

FOR LEASE

CROOKED OAK VILLAGE ± 1,500 SF OFFICE SPACE



**600-E Eden Road, Second Floor
Manheim Township, Lancaster, PA 17601**

**Scott D. Bradbury
Senior Vice President**



**1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
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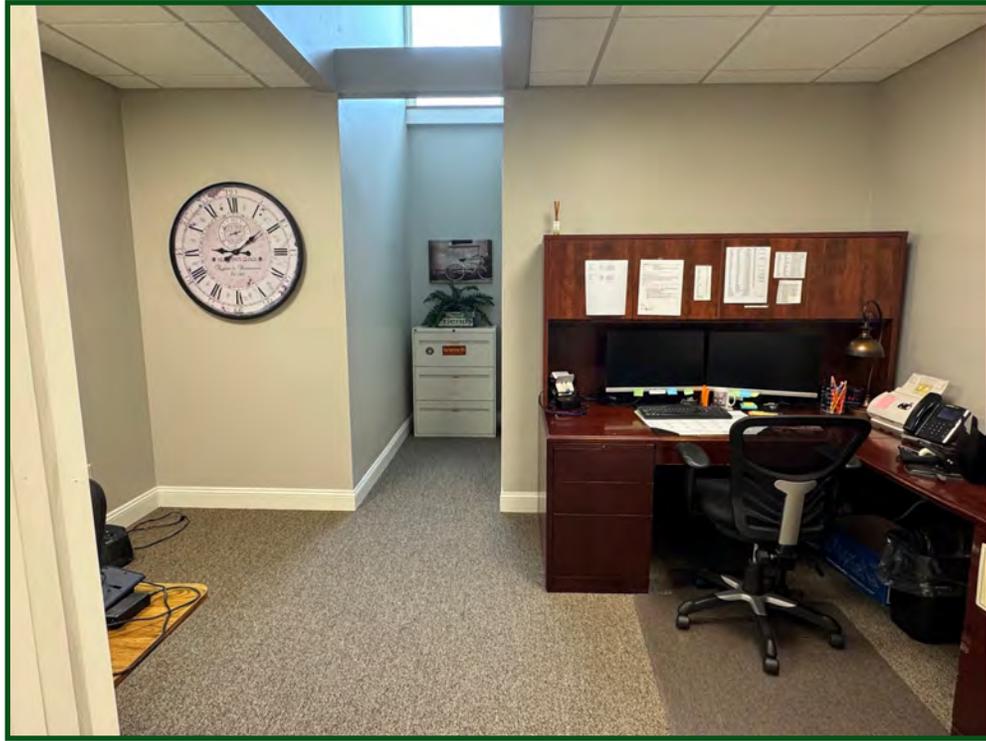
scott@uscommercialrealty.net

www.uscommercialrealty.net

SALIENT INFORMATION

| | |
|-------------------------|--|
| PROPERTY: | 600-E Eden Road, Lancaster, PA 17601 Manheim Township, Lancaster County |
| SPACE AVAILABLE: | ± 1,500 SF Second Floor Space includes four (4) private offices, M/W bathrooms, kitchenette, open work are and storage room |
| ZONING: | I-1 Industrial with D-R Retrofit T-Zone Overlay |
| UTILITIES: | Water - Public Sewer - Public HVAC - Forced air electric heat pump & central A/C |
| PARKING: | Ample on-site parking |
| TAX ACCOUNT NO.: | 390-39284-1-0006 |
| CAM / TAXES: | Landlord expense |
| LEASE PRICE: | \$17.50/SF plus electric, and the first \$250 of any repairs |
| COMMENTS: | Office is located approximately 2.0 miles north of the City of Lancaster and within minutes of Route 30, Route 222 and Route 283. |

PHOTOGRAPHS



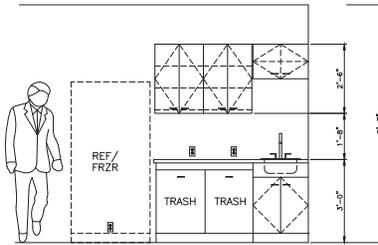
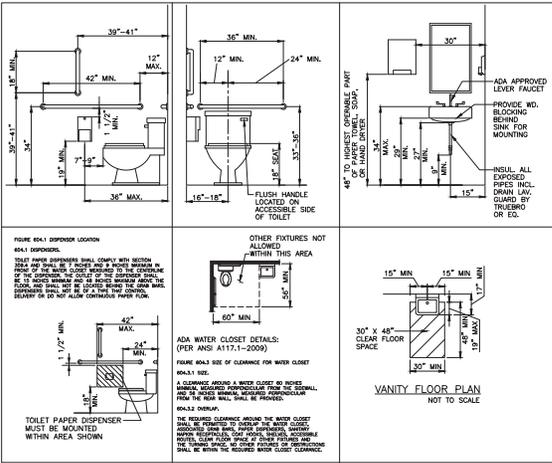
PHOTOGRAPHS



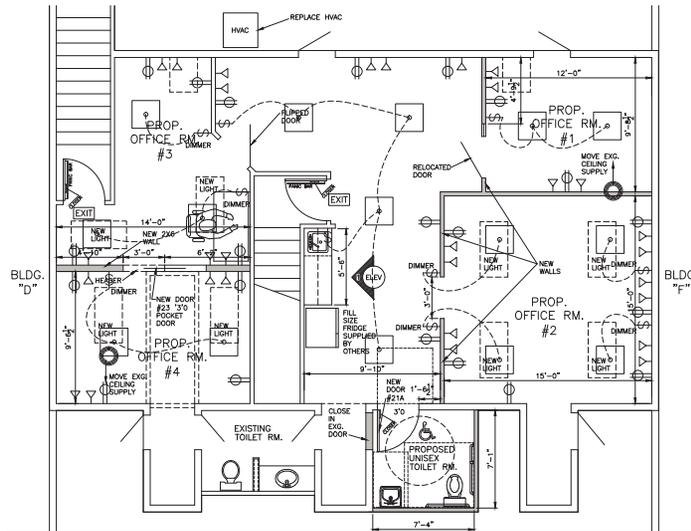
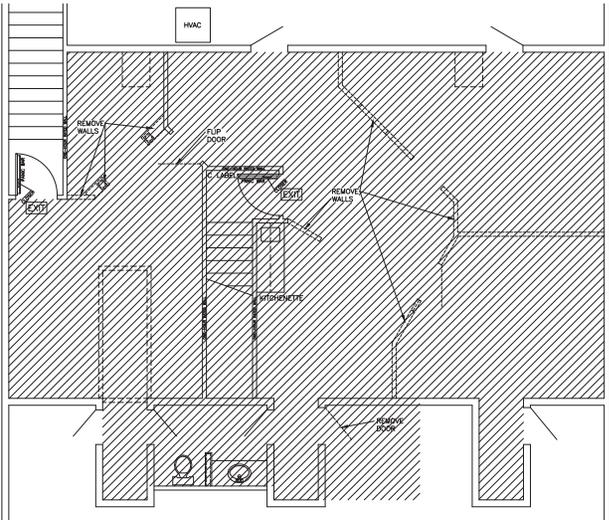
PHOTOGRAPHS



FLOOR PLAN



| INTERIOR FINISH SCHEDULE | | | | | | | | | |
|--------------------------|--------|-------------------------|-------------------|------------|---------|----------------------------------|--|--|--|
| SPACE NAME | FLOOR | BASE | WALL ABOVE BASE | WOOD STOOD | CEILING | REMARKS AND SPECIAL REQUIREMENTS | | | |
| FLOOR PLAN | | | | | | | | | |
| SECOND FLOOR | CARPET | RUBBER PAINTED COP. BS. | ACQUST. GEL. TILE | 8'-0" | | | | | |
| PROP. OFFICE RM. #1 | CARPET | RUBBER PAINTED COP. BS. | ACQUST. GEL. TILE | 8'-0" | | | | | |
| PROP. OFFICE RM. #2 | CARPET | RUBBER PAINTED COP. BS. | ACQUST. GEL. TILE | 8'-0" | | | | | |
| PROP. OFFICE RM. #3 | CARPET | RUBBER PAINTED COP. BS. | ACQUST. GEL. TILE | 8'-0" | | | | | |
| PROP. OFFICE RM. #4 | CARPET | RUBBER PAINTED COP. BS. | ACQUST. GEL. TILE | 8'-0" | | | | | |



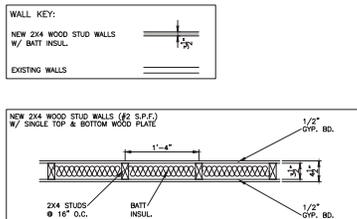
BUILDING CODE ANALYSIS:
 CROOKED OAK VILLAGE BUILDING "E"
 800E EDEN ROAD
 LANCASTER, PA 17601

BUILDING DESIGN DATA
 Use and Occupancy Classification: Business B (Office)
 EBC Classification of Work: Per EBC 101.5 Compliance Methods:
 EBC 101.5.2 Work area compliance method.
 Alteration-Level 2 [EBC Section 404; EBC Chapter 7]
 Automatic Sprinkler System: None
 Construction Type: Type IIB
 Building Height: 2 Stories, 24 Feet
 Date of Original Occupancy: PA Dept. of Labor & Industry
 Building #116901, DI #86-0692
 Building Gross Square Footprint:
 First Floor: 2300 GSF
 Second Floor: 1380 GSF
 Total Floor: 3680 GSF

A. APPLICABLE CODES, ORDINANCES, AND REGULATIONS
 Pennsylvania UCC, including the following:
 1. International Building Code (IBC), 2009 Edition
 2. International Building Code (IBC), 2015 Edition, Chapter 11 & Appendix E
 3. International Energy Conservation Code (IECC), 2009 Edition
 4. International Fire Code (IFC), 2009 Edition
 5. International Fuel Gas Code (IFGC), 2009 Edition
 6. International Mechanical Code (IMC), 2009 Edition
 7. International Existing Building Code (IEBC), 2009 Edition
 8. International Performance Code for Building Facilities, 2009 Edition
 9. International Plumbing Code (IPC), 2009 Edition
 10. International Residential Code (IRC), 2009 Edition
 11. NFPA 70-2008, National Electric Code (NEC), 2008 Edition
 12. Accessible and Usable Buildings and Facilities, ICC A117.1-2009
 13. Muncie Township Zoning Ordinance

B. USE AND OCCUPANCY CLASSIFICATION - IBC CHAPTER 3
 Business Group B, Office [Section 304]

C. CLASSIFICATION OF WORK - IBC CHAPTER 4
 1. Section 404, Alteration-Level 2
 2. Scope of work as shown shall be limited to alterations that include the reconfiguration of second floor space, the addition, elimination, or modification of existing doors and partitions, and the modification of existing mechanical and electrical systems to support the reconfigured spaces.
 3. Comply specifically with Chapter 6 for Level 1 alterations and Chapter 7 for Level 2 alterations.



WORK AREA SHOWN SHADED
 TOTAL WORK AREA:
 1208 SF
 88% OF FLOOR
 36% OF BUILDING

This project was prepared under the personal supervision, direction, and control of James E. Hamrick, RA - License # RA-010061-B Date

PROJECT: RENOVATION FOR: CROOKED OAK VILLAGE BUILDING "E"
 800E EDEN ROAD LANCASTER, PA 17601

PREPARED BY: JAMES E. HAMRICK, RA
 15 MEADOW LAKE, LANCASTER, PA 17601
 569-5761

REVISIONS BY:

| | | |
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SCALE: AS NOTED
 DATE: 10/16/17
 SHEET: A-1

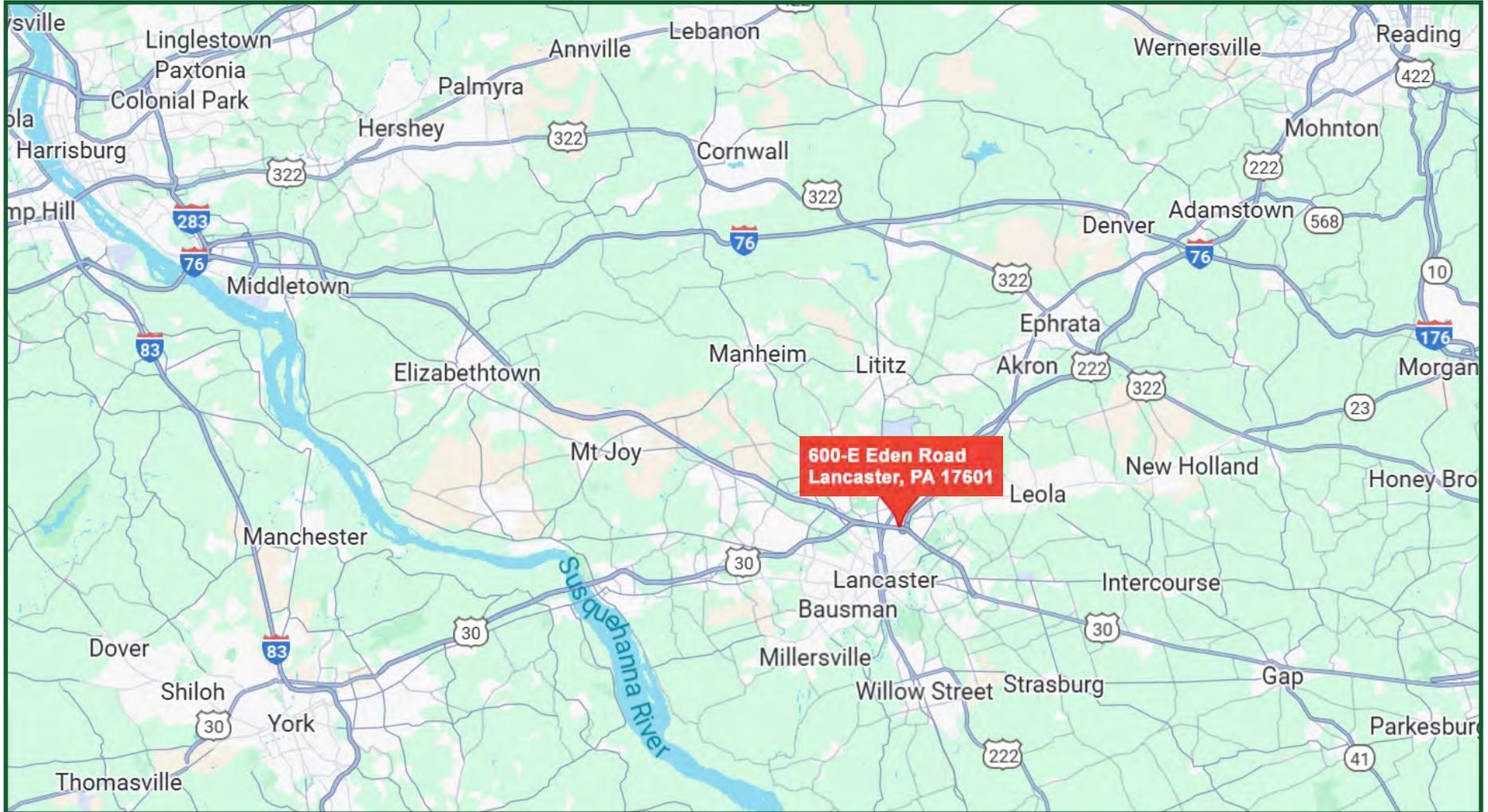
TAX MAP AERIAL



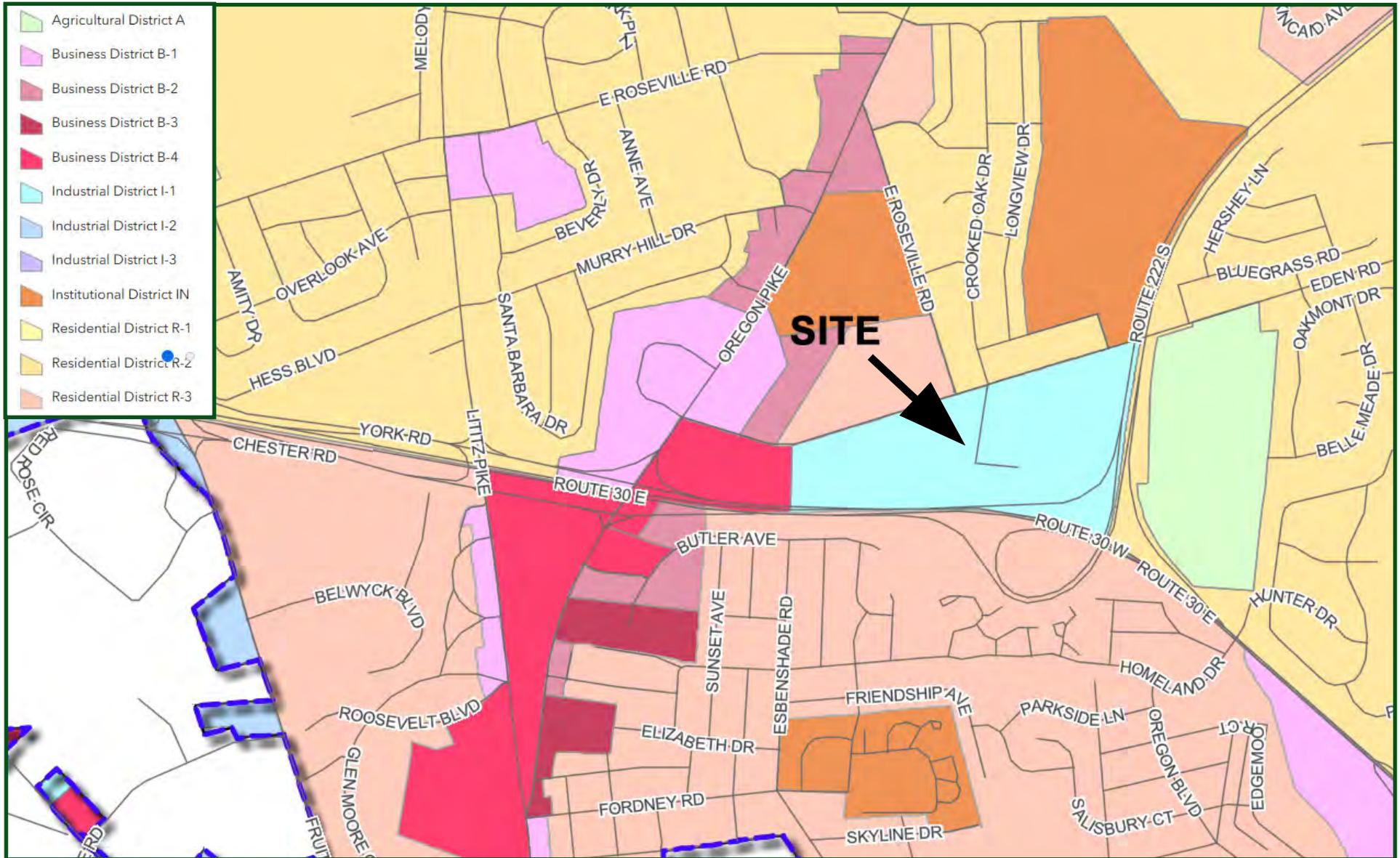
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Manheim Township)



ZONING ORDINANCE

Township of Manheim

Uses Within Industrial Districts

See also applicable T-Zone Overlay Districts for additional use regulations.

KEY:

X = Right

SE = Special exception

C = Conditional

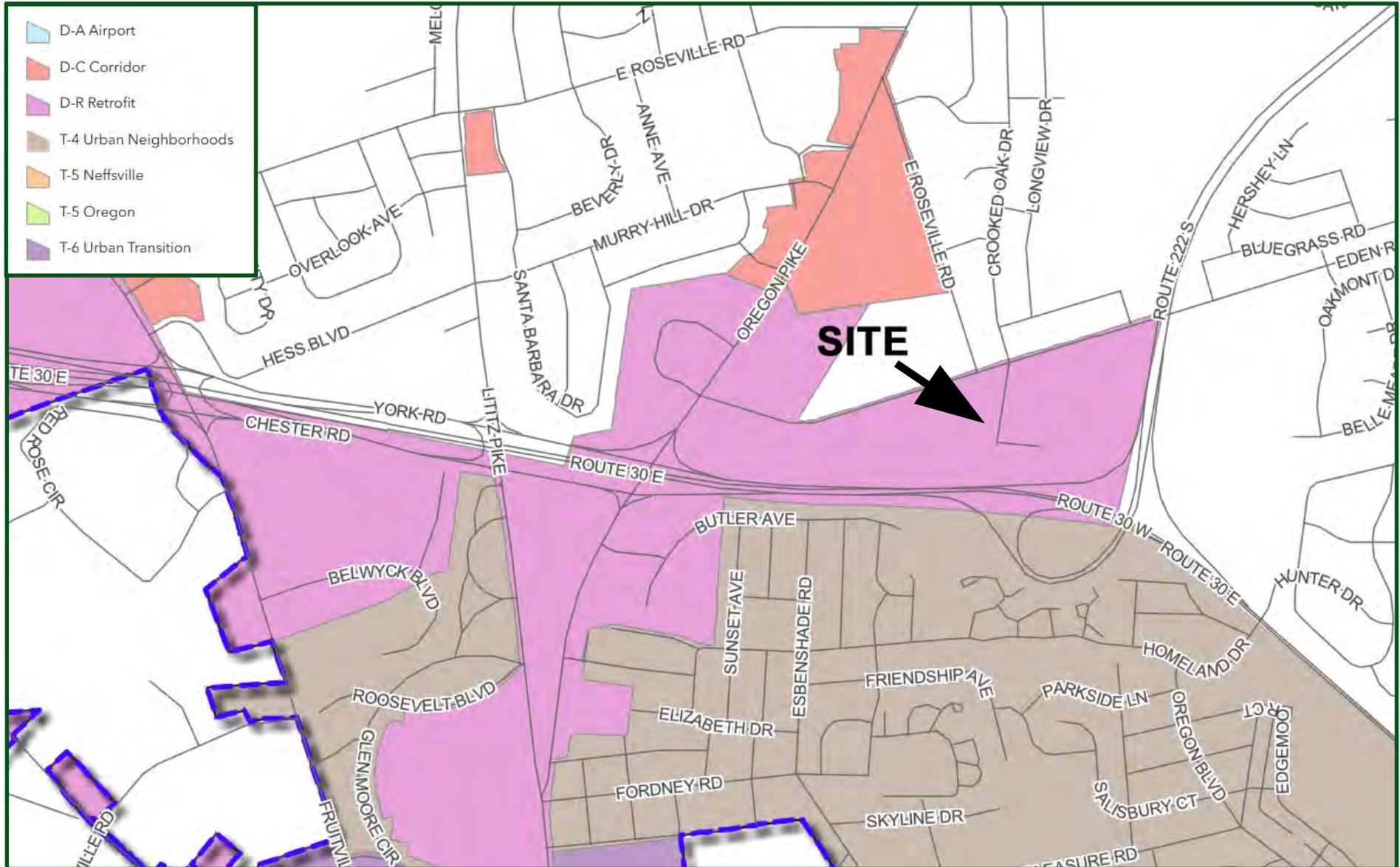
| | I-1 | I-2 | I-3 |
|---|-----|-----|-----|
| Agricultural, horticulture, hydroponic uses and necessary buildings | X | X | X |
| Airports | | | X |
| Banks and financial institutions | X | | |
| Building materials sales and storage | SE | SE | SE |
| Commercial recreation facilities | X | X | X |
| Community clubs | | | SE |
| Day-care centers | SE | SE | |
| Day-care centers as an accessory use | | | SE |
| Distribution facilities | | | X |
| Educational institutions | X | X | X |
| Forestry | X | X | X |
| Golf courses | SE | | SE |
| Golf driving ranges | SE | | SE |
| Hospice care facility | SE | | |
| Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations | X | X | X |
| Junkyard | | SE | |
| Retail sale of lawn and garden care products; outdoor sale of nursery stock | SE | SE | SE |
| Laboratories for research and development | X | X | X |
| Municipal Uses | X | X | X |
| Offices, professional | X | X | X |
| Offices, medical or dental | X | X | X |
| Public parks and recreational areas | X | X | X |
| Public utility installations | X | X | X |

ZONING ORDINANCE

| | I-1 | I-2 | I-3 |
|---|-----|-----|-----|
| Regional Stormwater Facility | X | X | X |
| Restaurants | SE | SE | SE |
| Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments | X | | |
| Retail sales as an accessory use | | | X |
| Retail sale of products produced on the property | | X | |
| Retail sales on airport property | | | SE |
| Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers) | | X | |
| Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers) | | SE | |
| Telecommunications towers | X | X | X |
| Theater churches | SE | SE | SE |
| Trucking terminals | | SE | |
| Warehousing and mini warehousing facilities | X | X | X |
| Wholesale sales | X | X | |

Amended by Ordinance 2021-04, dated June 28, 2021

ZONING MAP (D-R Retrofit T-Zone Overlay)



ZONING ORDINANCE

building shall be a permitted use within the overlay or underlying zoning district.

- G. The street and alley network shall maintain blocks that emulate those found in northern Lancaster City, south of the T- 6 Urban Transition Overlay. Existing streets and alleys shall be extended, where feasible.
- H. For residential or mixed - use development, common open space areas shall be provided in accordance with Appendix A.

SECTION 2408. D-R RETROFIT OVERLAY AREA

1. Permitted uses:
 - A. Uses permitted per the underlying zoning district continue to be permitted in the overlay.
 - B. Offices, professional.
 - C. Community facilities.
 - D. Office, medical and dental.
 - E. Banks and financial institutions, whether or not in combination with offices.
 - F. Full-service hotels.
 - G. Limited-service hotels.
 - H. Commercial recreation facilities.
 - I. Laboratories for research and development.
 - J. Educational institutions.
 - K. Warehousing and mini warehousing facilities.
 - L. Public parks and public recreation areas.
 - M. Public utility installations.
 - N. Veterinarian offices. (See Section 2513)
 - O. Temporary retail sales. (See Section 2517)
 - P. Holiday tree sales. (See Section 2518)
 - Q. Accessory buildings and uses customarily incidental to the above permitted uses.