

FOR LEASE INDUSTRIAL/FLEX SPACE

1103 Ranck Mill Road, Lancaster, PA 17602



LOCATION:	1103 Ranck Mill Road, Lancaster, PA 17602
LEASE RATE:	\$3.95/SF NNN
CAM/TAXES:	\$1.35/SF (Estimated)
AVAILABLE SF:	± 21,435 SF
CEILING HEIGHT:	12'
ELECTRIC:	400 AMP, 3 Phase
HVAC:	Gas forced air (Warehouse)
LOADING DOORS:	One (1) 10' x 10' Drive-In Door
ZONING:	Central Manufacturing (City of Lancaster)
WATER/SEWER:	Public
ADDITIONAL COMMENTS:	Showroom/warehouse space on the outskirts of Lancaster City with convenient highway access.

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr., CCIM**




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1103 Ranck Mill Road
Lancaster, PA
Photos



**1103 Ranck Mill Road
Lancaster, PA
Multi-List Information**

Client One-Page

1103 Ranck Mill Rd #UNIT B, Lancaster, PA 17602	Active	Commercial Lease	\$84,668.25
	MLS #: PALA170516	Price / Sq Ft: \$3.95	
	Leasable SQFT: 21,435	Date Available: 09/21/20	
	Business Use: Manufacturing, Warehouse	Lot Size Dimensions: 0.00 x 0.00	
	Tax ID #: 336-84190-0-0000		
	County: Lancaster, PA		
	MLS Area: Lancaster City - Lancaster County (10533)		
	Year Built: 1965		

Taxes, Assessment, Fees Association / Community Info

HOA: No

Commercial Lease Information

Current Use: Industrial, Manufacturing, Warehouse

Building Info

Building Total SQFT: 103,977 / Assessor

Features

Interior Features: Accessibility Features: Level Entry - Main
Parking: 5 Truck Trailer Spaces, 10 Car Parking Spaces
Utilities: Other, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Showroom/warehouse space on the outskirts of Lancaster City with convenient highway access.

Listing Details

Original Price: \$84,668.25 DOM: 1
Listing Term Begins: 09/21/2020

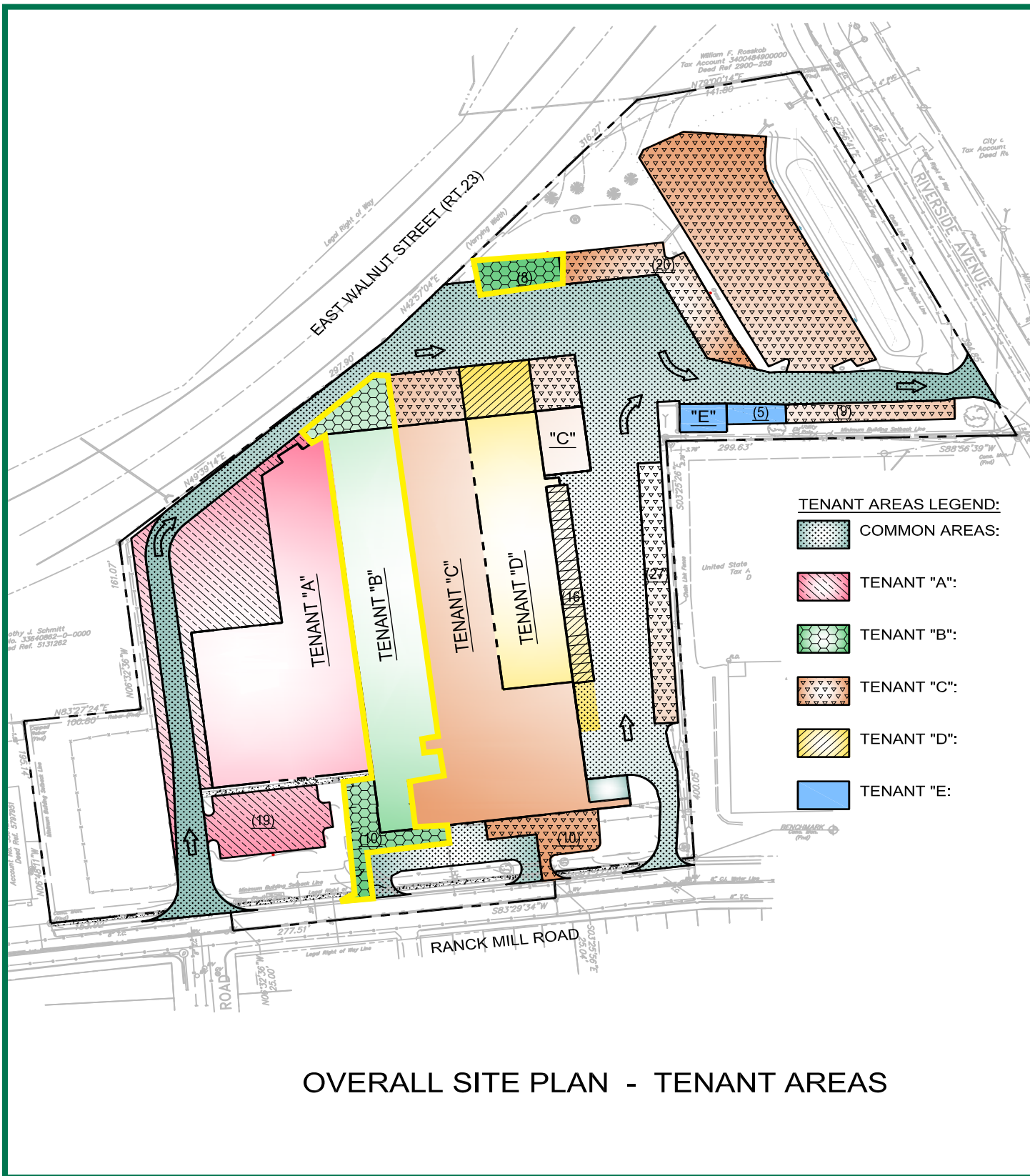
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1103 Ranck Mill Road
Lancaster, PA
Aerial

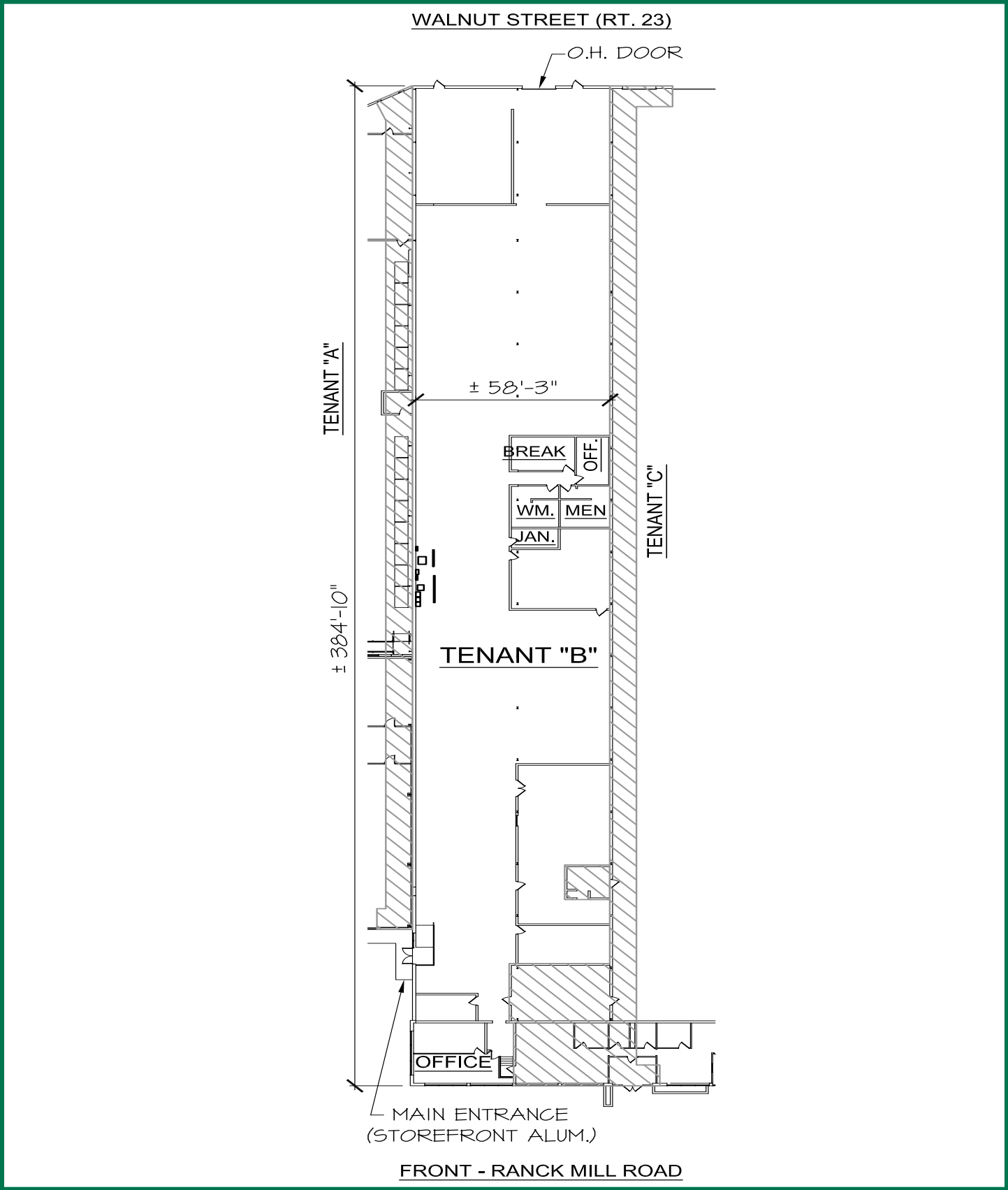


1103 Ranck Mill Road
 Lancaster, PA
 Parking Plan



OVERALL SITE PLAN - TENANT AREAS

1103 Ranck Mill Road
Lancaster, PA
Floor Plan



**1103 Ranck Mill Road
Lancaster, PA
Municipal Officials**

City Of Lancaster

Township Offices:

120 N. Duke Street

Lancaster, PA 17608 Phone: 717-291-4711

Sean P. Molchany, Township Manager

Website: <http://cityoflancasterpa.com/>

City Council Members

James Reichenback, Council President

Chris Ballentine

Faith Craig

Janet Diaz

John Graupera

Ismail Smith Wade-El

Pete Soto

Public Works:

Charlotte Katzenmoyer, Director of Public Works

Code Enforcement

Sandi Baker

Michael Bireley

Planning Commission

Michel Gibeult, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

Planning and Zoning

Jameel Thrash, Zoning Officer

General Municipal Authority

James L. Lombardo, Chairperson

Edward J. Plakans, Vice-Chairperson

Samuel M. Mecum, Secretary

J. Michael Flanagan, Treasurer

Neil S. Kline, Assistant Secretary/Treasurer

Finance Department

Julie Cenera, Chief Accountant

Cheryl Holland-Jones, Treasurer

School District

The School District of Lancaster

717-299-2700

Zoning Hearing Board

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

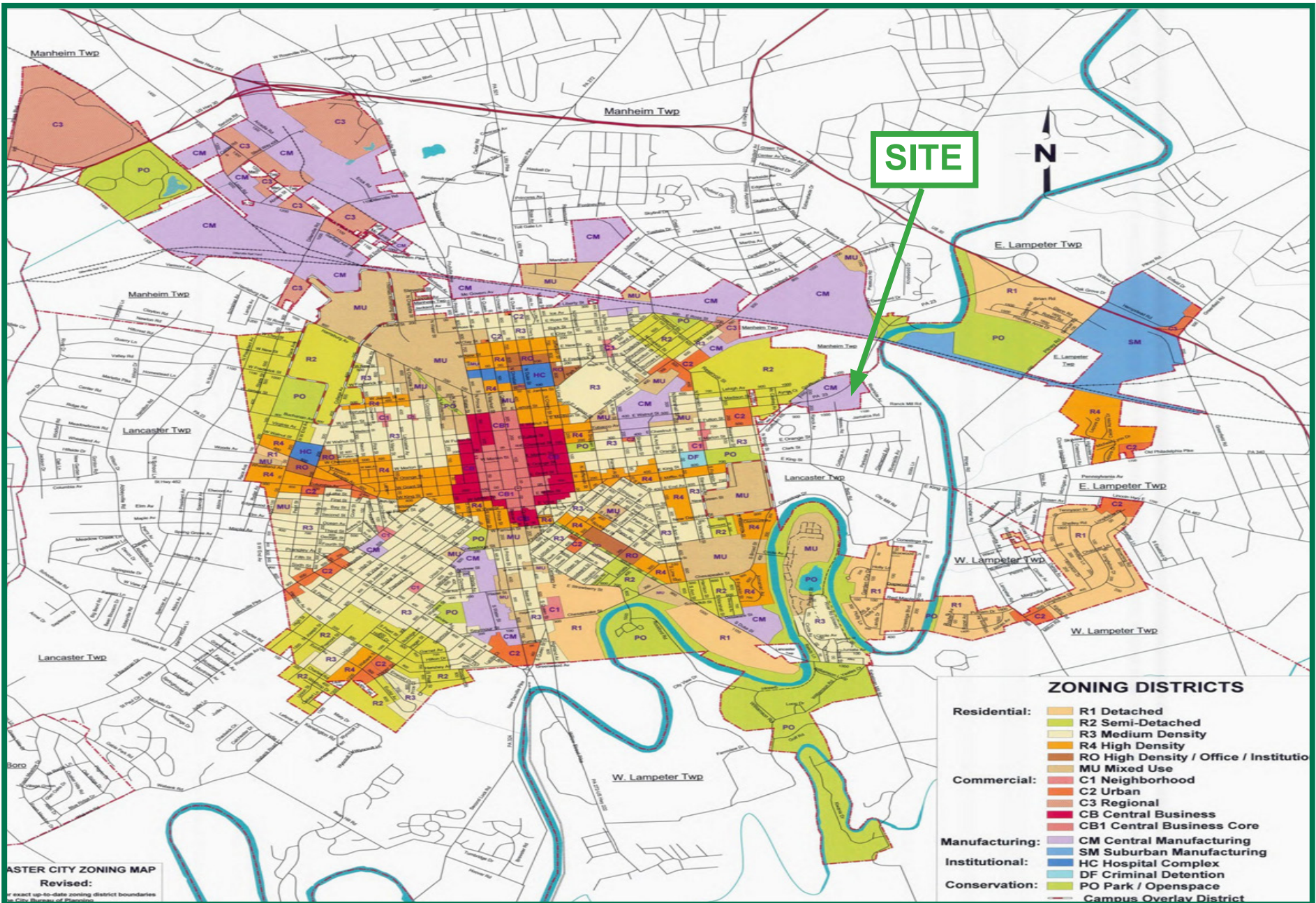
Patrick W. Trimble, Alternate

Water/Sewer Authority:

Lancaster City Water Department

Lancaster Area Sewer Authority

1103 Ranck Mill Road
Lancaster, PA
Zoning Map



**1103 Ranck Mill Road
Lancaster, PA
Zoning Information**

Commercial—Services

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				



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Zoning Information**

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with minimum 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot or parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	X	X	X	X	X	X	X	X
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	

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Zoning Information**

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

NOTES:

- (1) An auto repair use shall meet the following additional requirements:
 - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
 - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;
 - (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
 - (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial—service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two or more public streets) or in existing lawful commercial spaces.
- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00

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Zoning Information**

Manufacturing and Industrial(1)

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	MU	CB1	CB	C3	CM	SM
Animal and vegetable products						
(a) Microbrewery/brew pub	S	S	S	S	S	S
(b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy	S				S	S
(c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products					S	X
(d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b)	S			S	X	X
Chemicals and synthetics						
(a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations	S				S	S
(b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations	S				S	S
(c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b)	S				S	S
Electroplating, polishing, finishing, and other treatment of metals and formed products	S				S	X
Fabricated metal products manufacture or processing	S				X	X
Instruments, appliances and miscellaneous goods manufacture	S				X	X
Leather and fur product manufacturing					S	S
Lumber and wood products, manufacturing or processing	S				X	X
Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles	S				S	X
Paper and paperboard products						
(a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board						S
(b) Processing and packaging of paper and paperboard products other than listed in (a)	S				X	X
Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products						S
Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals						S

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Lancaster, PA
Zoning Information
ZONING**

Use	MU	CB1	CB	C3	CM	SM
Printing or binding at an industrial scale	S			S	X	X
Recycling						
(a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials	S		S	X	X	X
(b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed					X	X
(c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts						S
Rubber, synthetic products and miscellaneous plastics						
(a) Reclaiming of rubber						S
(b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products	S				S	X
Stone, clay and glass products manufacturing or processing	S				S	X
Textiles and apparel manufacturing or processing	S				X	X
Weaponry, small arms, artillery, ammunition, and related products manufacturing	S				S	S
Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials	S			X	X	X

NOTES:

- (1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:
- a. The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
 - b. The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
 - c. The hours of operation shall be compatible with adjacent uses;
 - d. All refuse areas shall be screened from view; and
 - e. All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.