

# FOR LEASE

## COLD STORAGE

### INDUSTRIAL WAREHOUSE “TO BE BUILT”

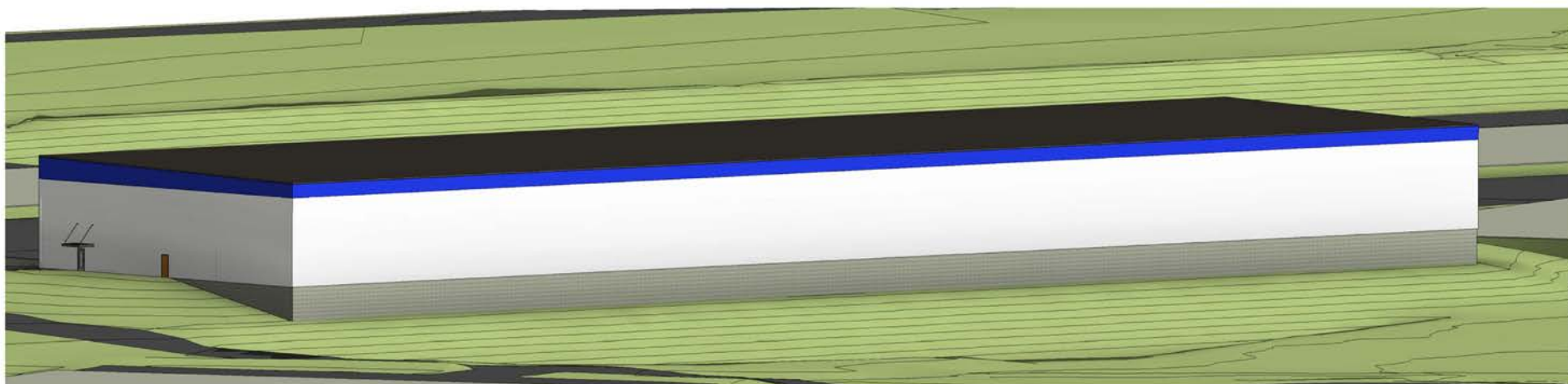


<b>LOCATION:</b>	4996 Division Highway, East Earl, PA 17519 Route 322 Business Park, East Earl Township	
<b>AVAILABLE SF:</b>	± 60,000 SF (includes office and warehouse space)	
<b>BUILDING FEATURES:</b>	Pre-engineered steel Metal siding Standing seam metal roof 6" Concrete floors	Dock levelers ADA bathrooms Sprinkler System Paved parking
<b>CEILING HEIGHT:</b>	+/- 26' Clear Height - Freezer Building +/- 30' Clear Height - Refrigerated Building	
<b>LOADING DOCKS:</b>	Four to Eight - 9' x 10'	
<b>OVERHEAD DOORS:</b>	Three - 12' x 14'	
<b>UTILITIES:</b>	Electric:	3-Phase; 308V; 1,200 AMP
	HVAC:	Heat Pump in office, gas hung units in warehouse
	Sewer:	Public
	Water:	Public
<b>LOT SIZE:</b>	± 6.0 acres	
<b>ZONING:</b>	IL - Industrial Light	
<b>LEASE RATE:</b>	\$18.50 PSF NNN	

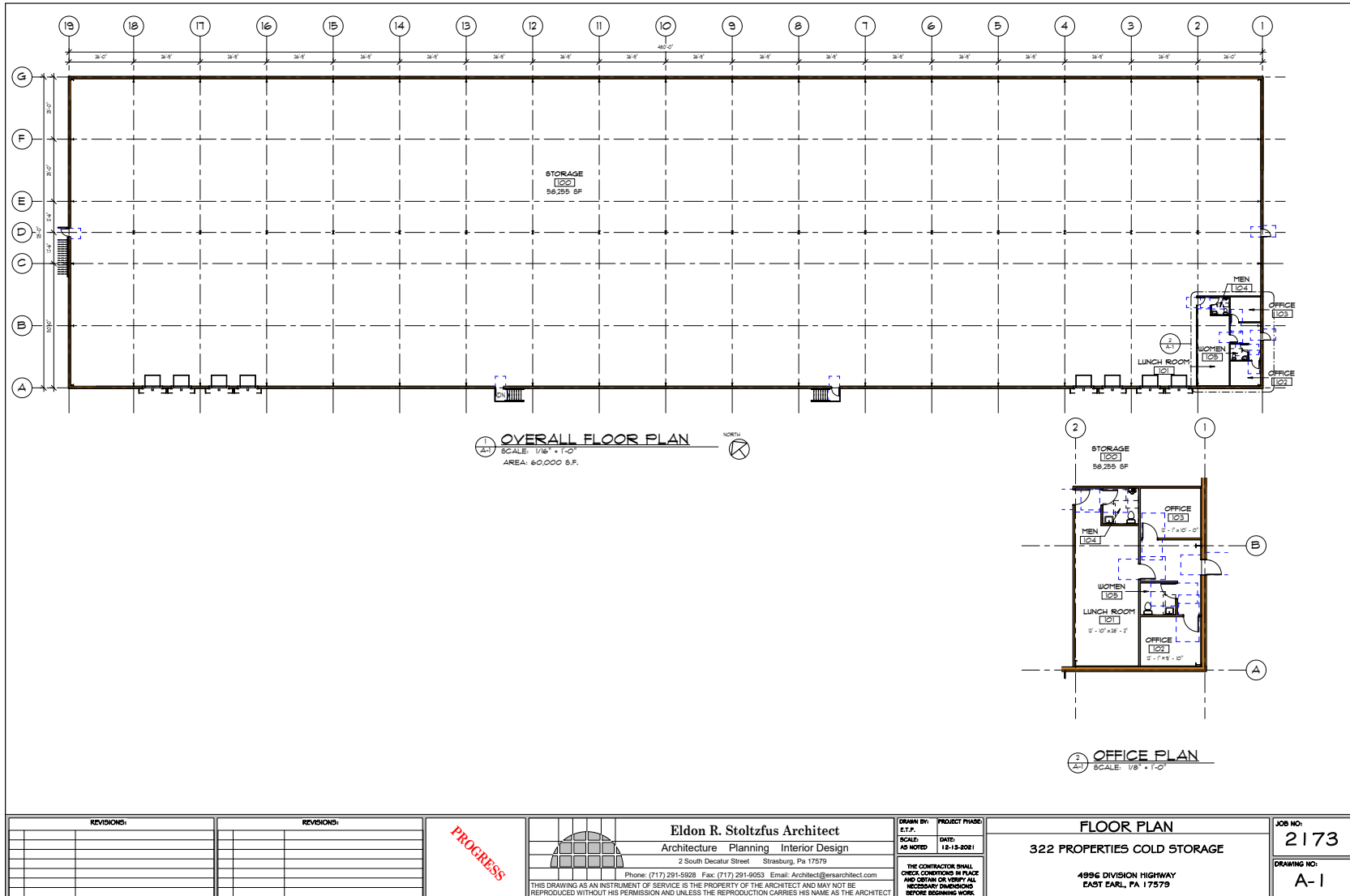
# ELEVATION: FRONT



# ELEVATION: REAR



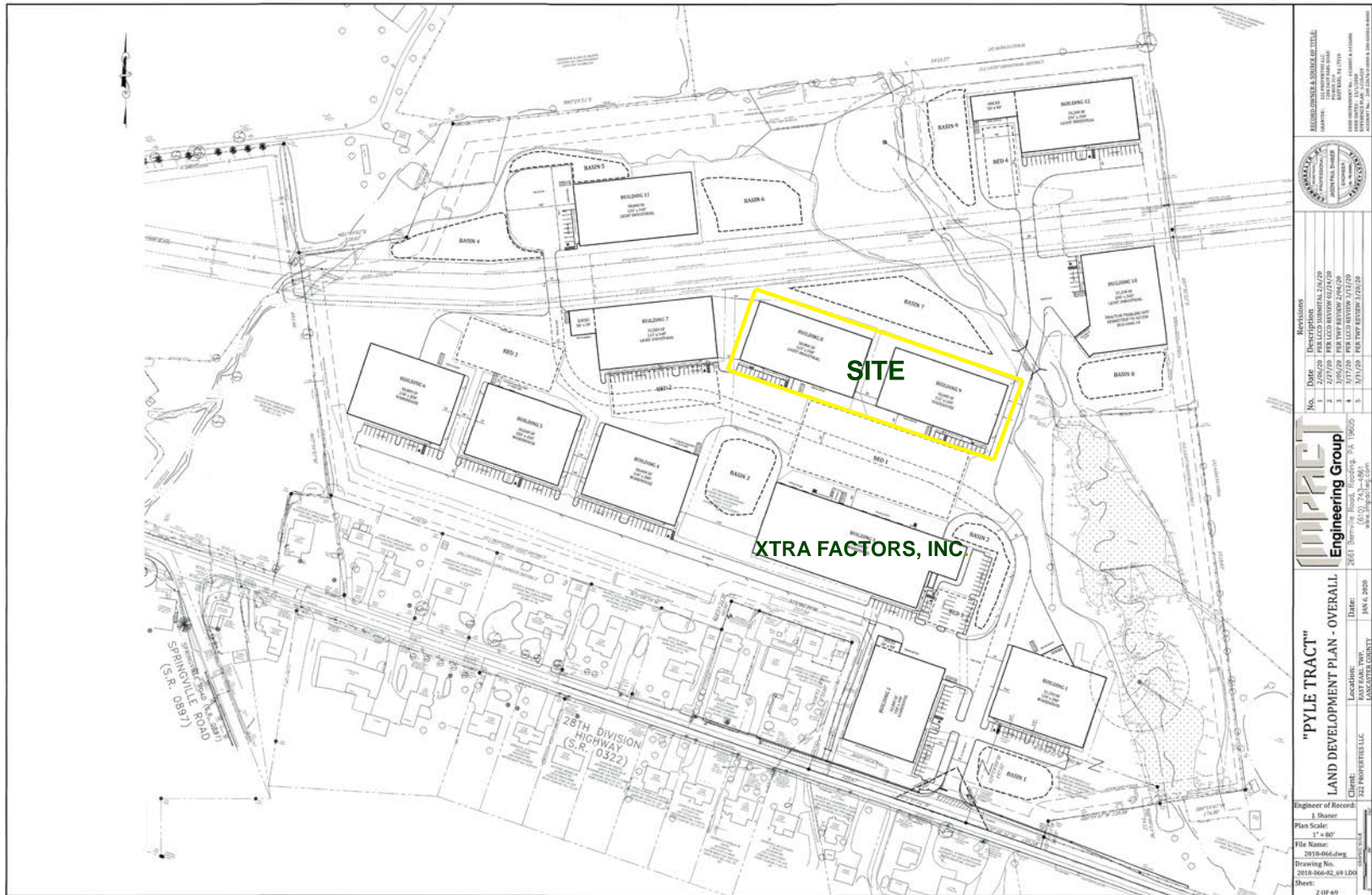
# PRELIMINARY FLOOR PLAN



NOT FOR CONSTRUCTION



# SITE PLAN



**REVISIONS**

No.	Date	Description
1	2/20/20	FOR LOCAL SUBMITTAL 2/22/20
2	2/27/20	FOR LOCAL REVIEW 02/27/20
3	3/05/20	FOR STATE REVIEW 3/05/20
4	3/11/20	FOR STATE REVIEW 3/11/20
5	3/11/20	FOR STATE REVIEW 3/11/20

**PROFESSIONAL ENGINEER'S TITLE:**  
**IMPACT Engineering Group**  
 2601 Sherman Road, Suite 100, PA 17602  
 (610) 391-1234  
 www.impacteng.com

**"PYLE TRACT"**  
**LAND DEVELOPMENT PLAN - OVERALL**

**Engineer of Record:** J. Shaner  
**Plan Scale:** 1" = 80'  
**File Name:** 2018-066-02.dwg  
**Drawing No.:** 2018-066-02-09 LDD  
**Sheet:** 7 OF 40

**Client:** 1500 PERRYVILLE LLC  
**Location:** HWY 30, 17602  
**Date:** JAN. 6, 2020  
**County:** LANCASTER COUNTY



# AERIAL





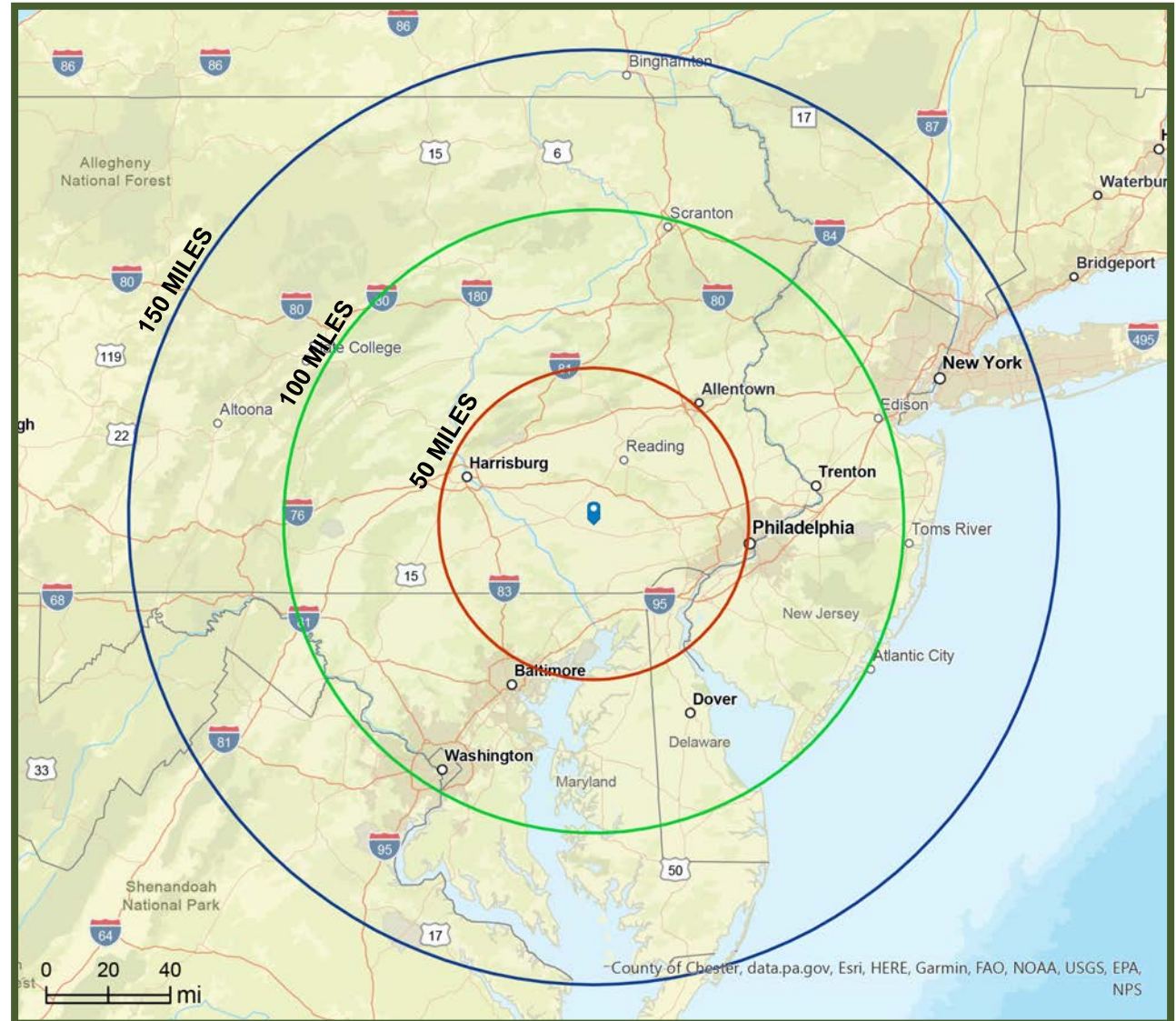
# DISTANCES TO HIGHWAYS, MAJOR CITIES & PORTS

## Distances to Highways:

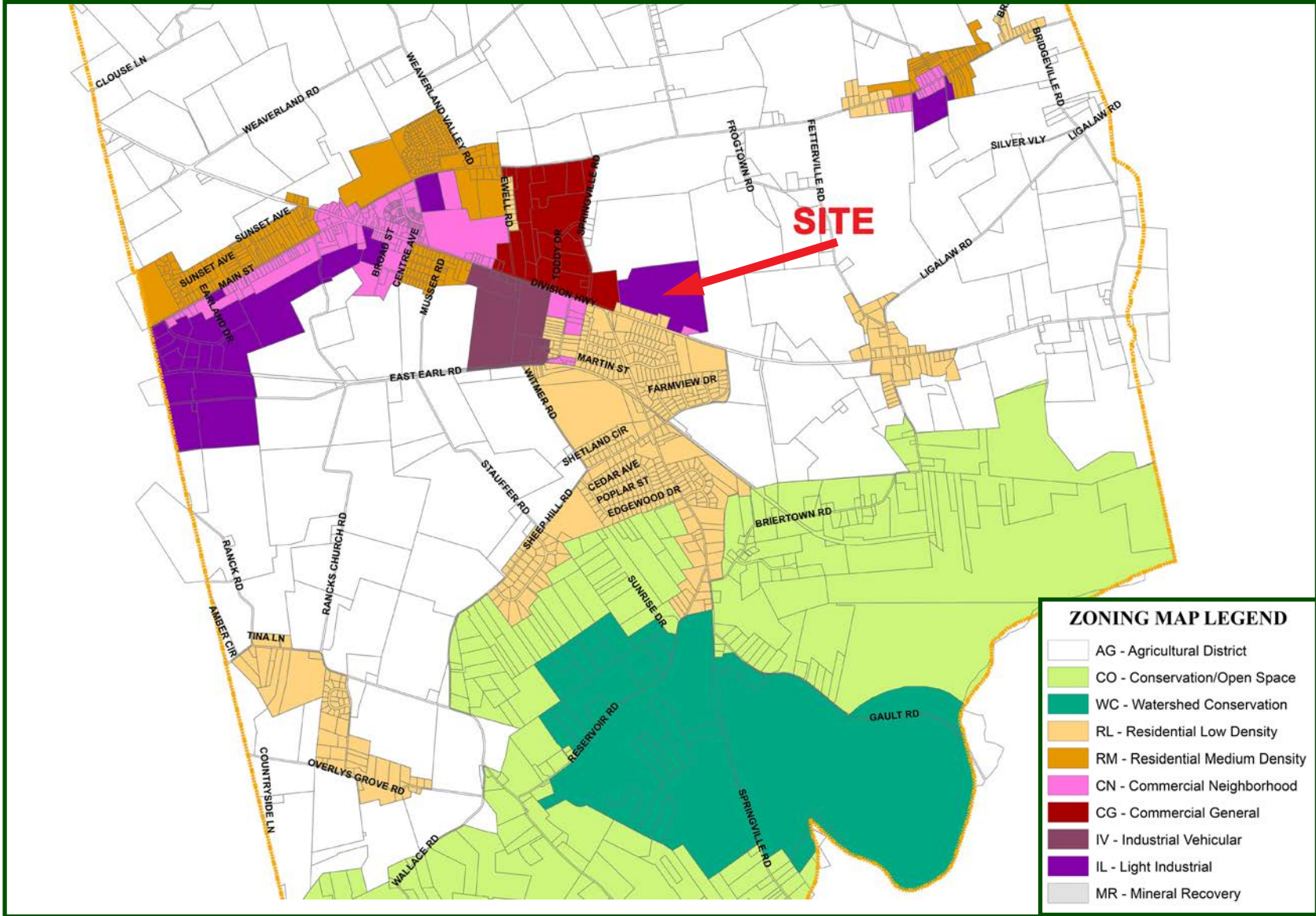
Route 30	12 miles
Route 222	8 miles
PA Turnpike	8 miles
Route 78	42 miles
Route 81	58 miles

## Distances to Major Cities:

Harrisburg, PA	55 miles
Philadelphia, PA	57 miles
Baltimore, MD	95 miles
Washington, D.C.	124 miles
New York, NY	141 miles



# ZONING MAP





# ZONING

## ARTICLE XI

### INDUSTRIAL LIGHT (IL) DISTRICT

#### Section 1101. INTENDED PURPOSE

The purpose of the Industrial Light District is intended to maximize industrial potential while ensuring compatibility with surrounding Districts. New residential development is excluded from this District, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

#### Section 1102. PERMITTED USES

- A. Light manufacturing.
- B. Agriculture, horticulture or floriculture, and any accessory uses or structures, including farm-based businesses, with the exception that earthen manure storage facilities are not permitted.
- C. Municipal facilities.
- D. Public utility and communication uses where operation requirements necessitate locating within the District.
- E. Uses and buildings customarily accessory and incidental any permitted use.
- F. Signs, subject to all applicable provisions, procedures, and requirements of Article XVIII herein.
- G. No-impact home-based businesses, when proposed within existing non-conforming dwelling units.

#### Section 1103. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses may be permitted by the Zoning Hearing Board pursuant to standards and criteria as set forth in Articles XXII and XXV herein.

- A. Any manufacturing, wholesaling or distributing use pursuant to Section 1704 herein.
- B. Lumber and coal yards, building material storage yards, contractor equipment and storage yards and wholesale and retail sales for each as an accessory use.
- C. Laundries, cleaning, dyeing, carpet and rug cleaning.
- D. Blacksmiths and machine shops.
- E. Self-service storage facilities.
- F. Vehicular body shops, painting, tire retreading or recapping and welding shops.
- G. Day care centers as accessory to a principal use.
- H. Crematoriums.
- I. Sawmill.
- J. Solid waste disposal facilities.
- K. Junkyard/salvage yard.
- L. Solid waste processing/recycling facilities.
- M. Outside storage and display when accessory to a permitted use.
- N. Commercial communication towers and antennas for the purpose of facilitating communications services and attendant support structures.
- O. Vehicular garage.
- P. Large solar energy production facilities.
- Q. Large wind energy production facilities.
- R. Any other use and its accessory uses or buildings which, in the opinion of the Zoning Hearing Board, are of the same general character as any of the above.

#### Section 1104. PERFORMANCE STANDARDS

# ZONING

- A. All uses shall be conducted in accordance with Performance Standards as set forth in Section 1704 herein and/or in Article XXII, as either may be applicable.

## Section 1105. HEIGHT REGULATIONS

- A. The height of a principal structure shall not exceed forty (40) feet, except that height may be increased by special exception to fifty (50) feet provided that setback is at least equal to height.
- B. The height of an accessory structure shall not exceed twenty-five (25) feet in height.

## Section 1106. LOT AREA, LOT WIDTH AND MAXIMUM IMPERVIOUS COVERAGE REGULATIONS

- A. Unless otherwise specified herein, minimum lot area and width shall be based upon required setbacks, maximum impervious coverage, parking, loading/unloading, buffer yard/screening, on-lot well and septic system requirements, and other applicable standards.
- B. Maximum impervious coverage:
  - 1. No more than sixty percent (60%) of the area of the lot shall be covered by impervious surfaces including all buildings, parking facilities, and pedestrian ways
- C. All remaining pervious areas of the lot shall be maintained with a vegetative cover.
- D. Lot area, lot width and impervious coverage requirements for any residential use permitted in this District shall be in accordance with adjacent residential district standards. Should more than one residential district be adjacent to said use, the more restrictive district provisions shall apply.

## Section 1107. SETBACK REGULATIONS

Unless otherwise specified, each lot shall have front, side and rear yards of not less than the depth or width indicated below:

- A. Front yard: Forty-five (45) feet measured from the centerline of the right-of-way.  
  
Exception: Where buildings exist in the same block on either side of the street, the setback line of the building to be constructed shall be provided in accordance with Section 2002.A herein.
- B. Side yards: Fifteen (15) feet.
- C. Rear yard: Forty (40) feet.
- D. Interior yards (Open space between principal structures): Interior yards shall be provided in accordance the below requirements:
  - 1. When front to front, rear to rear, or front to rear, parallel structures shall have fifty (50) feet between faces for one (1) story in height, plus five (5) feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distances at the other end. Where service drives or bank grade changes or collector walks are introduced in this space, the distance between structures shall be at least fifty (50) feet.
  - 2. End to end, a distance of twenty-five (25) feet between structures for a one (1) story structure plus five (5) feet additional for each story in excess of one.
  - 3. End to front, or end to rear, a distance of thirty (30) feet between structures for each one (1) story structure plus five (5) feet additional for each story in excess

# ZONING

- of one.
- 4. When adjacent structures differ in the number of stories, the required distance between structures shall be calculated on the taller of the structures.
- E. Accessory buildings and structures shall provide front, side, and rear yards in conformance with the setbacks set forth for principal structures herein.
- F. Buffer yards/screen plantings shall be provided in accordance with Section 1707 herein.
- G. When located adjacent to agricultural uses, shade trees shall not be planted closer than ten (10) feet to the affected property line.

## Section 1108. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING

Off-street parking/access and loading/unloading shall be provided in accordance with Article XIX herein and the applicable Subdivision and Land Development Ordinance.



**SCOTT D. BRADBURY**



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