

Marketing Package

for the sale of

1323 Georgetown Road,
Quarryville, PA 17566



Prepared by

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FOR SALE

INDUSTRIAL WAREHOUSE

QUARRYVILLE, PENNSYLVANIA

Location: 1323 Georgetown Road, Quarryville, Bart Township, Lancaster County, PA 17566
Approximately 17 miles south of Lancaster City.

Distances to:

- Route 222 ± 6.0 miles
- Route 1 ± 12.4 miles
- Route 41 ± 5.7 miles

Zoning: **LB - Light Business** - The purpose of the Light Business District is to provide for commercial, office, light manufacturing, and light industrial uses that does not generate excessive amounts of traffic, and has minimal impact on the environment and sensitive environmental features.

Lot Description:

- ± 6.5 acres after sub-division from larger tract
- Property offers outside area for storage, display or possible building expansion
- ± 513 feet frontage along Route 896 / Georgetown Road
- ± 519 feet frontage along Route 372 / Valley Road

Available Space: ± 43,200 square feet

Main Building:

- ± 36,120 square feet warehouse space
- ± 1,680 square feet office space
- Metal roof
- 22' ceiling heights
- Electric service: 440v, 3 Phase to the building. Buyer to extend power within building
- Propane gas floor heat: Buyer to provide gas tank and electric power for floor heat
- Building constructed in 2007
- 1 loading dock: 14' high x 12' wide
- 8 drive-in doors:
 - (6): 20' wide x 16' high
 - (2): 12' wide x 14' high

Storage/ Paint Booth Building:

- ± 5,400 square feet
- Metal roof
- 16' ceiling height
- No power to building
- 4 drive-in doors:
 - (3): 16' wide x 14' high
 - (1): 10' wide x 14' high

Water: Well water

Sewer: Septic

Demographics:	<u>2015</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:		4,695	16,640	74,803
Household Income (average):		\$72,546	\$72,287	\$74,829

Total Taxes: ± \$35,000 annually

Sale Price: \$2,300,000



ZONING PAGES

SECTION 503. **LIGHT BUSINESS (LB)**

- 503.1 PURPOSE AND INTENT. The purpose of the Light Business District is to provide for commercial, office, light manufacturing, and light industrial uses that does not generate excessive amounts of traffic, and has minimal impact on the environment and sensitive environmental features.
- 503.2 AGRICULTURAL NUISANCE DISCLAIMER – See Section 106.
- 503.3 PERMITTED USES AND STRUCTURES
- A. Automobile Sales
 - B. Automobile Filling/Service Station
 - C. Contractor’s Office or Shop
 - D. Cottage Industry w/matrix – See Section 600
 - E. Dawdy house
 - F. Day Care
 - G. Day Care Center
 - H. Dwelling - Double Family w/matrix – See Section 600
 - I. Drive-Thru Establishment
 - J. Eating Establishment
 - K. Echo Housing
 - L. Emergency Services Structure
 - M. Financial Institution
 - N. Forestry
 - O. Funeral Home
 - P. Home Occupation w/matrix – See Section 600
 - Q. Medical Center
 - R. No-Impact Home Based Business w/matrix – See Section 600
 - S. Office
 - T. Professional Occupation
 - U. Public Structure
 - V. Roadside Stand
 - W. Storage Facility
 - X. Vocational-Mechanical Trade School
 - Y. Customary accessory uses and structures incidental to the above permitted uses.

503.4 SPECIAL EXCEPTIONS.

The following uses are permitted as a Special Exception when granted by the Zoning Hearing Board.

- A. Agricultural Structures/Use
- B. Agriculture Operation
- C. Animal Hospital
- D. Communications Equipment Building
- E. Communication Tower
- F. Convenience Store
- G. Emergency Services Building
- H. Health and Recreation Facility
- I. Laundry Facility
- J. Library
- K. Manufacturing
- L. Manure Management Facilities
- M. Massage Salon
- N. Public Utilities
- O. Restaurant
- P. Retail
- Q. Shopping Center
- R. Vehicular Wash Facility (Car Wash)
- S. Veterinarian's Office

503.5 AREA, SETBACK, AND HEIGHT REQUIREMENTS

- A. Minimum Lot Area –
 - 1. 43,560 square feet (1 acre) if not served by a public sanitary sewage system.
 - 2. 24,000 square feet if served by a public sanitary sewage system.
 - 3. In the case of dwellings, each lot must have the minimum lot area for each said dwelling located on that lot if not served by public sewer.
- B. Minimum Lot Width – one hundred (100) feet at the building setback line.
- C. Minimum Lot Depth – one hundred forty (140) feet.

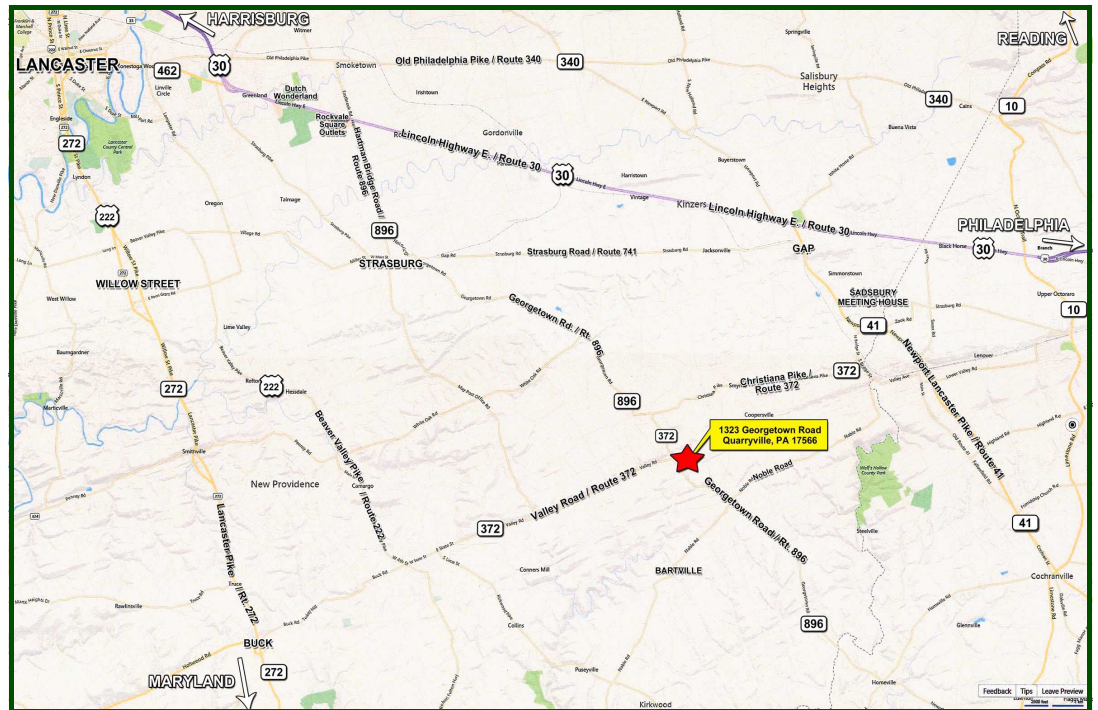
PHOTOGRAPHS







Aerial of Property



Local Map

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