

# **FOR SALE** **INDUSTRIAL LAND**

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**Charlestown Road, Lancaster, PA 17603**



**U.S. COMMERCIAL REALTY**

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# SALIENT INFORMATION

**LOCATION:** Charlestown Road, Manor Township, Lancaster, PA 17603

Distance to:

Centerville Road	0.5 miles
Rohrerstown Road	1.9 miles
Route 30	3.1 miles

**LOT SIZE:** ± 3.5 Acres

**UTILITIES:** Public water, sewer, and gas

**ZONING:** Industrial (I) - *Permitted uses include: Agricultural, offices, laboratories, trade schools, industrial, manufacturing, processing, packaging, production, repair, testing of materials, goods and products, printing, sign-makers, warehousing and wholesale trade establishments, mini-warehousing facilities, indoor sports facilities, parking lots, among others*

**TRAFFIC COUNTS:** Charlestown Road: 6,823 vehicles per day in both directions

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	4,614	55,718	149,563
<b>Households</b>	1,862	21,847	56,719
<b>Average Income</b>	\$67,988	\$61,475	\$53,735

**PRICE:** \$595,000

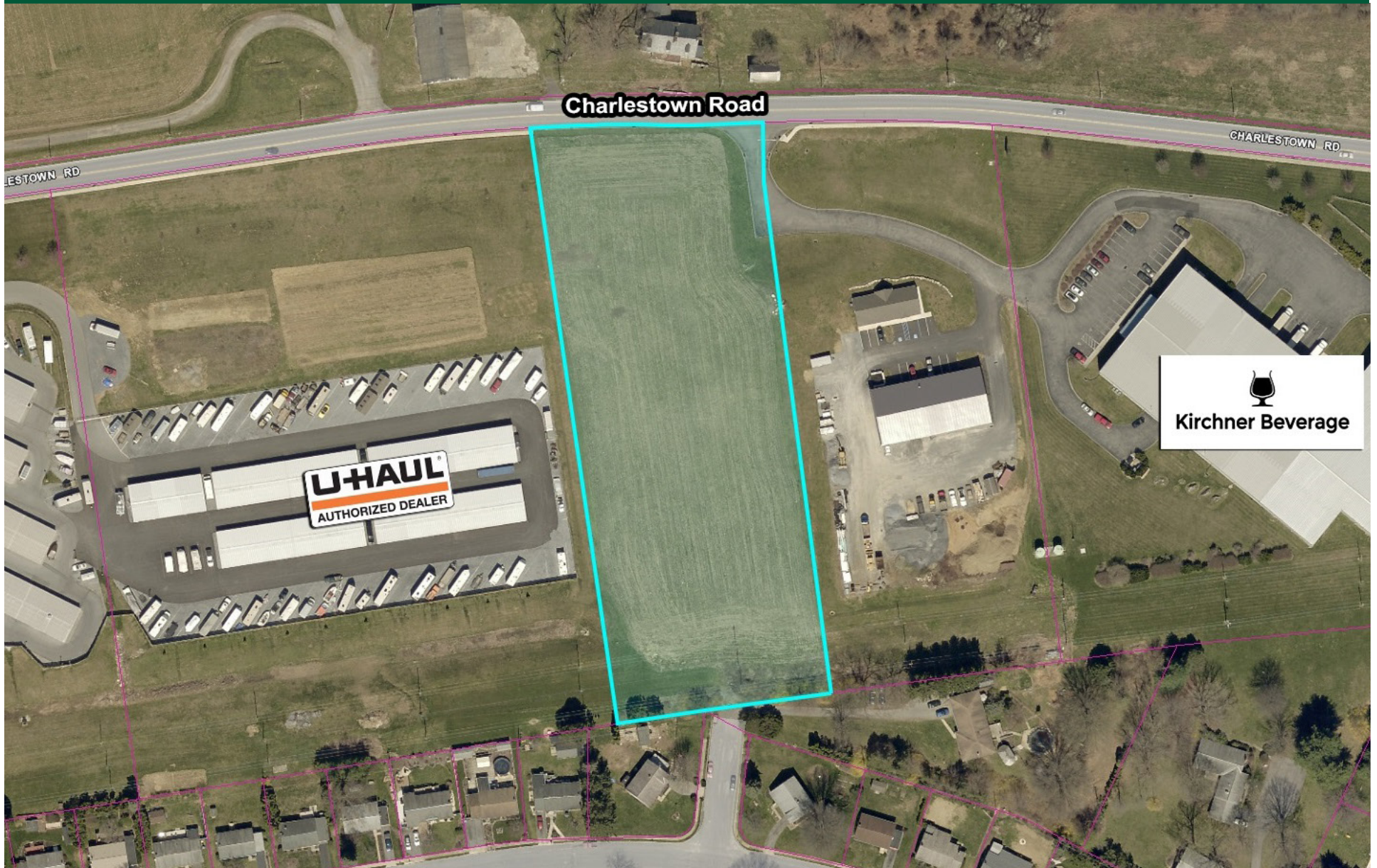
**COMMENTS:** Fully approved for a ± 27,000 SF warehouse, including ± 6,000 SF of office space. Current plan is designed for 11 loading docks, 1 grade-level door, minimum 18' clear height and 58 parking spaces.



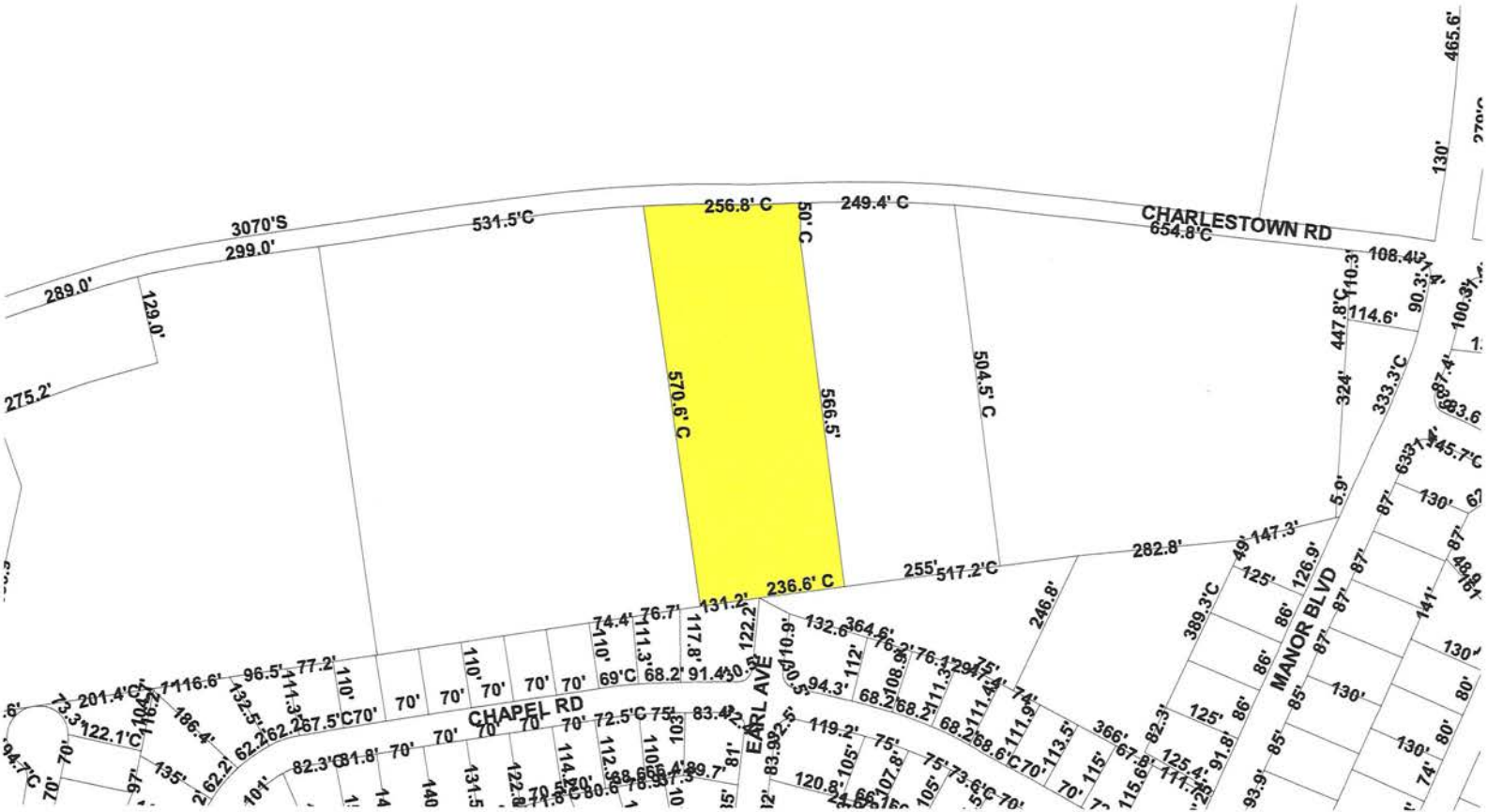
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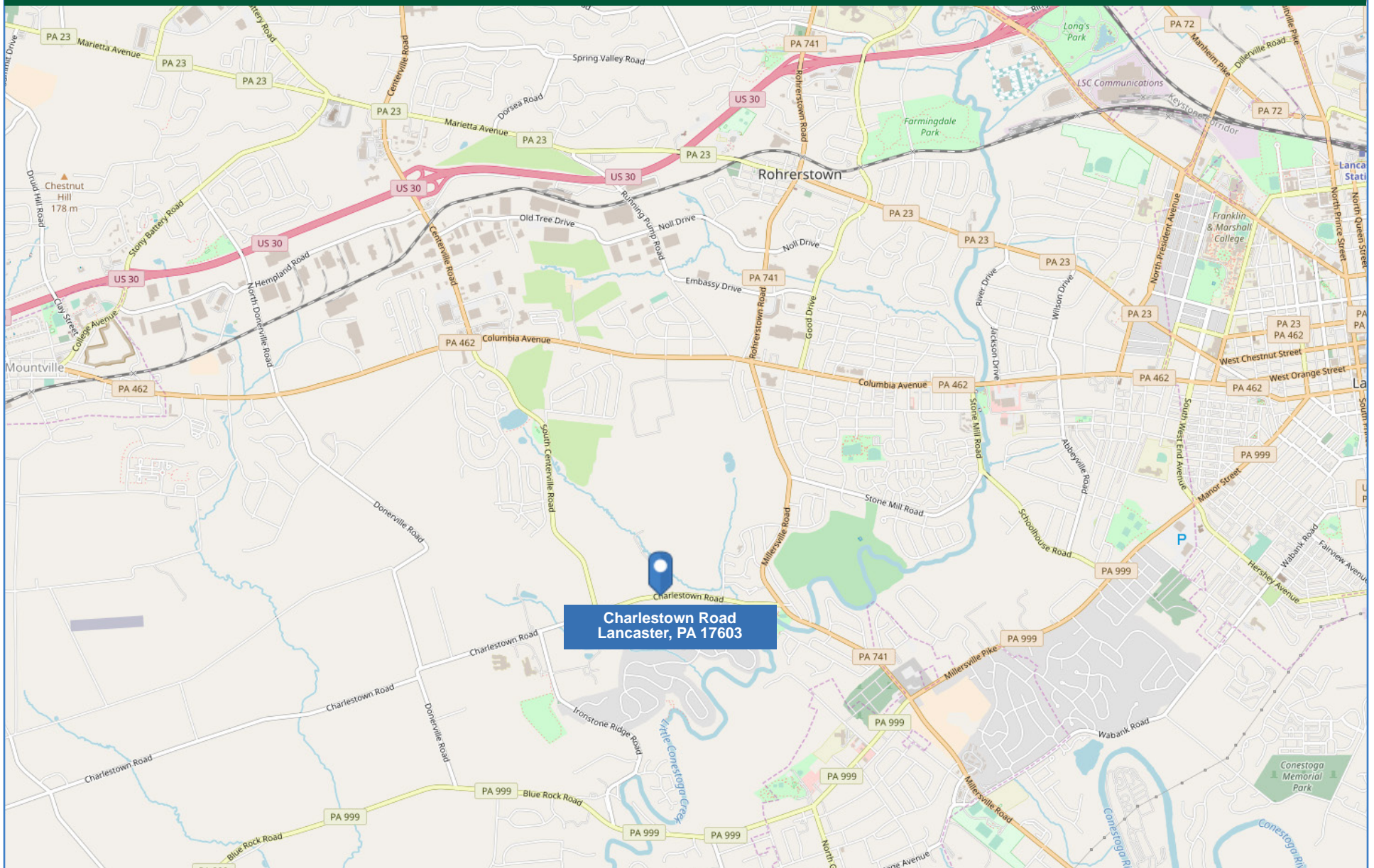
# AERIAL



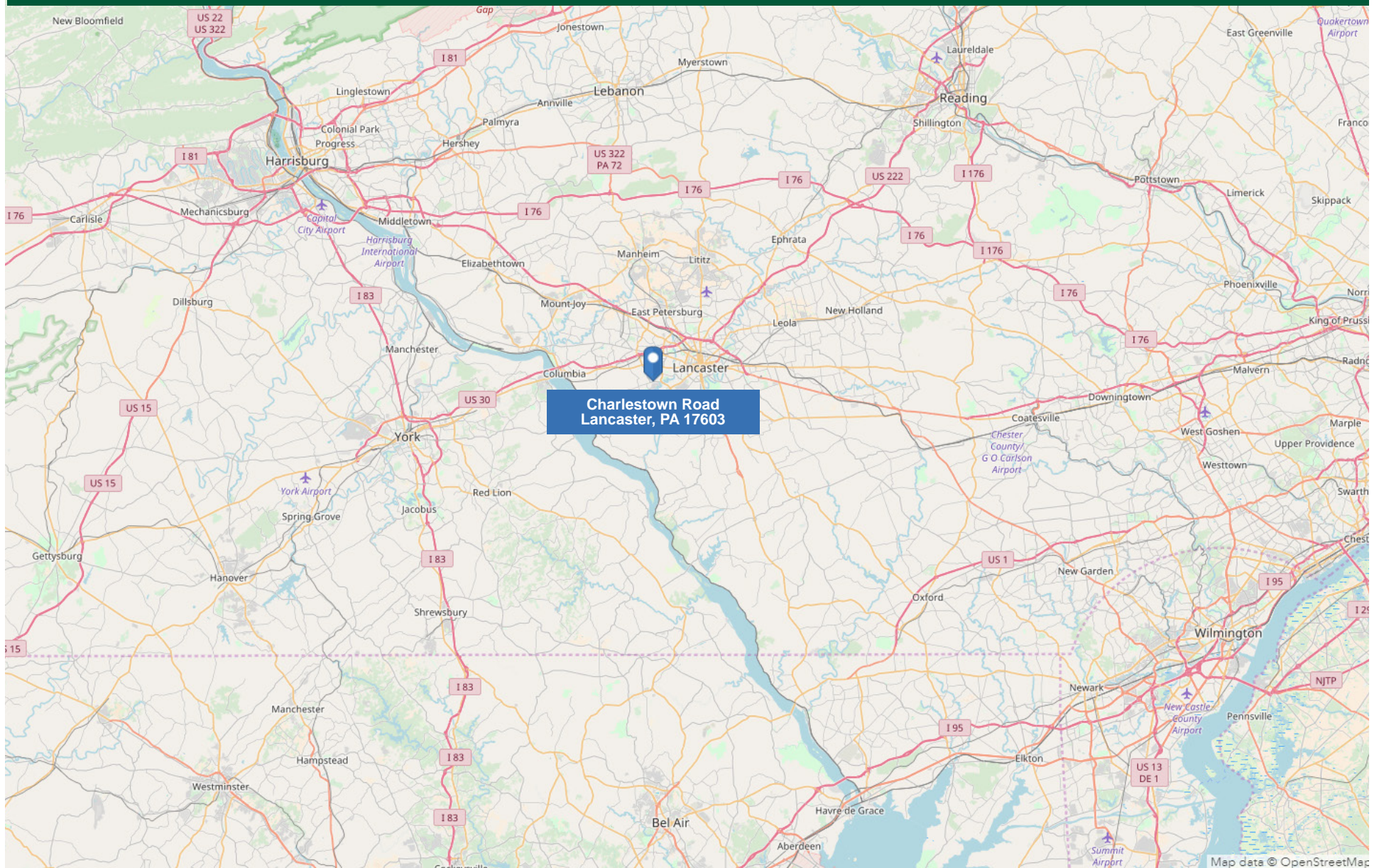
## TAX MAP



# LOCAL MAP



# REGIONAL MAP





# SITE PLAN



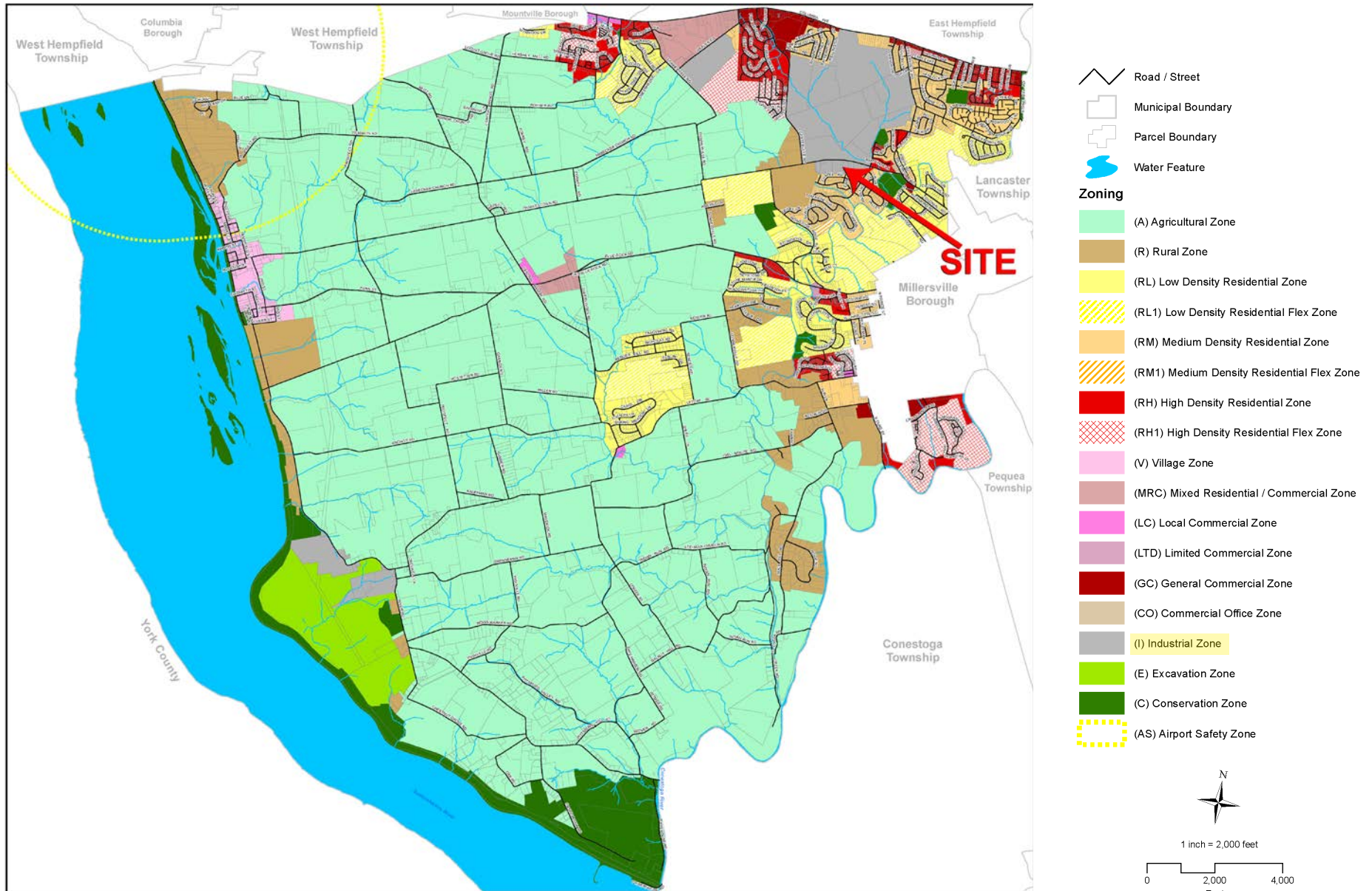
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# ZONING MAP



# ZONING

## Section 209

### (I) Industrial Zone

#### 209.1.

**Purpose** - This Zone provides for a wide range of industrial and office activities, and support services, which contribute to the well being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge and still provide for a campus atmosphere to create attractive site design and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

#### 209.2.

##### **Permitted Uses**

1. **Primary Permitted Uses.** In the (I) Industrial Zone, the following uses are permitted:
  - A. Agricultural, horticultural and forestry uses, subject to the requirements of Section 201 of this Ordinance;
  - B. Public and/or nonprofit parks;
  - C. Public uses and public utilities;
  - D. Recycling collection facilities, provided that such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, goods or furnishings that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
  - E. Offices;
  - F. Laboratories for medical, science, industrial research and development;
  - G. Communication towers and antennas (See Section 420 and Section 454);
  - H. Vocational and mechanical trade schools;
  - I. Industrial uses involving manufacturing, processing, packaging, production, repair, or testing of materials, goods, and products, including those industries performing primarily conversion, assembly, or nontoxic chemical operations;
  - J. Bookbinding, printing and publishing;
  - K. Signmakers;
  - L. Warehousing and wholesale trade establishments having a gross floor area of 100,000 square feet or less;
  - M. Mini-warehousing facilities;
  - N. Indoor sports facilities (See Section 457);
  - O. Parking lots and facilities; and,
  - P. Accessory uses customarily incidental to the above permitted uses, including, without limitation:

Retail sales of products and/or assembled on the premises as an accessory use  
to a permitted manufacturing product or process, provided that separate structures for retail use shall be limited to 5,000 square feet, and retail sales as part of a manufacturing process shall be limited to thirty-five percent (35%) of the total floor area and shall not exceed 5,000 square feet for each retail use.
2. **Industrial/Business Support Uses.** On any tract of land that contains a minimum of 200 acres as of August 3, 1998, the following industrial/business support uses are permitted:
  - A. Hotels, motels and similar lodging facilities;
  - B. Conference facilities;
  - C. Medical residential campuses (See Section 436);
  - D. Nursing, rest or retirement homes (See Section 441); and,
  - E. Medical and dental offices and clinics.



# ZONING

In addition, the following uses shall be permitted when proposed for use in connection with an industrial/business development subject to the limitations set forth in Section 209.2.3. below:

- F. Banks and similar financial institutions;
- G. Restaurants and taverns (but not including drive-thru or fast-food restaurants);
- H. Delicatessens;
- I. Commercial day-care facilities (See Section 418);
- J. Health and fitness clubs (See Section 429); and,
- K. Veterinarian's office.

3. Limitations on Business/Support Uses. The uses set forth in Section 209.2.2.F. through K. (The "Accessory Uses") are permitted only when proposed within a subdivision or land development plan in connection with the uses permitted pursuant to Section 209.2.1. and Section 209.2.2.A. and B. (The "Principal Uses"), subject to the following:

- A. The aggregate building area for the Accessory Uses shall not exceed 10% of the aggregate building areas for the Principal Uses. The aggregate building areas for the Principal Uses and Accessory Uses shall be determined by the total building areas for the uses which are proposed within the subdivision or land development plan or which is existing within the industrial/business development of which the proposed Accessory Use is a part. A subdivision and/or land development plan for Accessory Uses shall identify on the plan the land development or subdivision of which the lot which is proposed for an Accessory Use is a part. This designation will control future applications for Accessory Uses within such land development or subdivision; and,
- B. The building or structure containing such uses shall maintain a minimum of a 200-foot setback from any residentially zoned land adjoining the lot on which the uses are located. Where the residential zone and the (I) Industrial Zone are separated by a street, the setback requirements of Section 209.6. shall apply.

## **209.3. Special Exception Uses** (Subject to the procedures presented in Section 605.3. of this Ordinance.)

- 1. Retail sales, storage and/or wholesaling of home and auto-related fuel (See Section 431);
- 2. Machine shop (See Section 431);
- 3. Small engine repair shops (See Section 431);
- 4. Welding shops (See Section 431);
- 5. Heavy equipment sales, services and repair, such as excavation machinery, commercial trucks, buses, farm equipment, Mobile Home Parks, trailers, and other similar machinery (See Section 430);
- 6. Junkyards (See Section 435);
- 7. Truck and motor freight terminals (See Section 452);
- 8. Warehousing and wholesale trade establishments having a gross floor area in excess of 100,000 square feet (See Section 453); and,
- 9. Recycling stations for paper, glass and metal products (See Section 445).

# ZONING

## 209.4. **Lot Area, Width and Coverage Requirements** - See the following table:

	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
Offices	20,000 sq. ft.	100 feet	70%
Communication Towers and Antennas	none (see Sections 420 and 454)	100 feet	70%
Banks and Similar Financial Institutions	20,000 sq. ft.	100 feet	70%
Restaurants and Taverns	20,000 sq. ft.	100 feet	70%
Commercial Day-Care Facilities	20,000 sq. ft.	100 feet	70%
Other Uses (except as otherwise specified herein)	43,560 sq. ft.	200 feet	70%

## 209.5. **Two or More Principal or Accessory Uses** - A lot may include two or more principal and/or accessory uses provided that the other requirements of this section are met, including lot size, lot width and lot coverage for each structure or use, as though they were located on the same lot, provided that the distance between buildings shall be a minimum of twenty feet (20'), and provided that the side yard requirement from the property line shall be met.

## 209.6. **Minimum Setback Requirements** (Principal and Accessory Uses.)

1. **Front yard setback** - All buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas shall be set back at least fifty feet (50') from the adjoining right-of-way. All parking lots shall be set back at least twenty feet (20') from any adjoining right-of-way.
2. **Side yard setbacks** - All buildings, structures, (except permitted signs) dumpsters, and off-street loading areas shall be set back at least thirty feet (30') from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty feet (20') from any side lot lines unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
3. **Rear yard setback** - All buildings, structures, dumpsters and off-street loading areas shall be set back at least thirty-five feet (35') from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five feet (25') from any rear lot lines.
4. **Residential buffer** - Where industrial-zoned land and residentially zoned land adjoin, landscape screening in accordance with this section is required. A comprehensive Landscape Plan which mitigates objectionable visual, noise and odor elements of the industrial land uses shall be approved by the Zoning Officer in conjunction with subdivision or land development approval or prior to issuance of a zoning permit. Such Landscape Plan shall include the design elements listed below and be prepared by a Landscape Architect registered in the Commonwealth of Pennsylvania. All plant material shall conform to AAN standards. The following dimensional and performance standards shall apply as minimum standards for compliance with this section.

# ZONING

- A. Setbacks adjoining residentially-zoned land - Where any land or use in the (I) Industrial Zone adjoins land within a residential zone, a 75-foot setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading areas shall be required. Off-street parking lots shall be set back at least fifty feet (50') from adjoining residentially zoned properties. Within the setback areas created by the standards of this section, the following screening requirements shall be applied:
- B. Required multi-level screening:
- (1) Required low level visual screens. (The alternate standards listed below may be used in combination to achieve a total height of four feet (4') or individually to achieve the required screen height as alternatives.)
- (a) Solid visual barrier (low level) - may consist of a combination of site grading, earth mounding, decorative fencing, or masonry walls provided a solid visual barrier to a height of four feet (4') above finished grade of industrial parking, loading and driveway areas.
- (b) Plant material screen (low level) - may consist of mixture of narrow and broad leaf evergreen and deciduous plant material arranged in a massed planting scheme capable of providing a visual screen to a height of four feet (4') above finished grade of industrial parking, loading and driveway areas. As a minimum, plant material shall be placed in two staggered rows at a maximum of five feet on center. Upright plant material shall be installed at a minimum height of 24 inches. Plant material shall be capable of forming a year-round dense visual screen.
- (2) Required high level screens. These standards are to be utilized in combination with the low level screening standards to achieve the required multi-level visual screen. The following solid and plant material screen standards (including existing vegetation) may be used singly or in combination. The solid visual barrier is mandatory at the locations noted.
- (a) Solid visual barrier (high level) - shall consist of masonry, wood or a combination of masonry, wood or other durable decorative fencing material providing a solid visual barrier sufficient to shield from view objects in the industrial area to a minimum height of six feet (6'). A solid visual barrier is required as an element of the required multi-level screen at industrial outdoor storage, waste and/or recyclable products storage and waste and/or recyclable material container locations.
- (b) Plant material screen (high level) - shall consist of a mixture of evergreen and deciduous plant material arranged in a varied planting scheme sufficient to shield from view objects in the industrial area from a height of four feet (4') to a height of twenty feet (20'). As a minimum, plant material shall be placed in two staggered rows at a spacing of not more than one-half the mature height. Upright evergreen plant material shall be installed a minimum height of four feet (4') to five feet (5'). Minimum caliper size for deciduous material shall be one and one-half inches for specimen or flowering plant material with mature height of less than twenty feet (20'). Minimum caliper size for deciduous plant material with mature height in excess of twenty feet (20') shall be two and one-half inches.

# ZONING

(3) Provision for preservation of existing vegetation:

- (a) Existing natural vegetation - Existing trees and vegetated areas shall be protected to prevent unnecessary destruction. Existing trees may be incorporated into the Landscape Plan to meet requirements for screening. At least twenty-five percent (25%) of the number of trees (**minimum trunk caliper of six inches**) that exist at a time of plan submission shall be preserved or replaced. Replacement trees shall be minimum two-inch caliper and of equivalent indigenous species. Natural vegetative cover may be re-established in appropriate areas in accordance with the approved Landscape Plan.

5. Accessory recreation uses - These facilities can be developed in any side or rear yard to within fifty feet (50') of any property line. Passive recreation facilities, including bike paths and walking paths, may be developed within the front, side and rear yard setback lines.

**209.7. Maximum Permitted Structural Height** - The height of offices, hotels, motels, and similar lodging facilities shall not exceed sixty feet (60'). The height of any other principal structure, or any accessory structure, shall not exceed forty feet (40'), except that chimneys, flagpoles, antenna, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five feet (75') above the finished grade when erected upon or as an integral part of a building. All structures (except permitted signs) shall be set back a distance at least equal to their height from all property lines. Provided, however, that if the lot is adjacent to a residential zone, the minimum yard dimension for the yard immediately adjoining the residential zone shall be increased by two feet (2') for every foot of building over forty feet (40'). This increase shall be in addition to all other minimum yard dimensions set forth in Section 209.6.4.

**209.8. Off-Street Loading** - Off-street loading shall be provided as specified in Section 313 of this Ordinance.

**209.9. Off-Street Parking** - Off-street parking shall be provided as specified in Section 312 of this Ordinance.

**209.10. Signs** - Signs shall be permitted as specified in Section 315 of this Ordinance.

**209.11. Driveway and Access Drive Requirements** - All driveways serving single-family dwellings shall be in accordance with Section 310 of this Ordinance. All access drives serving other uses shall be in accordance with Section 311 of this Ordinance.

**209.12. Landscaping** - A comprehensive Landscape Plan that provides a coordinated overall planting and landscape effect, and demonstrated compliance with the provisions of this Ordinance, is required for development within the (I) Industrial Zone. Such Landscape Plan shall be prepared by a Landscape Architect registered in the Commonwealth of Pennsylvania. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, passive recreation facilities, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.

**209.13. Waste Products** - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All waste receptacles shall be completely enclosed. Dumpsters shall be set back a minimum of seventy-five feet (75') from any adjoining residentially zoned properties and shall be screened in accordance with the provisions of Section 209.6.4. of this Ordinance.

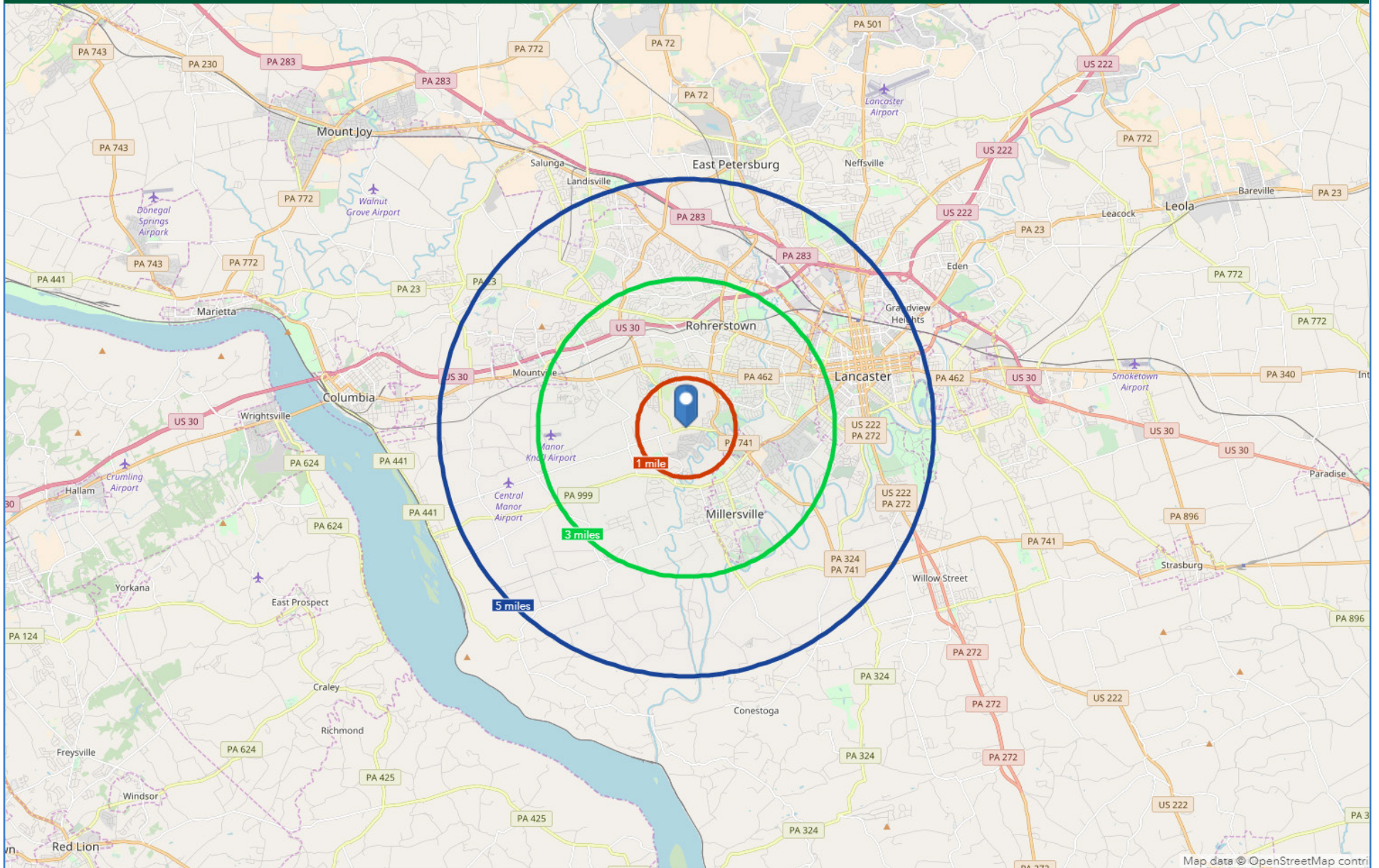
**209.14.** All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

# ZONING

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- 209.15. Industrial Operations Standards** - All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- 209.16. Outdoor Storage** - Within the (I) Industrial Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section.

# DEMOGRAPHICS



# DEMOGRAPHICS



## Executive Summary

Charlestown Rd, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty

Latitude: 40.02298

Longitude: -76.37273

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,157	46,916	130,781
2010 Population	4,352	52,939	142,326
2018 Population	4,614	55,718	149,563
2023 Population	4,768	57,437	154,642
2000-2010 Annual Rate	0.46%	1.22%	0.85%
2010-2018 Annual Rate	0.71%	0.62%	0.60%
2018-2023 Annual Rate	0.66%	0.61%	0.67%
2018 Male Population	48.3%	47.9%	48.6%
2018 Female Population	51.7%	52.1%	51.4%
2018 Median Age	41.9	38.6	36.7

In the identified area, the current year population is 149,563. In 2010, the Census count in the area was 142,326. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 154,642 representing a change of 0.67% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 41.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	87.9%	80.4%	69.0%
2018 Black Alone	3.1%	6.8%	10.5%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2018 Asian Alone	2.5%	3.2%	3.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	3.1%	5.9%	12.1%
2018 Two or More Races	2.9%	3.2%	4.3%
2018 Hispanic Origin (Any Race)	10.3%	15.2%	25.8%

Persons of Hispanic origin represent 25.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.9 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	1,654	18,619	49,531
2010 Households	1,757	20,921	54,375
2018 Total Households	1,862	21,847	56,719
2023 Total Households	1,926	22,484	58,597
2000-2010 Annual Rate	0.61%	1.17%	0.94%
2010-2018 Annual Rate	0.71%	0.53%	0.51%
2018-2023 Annual Rate	0.68%	0.58%	0.65%
2018 Average Household Size	2.46	2.40	2.51

The household count in this area has changed from 54,375 in 2010 to 56,719 in the current year, a change of 0.51% annually. The five-year projection of households is 58,597, a change of 0.65% annually from the current year total. Average household size is currently 2.51, compared to 2.49 in the year 2010. The number of families in the current year is 35,102 in the specified area.



# DEMOGRAPHICS



## Executive Summary

Charlestown Rd, Lancaster, Pennsylvania, 17603 Rings:  
1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.02298  
Longitude: -76.37273

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$67,988	\$61,475	\$53,735
2023 Median Household Income	\$75,146	\$67,669	\$58,413
2018-2023 Annual Rate	2.02%	1.94%	1.68%
<b>Average Household Income</b>			
2018 Average Household Income	\$77,741	\$81,678	\$73,125
2023 Average Household Income	\$87,098	\$91,383	\$81,833
2018-2023 Annual Rate	2.30%	2.27%	2.28%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$30,837	\$32,525	\$28,469
2023 Per Capita Income	\$34,498	\$36,221	\$31,732
2018-2023 Annual Rate	2.27%	2.18%	2.19%
<b>Households by Income</b>			
Current median household income is \$53,735 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$58,413 in five years, compared to \$65,727 for all U.S. households			
Current average household income is \$73,125 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$81,833 in five years, compared to \$96,109 for all U.S. households			
Current per capita income is \$28,469 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,732 in five years, compared to \$36,530 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	1,712	19,412	52,562
2000 Owner Occupied Housing Units	1,309	13,166	30,445
2000 Renter Occupied Housing Units	346	5,453	19,085
2000 Vacant Housing Units	57	793	3,032
2010 Total Housing Units	1,825	21,863	57,282
2010 Owner Occupied Housing Units	1,364	14,414	32,472
2010 Renter Occupied Housing Units	393	6,507	21,903
2010 Vacant Housing Units	68	942	2,907
2018 Total Housing Units	1,925	22,871	59,958
2018 Owner Occupied Housing Units	1,403	14,546	32,634
2018 Renter Occupied Housing Units	459	7,301	24,085
2018 Vacant Housing Units	63	1,024	3,239
2023 Total Housing Units	1,984	23,577	62,123
2023 Owner Occupied Housing Units	1,454	15,090	33,814
2023 Renter Occupied Housing Units	472	7,394	24,783
2023 Vacant Housing Units	58	1,093	3,526



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