation, or energy conducted by power or telephone lines. The determination of "abnormal degradation in performance" and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and the Electronic Industries Association. In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply: (1) American Institute of Electrical Engineers, (2) Institute of Radio Engineers, and (3) Electronic Industries Association.

21. SCREENING

- a. A completely planted visual barrier of landscape screen shall be provided and maintained between any use in the Industrial/Commercial District and contiguous zoning districts or residential properties in the Industrial/Commercial District except where natural or physical man-made barriers exist. This screen shall be composed of plants and trees arranged to form both a low level and a high level screen within a strip of land with a minimum width of twenty (20) feet. The high level screen shall consist of trees planted with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet. The low level screen shall consist of shrubs or hedges planted at an initial height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen shall be placed in alternating rows to produce a more effective barrier. All plants which have been dead for six (6) months shall be replaced.
- b. Any existing industrial or heavy commercial facility shall not be required to comply with the screening requirements except in case of enlargement or major alteration of same.

- c. The screen planting shall be permanently maintained so long as the non-residential or agricultural use is maintained.
- d. Outdoor Activities and Equipment Screening - All outdoor industrial or heavy commercial use operations, mechanical equipment, and other function accessories of each building, such as the base of an elevator, penthouse, ventilation pipe, and duct, water pressure tank, heating, air conditioning, and power supply units should have an architectural building material screen or covering which is an integral part of the building envelope and/or which is harmonious with the building design.

22. LANDSCAPING

- a. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all non-surviving plants shall be promptly replaced.
- b. No less than ten (10) percent of any parking area providing more than five (5) spaces must be landscaped and continually maintained by use of planting beds or planted islands. Planting along the perimeter of a parking area, whether for required screening or general beautification, will not be considered as part of the ten (10) percent parking area landscaping. In complying with the ten (10) percent landscaping requirements, the planting beds must be distributed throughout the parking areas as evenly as possible. For each one hundred (100) square feet of parking area, there shall be ten (10) square feet of landscaped area.

23. ACCESS AND TRAFFIC CONTROL

- a. All access ways from any industrial or heavy commercial development to any public street or highway shall be located at least two hundred (200) feet from the centerlines of any public street intersection and shall be designed in a manner conducive to safe ingress and egress.
- b. Where possible, exits shall be located on minor rather than major streets or highways. The developer shall be responsible for the construction of any necessary traffic control devices or additional acceleration or deceleration lanes required for egress or ingress.

24. INTERIOR DRIVES AND PARKING FACILITIES

- a. Interior drives within an industrial or heavy commercial land development shall be designed to prevent blockage of vehicles entering or leaving the site.
- b. Areas provided for loading and unloading of delivery trucks and other vehicles, and for the servicing of facilities by refuse collection, fuel and other service vehicles shall be adequate in size, and shall be so arranged that they may be used without blockage or interference with the use of access ways or automobile parking facilities.
- c. Interior drives shall be clearly marked by adequate painted markings, including curbing and signs, so that vehicular movements within parking areas and access drives do not impede the general traffic circulation.

25. EMERGENCY PLAN OF ACCESS - A written Plan of Access must be provided by the owner in the event of emergency conditions such as fire, assuming the worst condition. All existing uses shall have twelve (12) months to comply with this requirement. The Plan of Access for emergency access to the building shall be submitted to the Township at the time of submission for a zoning permit.



1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201

Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107

Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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