

FOR SALE / LEASE

WAREHOUSE / FLEX BUILDING ± 13,900 SF



**1176 Enterprise Court
East Petersburg, PA 17520**

Dan Berger, Jr., CCIM, SIOR



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SALIENT INFORMATION

PROPERTY:	1176 Enterprise Court, East Petersburg, PA 17520 East Hempfield Township, Lancaster County
LEASE PRICE:	\$6.95/SF NNN
SALE PRICE:	\$1,450,000
SPACE AVAILABLE:	± 13,900 SF Total (5,278 SF office and 8,627 SF shop/warehouse)
TOTAL ACRES:	0.80 Acres
ZONING:	E - Enterprise Zone
LANDLORD RESPONSIBILITIES:	Capital repairs/replacement of roof, structure, parking lot and mechanical systems.
TENANT RESPONSIBILITIES:	All expenses including utilities, real estate taxes, insurance, lawn care, snow removal and maintenance.
WATER / SEWER:	Public
TAX ACCOUNT:	290-58237-0-0000
REAL ESTATE TAXES:	\$10,579
PARKING:	22 On-site Spaces
COMMENTS:	Freestanding flex building in East Petersburg offering convenient access to Route 283. Office section includes reception area, twelve (12) private offices, two (2) conference rooms, open bullpen work areas and a kitchenette. Warehouse/shop areas include one (1) dock height door and ceiling heights ranging from 7'5" to 17'10". Also included is a separate ± 1,311 SF storage/garage area.

PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS



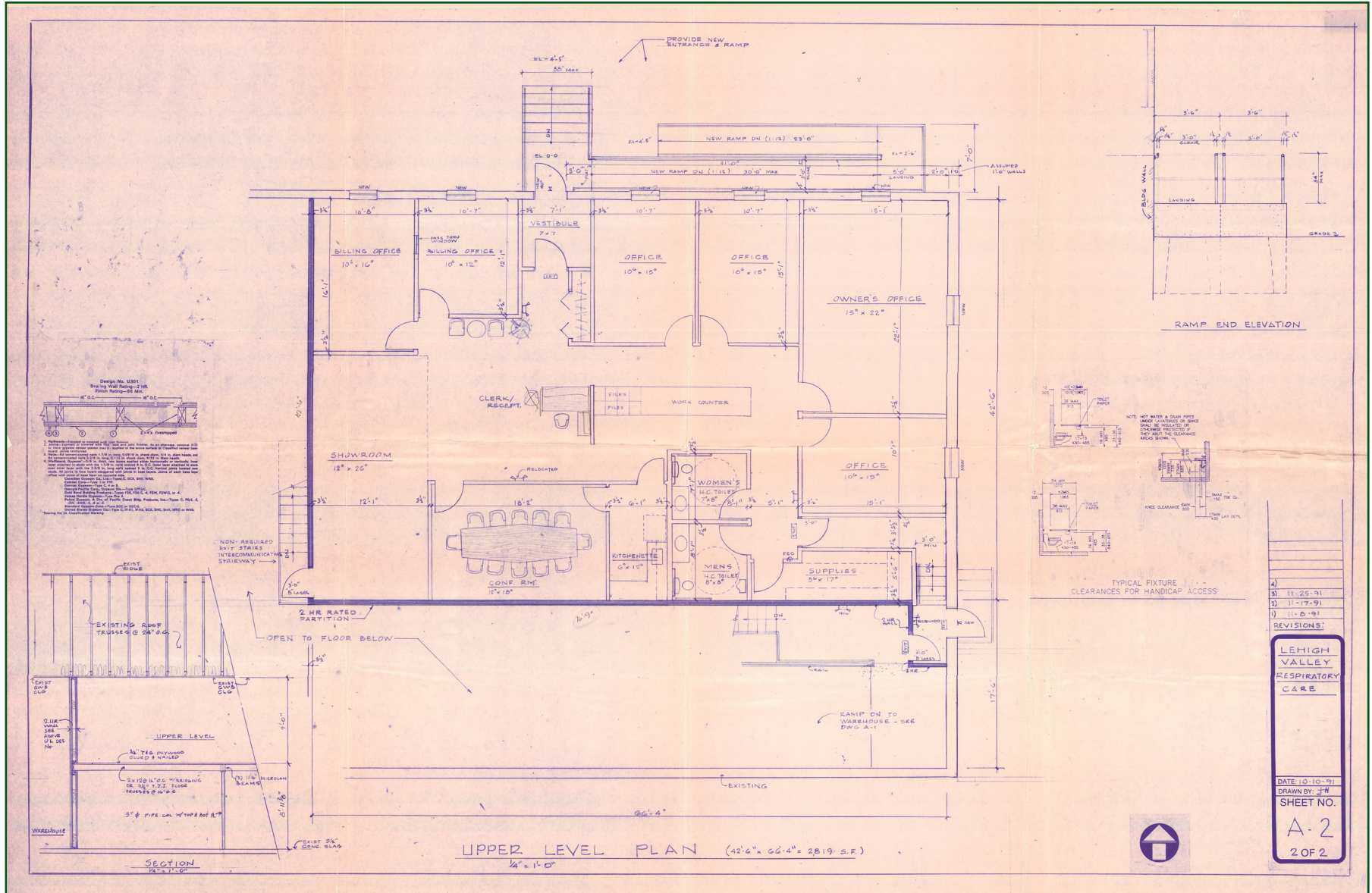
PHOTOGRAPHS



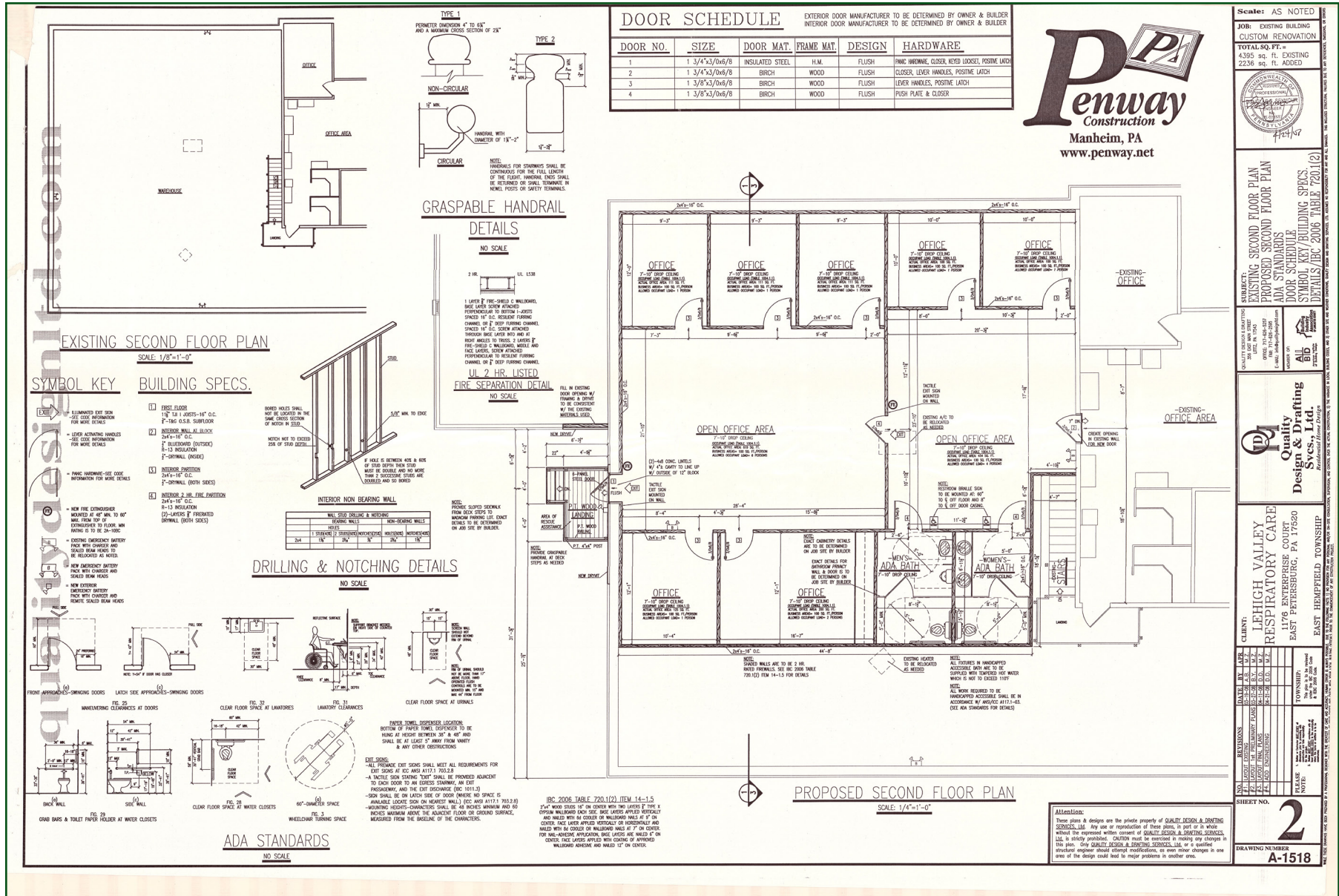
PHOTOGRAPHS



FLOOR PLAN - OFFICE



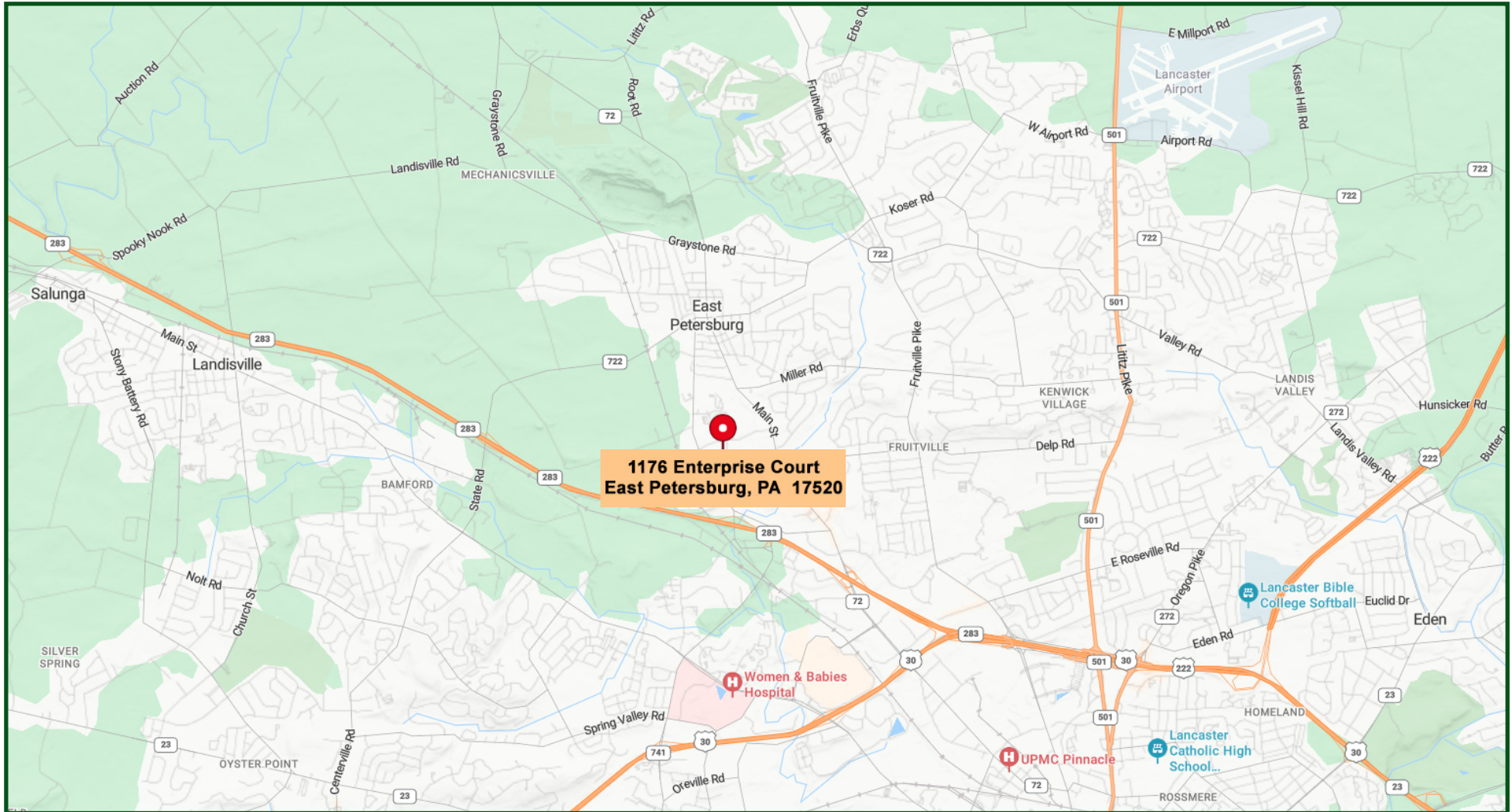
FLOOR PLAN - OFFICE EXPANSION



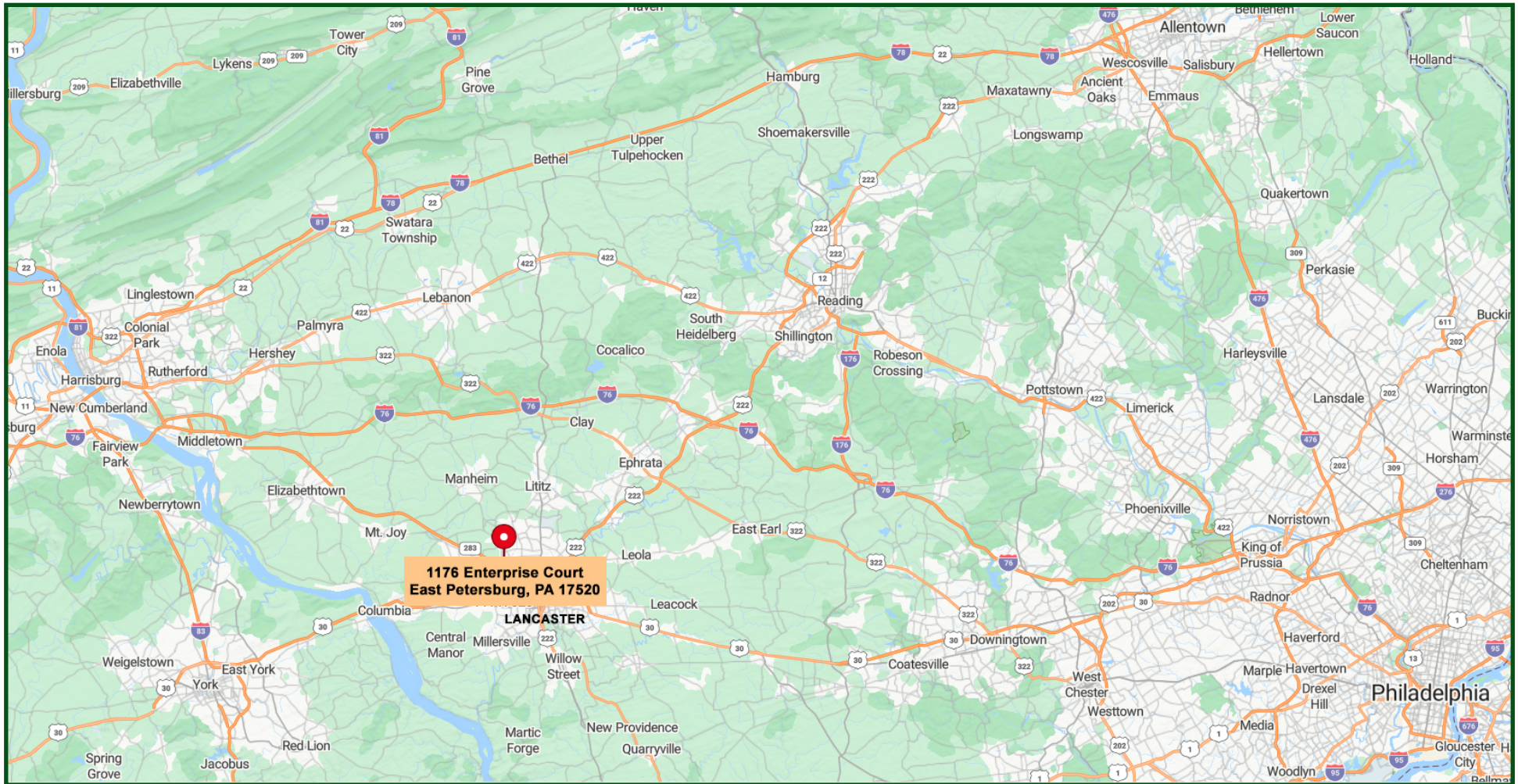
TAX MAP AERIAL



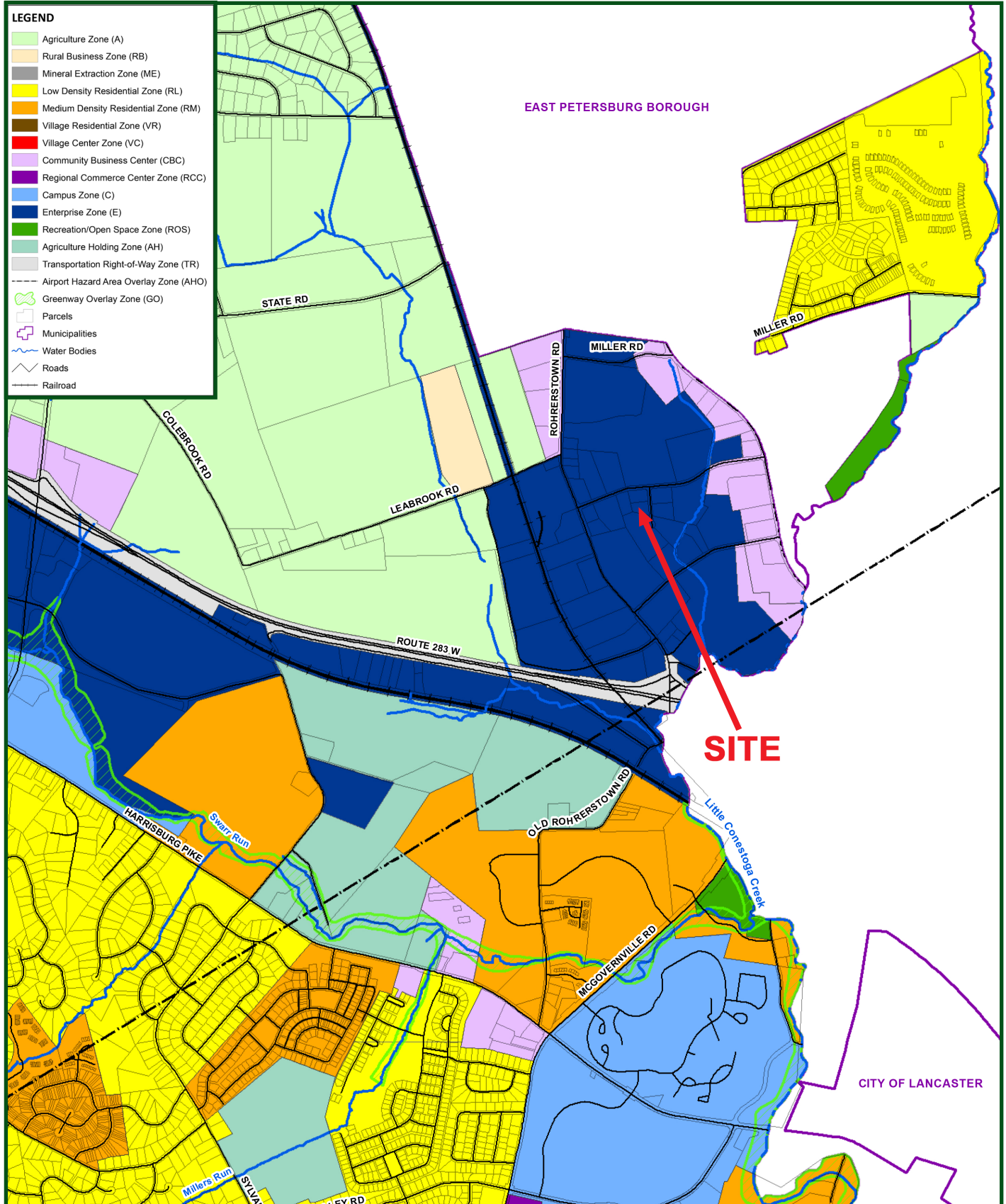
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING (East Hempfield Township)



§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses:
 - (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) (Reserved)¹
 - (j) Motor vehicle storage.
 - (k) Professional, scientific and technical offices.
 - (l) Regional commercial sports facilities.

1. Editor's Note: Former Subsection B(3)(i), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.

ZONING

Township of East Hempfield, PA

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- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. **[Added 6-17-2015 by Ord. No. 2015-07]**
- (o) Day-care services, commercial. **[Added 11-16-2016 by Ord. No. 2016-05]**
- (p) Truck stop. **[Added 5-1-2019 by Ord. No. 2019-07]**
- (q) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**
- (r) Drive-through restaurant. **[Added 5-18-2022 by Ord. No. 2022-09]**
- (4) Civic/social/utility uses:
 - (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
 - (e) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03]**
 - (f) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**
- (5) Accessory uses customarily incidental to the above permitted uses:
 - (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Accessory dwelling units. **[Amended 2-2-2022 by Ord. No. 2022-02]**
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
 - (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) (Reserved) ²
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.
 - (7) Recycling facilities.

2. Editor's NOTE: Former Subsection C(3), Community rehabilitation facilities, was repealed 2-2-2022 by Ord. No. 2022-02.

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D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.

- (1) Community rehabilitation facilities. [Amended 2-2-2022 by Ord. No. 2022-02]
- (2) Small cell WFs and macrocell WFs. [Added 7-15-2020 by Ord. No. 2020-03]
- (3) Home-based business, impact. [Added 2-2-2022 by Ord. No. 2022-02]

E. Design standards (see also Article 4 for modifications and exceptions):

- (1) Minimum lot area: None.
- (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.³

3. Editor's Note: See Ch. 222, Streets and Sidewalks.

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- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

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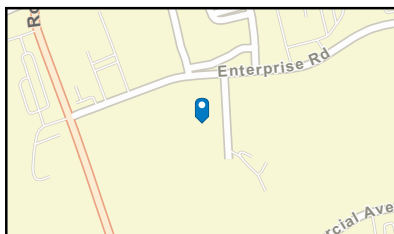
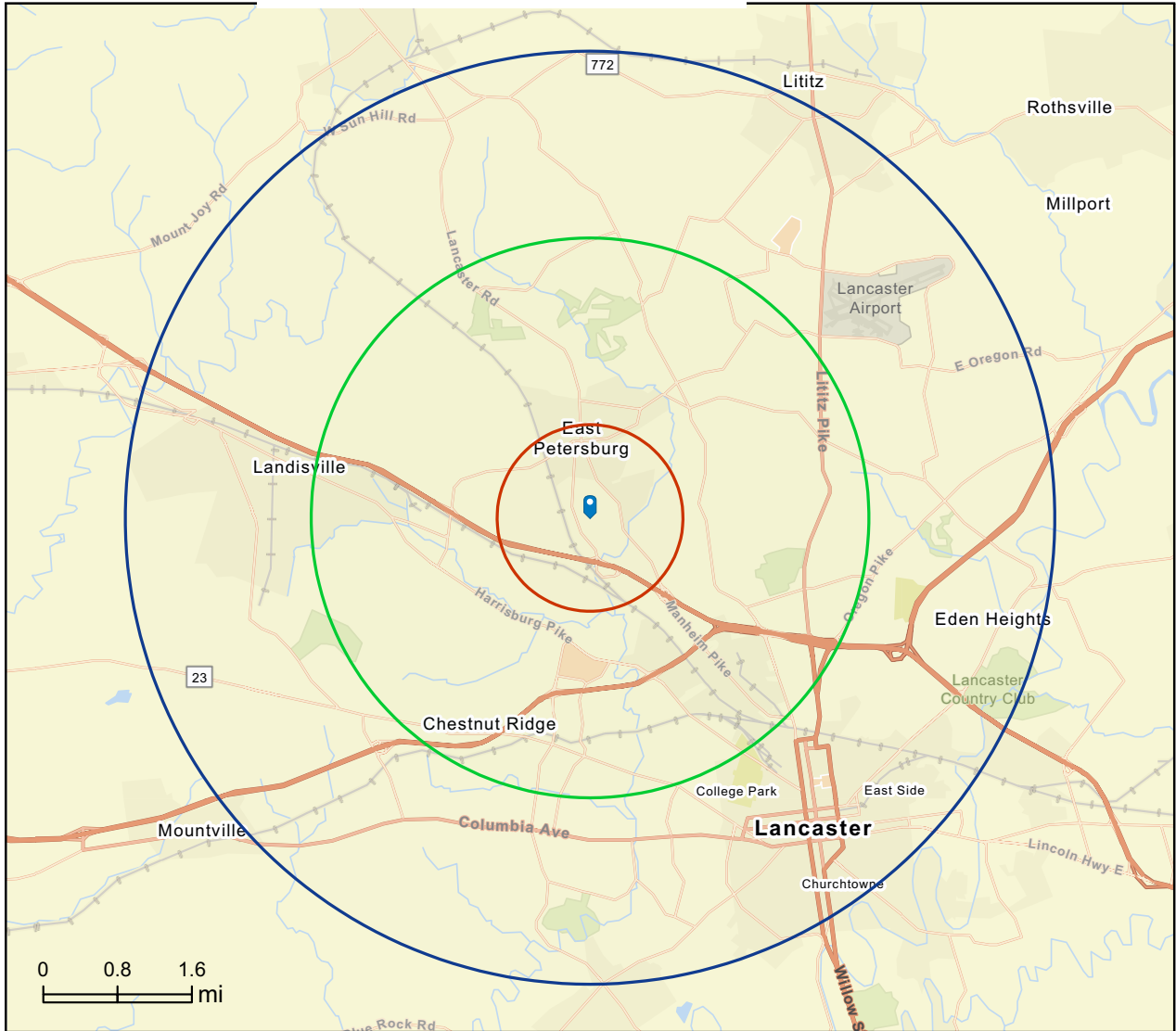
DEMOGRAPHICS



Site Map

1176 Enterprise Ct, East Petersburg, Pennsylvania, 17520
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08804
Longitude: -76.35231



March 07, 2025

DEMOGRAPHICS



Executive Summary

1176 Enterprise Ct, East Petersburg, Pennsylvania, 17520
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08804
Longitude: -76.35231

	1 mile	3 miles	5 miles
Population			
2010 Population	4,948	40,983	155,190
2020 Population	5,724	46,499	166,868
2024 Population	6,183	48,510	171,138
2029 Population	6,509	49,636	173,721
2010-2020 Annual Rate	1.47%	1.27%	0.73%
2020-2024 Annual Rate	1.83%	1.00%	0.60%
2024-2029 Annual Rate	1.03%	0.46%	0.30%
2020 Male Population	48.5%	48.0%	48.4%
2020 Female Population	51.5%	52.0%	51.6%
2020 Median Age	36.4	43.6	39.4
2024 Male Population	49.4%	48.7%	49.0%
2024 Female Population	50.6%	51.3%	51.0%
2024 Median Age	37.0	43.7	40.0

In the identified area, the current year population is 171,138. In 2020, the Census count in the area was 166,868. The rate of change since 2020 was 0.60% annually. The five-year projection for the population in the area is 173,721 representing a change of 0.30% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	66.6%	76.9%	67.0%
2024 Black Alone	8.4%	4.4%	7.9%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2024 Asian Alone	7.7%	6.7%	5.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	7.1%	4.3%	9.8%
2024 Two or More Races	10.0%	7.4%	9.7%
2024 Hispanic Origin (Any Race)	17.0%	10.8%	20.8%

Persons of Hispanic origin represent 20.8% of the population in the identified area compared to 19.6% 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 68.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	77	151	108
2010 Households	2,085	15,786	60,452
2020 Households	2,355	17,338	64,493
2024 Households	2,527	18,120	66,159
2029 Households	2,692	18,777	68,049
2010-2020 Annual Rate	1.23%	0.94%	0.65%
2020-2024 Annual Rate	1.67%	1.04%	0.60%
2024-2029 Annual Rate	1.27%	0.71%	0.56%
2024 Average Household Size	2.43	2.59	2.48

The household count in this area has changed from 64,493 in 2020 to 66,159 in the current year, a change of 0.60% annually. The five-year projection of households is 68,049, a change of 0.56% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2020. The number of families in the current year is 42,012 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 07, 2025

DEMOGRAPHICS



Executive Summary

1176 Enterprise Ct, East Petersburg, Pennsylvania, 17520
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08804
Longitude: -76.35231

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	21.4%	21.8%	24.1%
Median Household Income			
2024 Median Household Income	\$80,958	\$105,299	\$84,205
2029 Median Household Income	\$85,659	\$117,328	\$95,416
2024-2029 Annual Rate	1.14%	2.19%	2.53%
Average Household Income			
2024 Average Household Income	\$100,088	\$145,861	\$116,276
2029 Average Household Income	\$111,918	\$166,051	\$132,345
2024-2029 Annual Rate	2.26%	2.63%	2.62%
Per Capita Income			
2024 Per Capita Income	\$41,108	\$55,652	\$45,270
2029 Per Capita Income	\$46,623	\$64,042	\$52,163
2024-2029 Annual Rate	2.55%	2.85%	2.88%
GINI Index			
2024 Gini Index	33.8	35.1	39.0
Households by Income			
Current median household income is \$84,205 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$95,416 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$116,276 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$132,345 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$45,270 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,163 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	108	106	96
2010 Total Housing Units	2,200	16,482	63,677
2010 Owner Occupied Housing Units	1,106	11,924	37,859
2010 Renter Occupied Housing Units	979	3,862	22,593
2010 Vacant Housing Units	115	696	3,225
2020 Total Housing Units	2,520	18,249	68,239
2020 Owner Occupied Housing Units	1,114	12,791	39,540
2020 Renter Occupied Housing Units	1,241	4,547	24,953
2020 Vacant Housing Units	150	895	3,774
2024 Total Housing Units	2,684	19,029	70,074
2024 Owner Occupied Housing Units	1,244	13,482	41,208
2024 Renter Occupied Housing Units	1,283	4,638	24,951
2024 Vacant Housing Units	157	909	3,915
2029 Total Housing Units	2,835	19,663	71,922
2029 Owner Occupied Housing Units	1,370	14,153	42,883
2029 Renter Occupied Housing Units	1,322	4,624	25,166
2029 Vacant Housing Units	143	886	3,873
Socioeconomic Status Index			
2024 Socioeconomic Status Index	55.0	61.7	50.8

Currently, 58.8% of the 70,074 housing units in the area are owner occupied; 35.6%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 68,239 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.63%. Median home value in the area is \$324,771, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.38% annually to \$365,229.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 07, 2025