FOR LEASE

± 3,000 SF HIGH-BAY SECURED GARAGE WITH PRIVATE OFFICE

430 South Front Street
Columbia, PA 17512

Dan Berger, Jr., CCIM, SIOR

U.S. COMMERCIAL REALTY

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SALIENT INFORMATION

PROPERTY:	430 South Front Street, Columbia, PA 17512 Columbia Borough, Lancaster County
LEASE PRICE:	$4,500 / Month Gross
SPACE AVAILABLE:	3,000 SF Garage Building (Includes ± 150 SF office in adjacent building)
DOORS:	Six - 16' high draive in doors in front One - grade level door in rear which accesses dock-height platform
WATER & SEWER:	Public
ZONING:	General Industrial
COMMENTS:	Free-standing high-bay garage building with six (6) 16' drive-in doors and access to a dock-height platform in the rear. Offers full climate control, security cameras, secured cage area, and a large vault/safe. Also includes a fenced yard area and a private office in the adjoining building.

PHOTOGRAPHS

PHOTOGRAPHS

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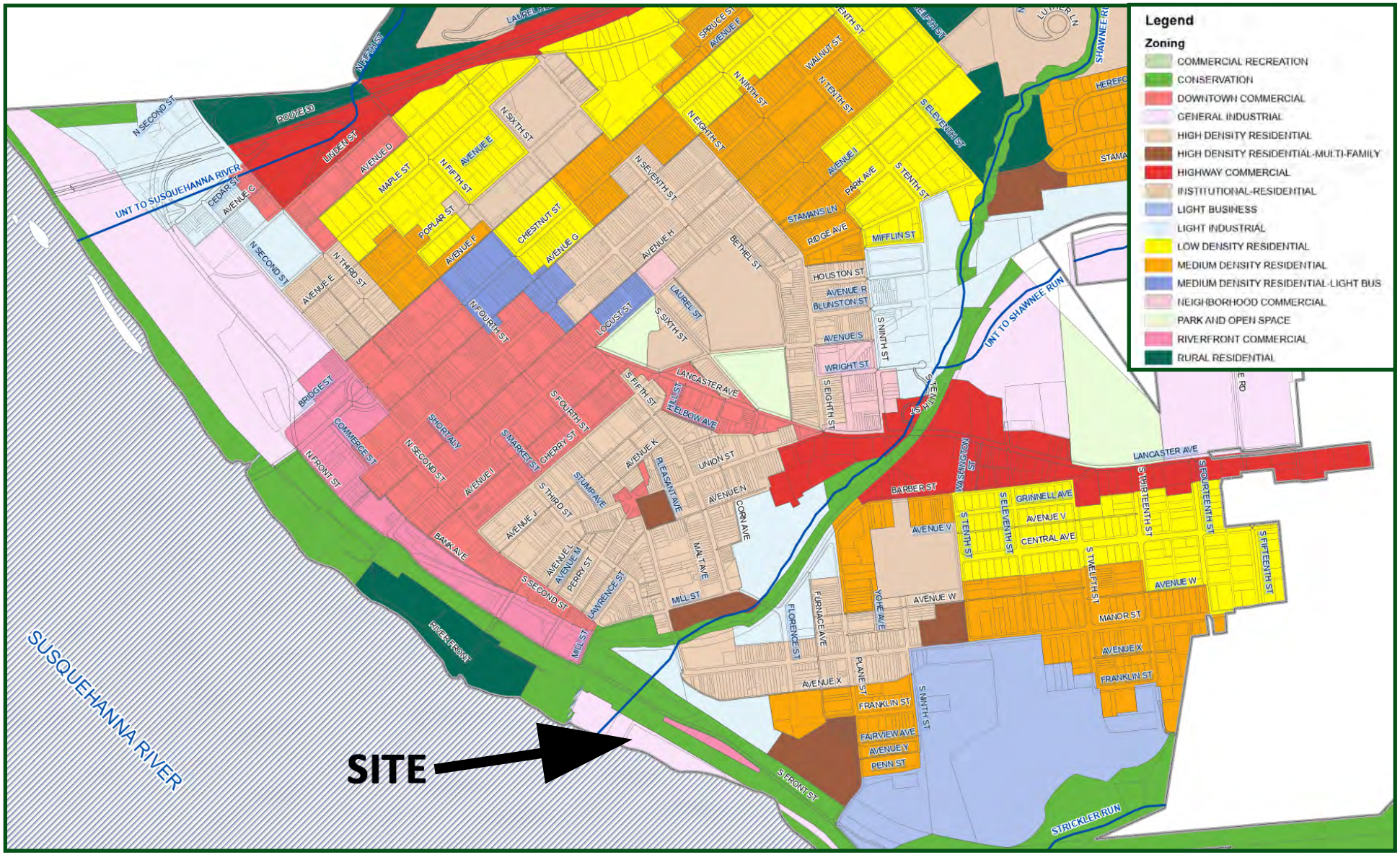
AERIAL TAX MAP

LOCATION MAP

ZONING MAP (Columbia Borough)



220 Attachment 2

Borough of Columbia

Table of Permitted Uses by District
Primarily Nonresidential Districts
[Amended 4-14-2003 by Ord. No. 718; 5-12-2008 by Ord. No. 790; 3-23-2010 by Ord. No. 805; 3-14-2011 by Ord. No. 813; 6-25-2019 by Ord. No. 912]

KEY:
P = Permitted by right (zoning decision by Zoning Officer)
SE = Special exception use (zoning decision by Zoning Hearing Board)
N = Not permitted
S. 220-30 = See additional requirements in § 220-30
S. 220-31 = See additional requirements in § 220-31

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Residential Uses								
Single-family detached dwelling (Manufactured/mobile home shall meet the additional requirements of § 220-30, but shall not be permitted within the historic district)	P	P	P	N	N	N	P	N
Twin dwelling, side-by-side, with each dwelling unit on its own lot	P	P	P	N	N	N	N	N
Rowhouse/townhouse (S. 220-30)	P	P	P	N	N	N	N	N
Apartments (S. 220-30), which may include conversion of an existing building into an additional number of dwelling units (S. 220-30)	N	P[2] in DC N in NC	N	N	N	N	N	
Boarding or rooming house (S. 220-30)	N	N	N	N	N	SE	N	N
Retirement community (S. 220-30)	SE	N	N	N	P	N	N	N
Group home within a lawful existing dwelling unit (S.220-30), not including a treatment center	P	P	P	N	N	N	N	N
Short-term rental	N	N	P	N	N	N	N	N
Commercial Uses								
Adult use (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
After hours club (Note: This use is generally prohibited by State Act 219 of 1990)	N	N	N	N	N	N	N	N
Airport	N	N	N	P	N	N	N	N
Auto repair garage or service station (S. 220-30)	N	N	N	N	N	P	N	N

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Auto, boat or mobile/manufactured								
Home sales (S. 220-30)	N	N	N	N	N	P	N	N
Bakery	N	P	N	P	N	P	P	P
Bed-and-breakfast inn (S. 220-30)	N	P	P	P	P	P	P	P
Beverage distributor, which may include retail and/or wholesale sales	N	P	N	P	N	P	N	P
Boat marina, boat storage and								
Boat repair	N	N	N	N	N	P	N	P
Campground (S. 220-30)	N	N	N	SE	SE	SE	N	N
Car wash (S. 220-30)	N	N	N	SE	N	P	N	P
Communications antennas mounted on an existing public utility transmission tower, building or other structure, and communications equipment buildings	P	SE in DC P in NC	P	P	P	P	P	N
Communications towers, subject to the standards for communications towers set forth at Article IV, § 220-30A(13), and communications equipment buildings	N	N	N	N	SE	N	N	SE
Conference center	N	P	N	P	P	P	P	P
Construction company or tradesperson's headquarters (see also as home occupation)	N	P[2]	N	P	N	P	SE[3]	P
Crafts or artisan's studio (see also as home occupation in § 220-31)	SE	P	P	P	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	N	P	P	P	P	P	P	P
Exercise club	N	P	N	P	P	P	P	P
Financial institution (S. 220-30), provided any drive-through service shall need special exception approval	N	P	N	P	P	P	P	P
Flea market auction house	N	SE	N	N	N	P	P	P
Funeral home (S. 220-30)	N	SE	SE	P	P	P	P	P
Golf course	SE	N	N	P	P	P	P	P
Greenhouse or garden center	N	P	N	P	P	P	P	P
Kennel (S. 220-30)	N	N	N	SE	SE	SE	N	SE
Laundromat	N	P	N	N	N	P	P	P
Laundry, commercial or industrial	N	N	N	P	P	P	N	P
Lumber yard	N	N	N	P	P	P	N	P
Motel or hotel (S. 220-30)	N	P	N	P	P	P	P	P
Office	P	P	P	P	P	P	P	P

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Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair and closely similar uses) (see also home occupation)	N	P	P	P	P	P	P	P
Picnic grove, private	N	N	N	P	P	P	P	P
Recreation, indoor (other than publicly-owned recreation) (S. 220-30) (includes bowling alley, roller or ice skating, batting practice and closely similar uses)	N	P	N	P	P	P	P	P
Recreation, outdoor (other than publicly-owned recreation (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses)	N	N	N	P	P	P	P	P
Repair service, household appliance	N	P	P	P	P	P	P	P
Restaurant with drive-through service (S. 220-30)	N	N	N	N	N	P	N	N
Restaurant, without drive-through service	N	P	SE	P	P	P	P	P
Retail store (not including uses listed individually in this table)	N	P[4]	SE[4]	P[5]	SE	P	P[4]	N
Target range (S. 220-30)	N	N	N	N	SE	N	N	N
Tavern which may include a state-licensed microbrewery	N	P in DC N in NC	N	SE	SE	P	P	N
Theater, indoor, other than an adult use	N	P	N	P	P	P	P	P
Trade/hobby school	P	P	N	P	P	P	P	P
Veterinarian office (S. 220-30)	N	P	N	P	P	P	P	P
Wholesale sales: see under industrial uses								
Industrial Uses								
Asphalt plant	N	N	N	N	N	N	N	N in LI SE In GI
Building supplies and building materials, wholesale sales of	N	N	N	N	P	P	N	P
Distribution as a principal use (other than trucking company terminal)	N	N	N	N	N	N	N	P
Finishing of previously prepared resin, vinyl, polymer or rubber products	N	N	N	P	N	N	N	P
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	N	P	N	N	N	P

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Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Junk: outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N	N
Junk yard (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, routine propane sales as accessory to a retail sales use, pre-packaged sales, or fuel tanks for company vehicles	N	N	N	N	N	SE[6]	N	N in LI SE in GI
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:								
Apparel, textiles, shoes and apparel accessories (see also crafts studio)	N	SE	N	P	N	N	N	P
Cement, gypsum, concrete or plaster products	N	N	N	N	N	N	N	P
Ceramics products (other than crafts studio)	N	N	N	P	N	N	N	P
Chemicals, bulk manufacture or bulk storage of highly hazardous or toxic chemicals	N	N	N	N	N	N	N	N in LI SE in GI
Chemical products that are not highly hazardous or toxic	N	N	N	N	N	N	N	SE
Electrical and electronic machines, supplies and equipment	N	N	N	P	N	N	N	P
Fabricated metal products (ammunition or explosives)	N	N	N	SE	N	N	N	P
Food and beverage products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	N	N	P	N	SE	N	P
Furniture and wood products (not including raw paper pulp)	N	N	N	P	N	P	N	P
Glass and glass products (other than crafts studio)	N	N	N	P	N	N	N	P
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, bones, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	N	N	N
Jewelry and optical goods	N	N	N	P	N	N	N	P
Large solar energy production facilities	N	N	N	N	N	N	N	SE

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Leather, clay and pottery products (other than crafts studio)	N	N	N	P	N	N	N	P
Manufactured or modular housing	N	N	N	N	N	N	N	P
Metal products, primary	N	N	N	N	N	N	N	SE in LI P in GI
Microelectronic components	N	N	N	P	N	N	N	P
Paper and cardboard products (not including manufacture of raw paper pulp)	N	N	N	P	N	N	N	P
Paper: raw pulp	N	N	N	N	N	N	N	N in LI SE in GI
Paving or roofing materials, other than bulk manufacture of asphalt	N	N	N	N	N	N	N	P
Pharmaceuticals	N	N	N	P	P	N	N	P
Plastics, polymers, resins or vinyl	N	N	N	N	N	N	N	P
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	N	N	N	P
Rubber, natural or synthetic	N	N	N	N	N	N	N	P
Scientific, electronic and other precision instruments	N	N	N	P	N	N	N	P
Soaps, detergents, paints, varnishes or enamels	N	N	N	N	N	N	N	P
Transportation equipment	N	N	N	N	N	N	N	P
Mineral extraction (S. 220-30) and related processing, stockpiling and storage	N	N	N	N	N	N	N	N In LI SE in GI
Packaging	N	N	N	P	N	N	N	P
Package delivery services distribution center	N	N	N	N	N	N	N	P
Photo processing, bulk	N	N	N	P	N	N	N	P
Printing or bookbinding	N	N	N	P	N	N	N	P
Recycling collection center (S. 220-30)	N	N	N	SE	SE	SE	N	SE
Recycling center, bulk (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N	N	SE
Research and development, engineering or testing facility or laboratory	N	N	N	P	N	N	N	P
Sawmill/planning mill	N	N	N	N	N	N	N	P
Self-storage development (S. 220-30)	N	N	N	N	N	SE	N	P
Slaughterhouse or stockyard	N	N	N	N	N	N	N	N in LI SE in GI

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Solid waste landfill (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Solid waste transfer facility or waste to energy facility (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Trucking company terminal (S. 220-30)	N	N	N	N	N	N	N	SE
Warehousing (S.220-30)	N	N	N	N	N	N	N	P
Welding	N	N	N	N	N	N	N	P
Wholesale sales	N	N	N	P	N	SE	N	P
Wind energy production facilities	N	N	N	N	N	N	N	SE
Institutional Uses								
Cemetery without crematorium	P	N	N	N	N	N	N	N
Crematorium	N	N	N	N	N	N	N	N in LI SE in GI
College or university: educational and support buildings	P	P	N	P	P	P	P	P
Community center or library	P	P	P	P	P	P	P	P
Cultural center or museum	P	P	P	P	P	P	P	P
Day-care center, adult (S. 220-30)	P	P	P	P	P	P	P	P
Day-care center, child (S. 220-30) (see also as an accessory use)	P	P	P	P	P	P	P	P
Hospital (S. 220-30)	P	P	N	P	P	P	P	P
Membership club, other than an after hours club or tavern	N	P	N	P	P	P	P	P
Nursing home or personal care	P	P	SE	P	P	P	P	P
Home (S. 220-30)								
Place of worship (S. 220-30)	P	SE	P	P	P	P	P	P
Retirement community: see under "residential"								
School, public or private, primary or secondary (S.220-30)	P	P	P	P	P	P	P	N
Treatment center (S. 220-30)	N	N	N	N	N	N	N	N in LI SE in GI
Public/Semipublic Uses								
Borough-owned uses	P	P	P	P	P	P	P	P
Government facility, other than uses separately in § 220-25	SE	SE	SE	SE	SE	SE	SE	P
Emergency services station, which may include a supporting social club building or facility	P	SE	N	P	P	P	SE	P
Publicly owned recreation	P	P	P	P	P	P	P	P

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Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC[1]	MDRB	LB	CR	HC	RC	LI & GI
Public utility facility (see also § 220-14)	SE	SE	N	SE	SE	SE	SE	P
Swimming pool, nonhousehold (S. 220-30)	P	N	N	P	P	P	P	P
U.S. Postal Service facility, which may include a leased facility	N	P	N	P	P	P	P	P
Accessory Uses								
See list of additional permitted uses in § 220-25C, such as "residential accessory structure or use"								
See additional requirements in § 220-31 for specific accessory uses.								
Day-care center accessory to a lawful place of worship	P	P	P	P	P	P	P	P
Day-care, child (S. 220-31):								
Group day-care home	P	P	P	P	P	P	P	P
Family day-care home	P	P	P	P	P	P	P	P
Home occupation, general (S. 220-31)	SE	P	P	P	P	P	P	P
Home occupation, light (S. 220-31)	P	P	P	P	P	P	P	P
Telephones (outdoor pay) or vending machines: see § 220-31								
Miscellaneous Uses								
Parking lot as the principal use of a lot	N	P	N	N	N	P	SE	P
Raising of livestock (S. 220-30)	N	N	N	SE	SE	N	N	N
Crop farming	P	N	N	P	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental protection requirements of Article V	N	N	N	N	N	N	N	N

NOTES:

[1] See § 220-28 for additional requirements within the NC District.

[2] Provided that a permitted principal commercial use occupies the first floor of the structure.

[3] Provided no outdoor storage of materials or equipment is visible from a public street or alley. Any parking of contractor's business trucks or equipment shall be off-street.

[4] Limited to indoor sales and display, except for clearly accessory and customary activities, such as sidewalk sales. any parking of delivery trucks in the dc district shall be off-street.

[5] Within the LB District, no retail establishment shall exceed a total floor area of 100,000 square feet.

[6] Limited to storage of less than 10,000 gallons on a lot, and provided such storage is set back a minimum of 100 feet from any lot line of a dwelling.