

# FOR LEASE

## INDUSTRIAL / WAREHOUSE SPACE 24,000 SF



**191 Commerce Drive  
New Holland, PA**

**Scott D. Bradbury, Senior Vice President  
Daniel A. Berger, Jr., CCIM, SIOR**



**1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
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[www.uscommercialrealty.net](http://www.uscommercialrealty.net)**

# SALIENT INFORMATION

<b>PROPERTY:</b>	191 Commerce Drive, New Holland, PA 17557 Earl Township, Lancaster County
<b>PROPERTY AREA:</b>	2.49 Acres
<b>CEILING HEIGHTS:</b>	28' to 36'
<b>GRADE DOORS:</b>	One (1) 12'8" x 11'2" Drive-in Door (Main Bldg.) One (1) 14' x 10' Drive-in Door (Maintenance Bldg.)
<b>LOADING DOCKS:</b>	Four (4) 10' Dock Doors
<b>ROOF:</b>	Metal / Rubber
<b>PARKING:</b>	± 45 Car Spaces ± 4 Trailer Spaces
<b>HVAC:</b>	Propane Heat & Central A/C
<b>WATER &amp; SEWER:</b>	Public
<b>ELECTRIC:</b>	1,200+ Amp, 120/208 Volt, 3-Phase
<b>REAL ESTATE TAXES:</b>	\$27,995 (2025)
<b>TAX ID NO.:</b>	190-45078-0-0000
<b>ZONING:</b>	I - Industrial
<b>LEASE RATE:</b>	\$10.95 PSF NNN

# PROPERTY OVERVIEW

**LEASE AREA:**

4,165 SF Office  
13,860 SF Dry Warehouse  
5,670 SF Cooled/Freezer Warehouse  
484 SF Maintenance Building

-----  
± 24,179 SF Total Rentable SF

1,032 SF General Mezzanine  
348 SF Above Loading Docks (58' x 6')  
300 SF Mezzanine (Cooler/Freezer Compressors)

-----  
± 1,680 SF Total Additional SF Included

**COMMENTS:**

Freestanding high-bay warehouse building with cooler/freezer space in New Design Industrial Park in New Holland.

Includes ± 4,165 SF of office area with reception, five (5) private offices, conference room, breakroom, and open bullpen for cubicles/work-stations.

Total warehouse area of ± 19,500 SF includes ± 5,670 SF of refrigerated/freezer space and features 28'-36' ceilings, heated flooring, a drive-in door, and four (4) loading docks.

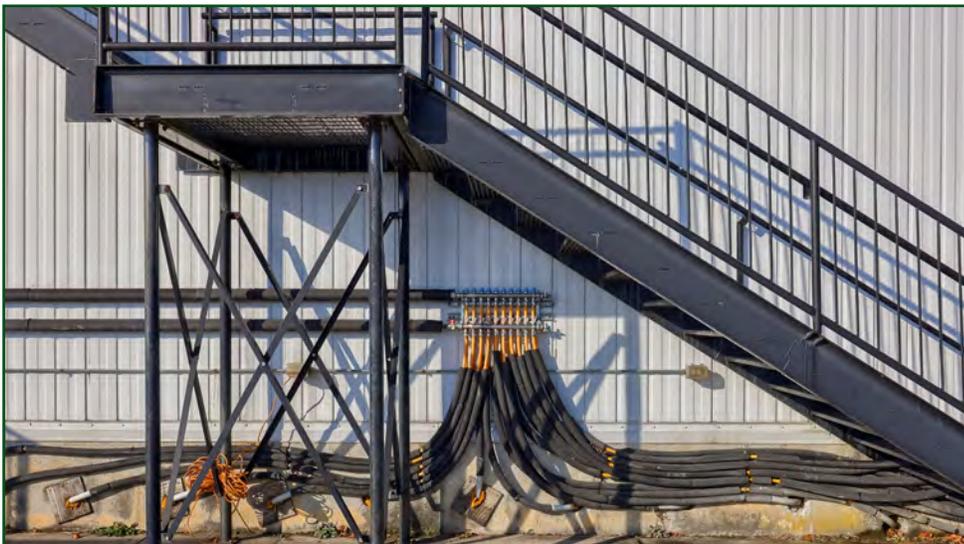
Also included is ± 1,680 SF of mezzanine space and a ± 484 SF detached maintenance building with a 160 kW emergency generator.

Additional equipment may be available to the future tenant.

# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS



# PHOTOGRAPHS



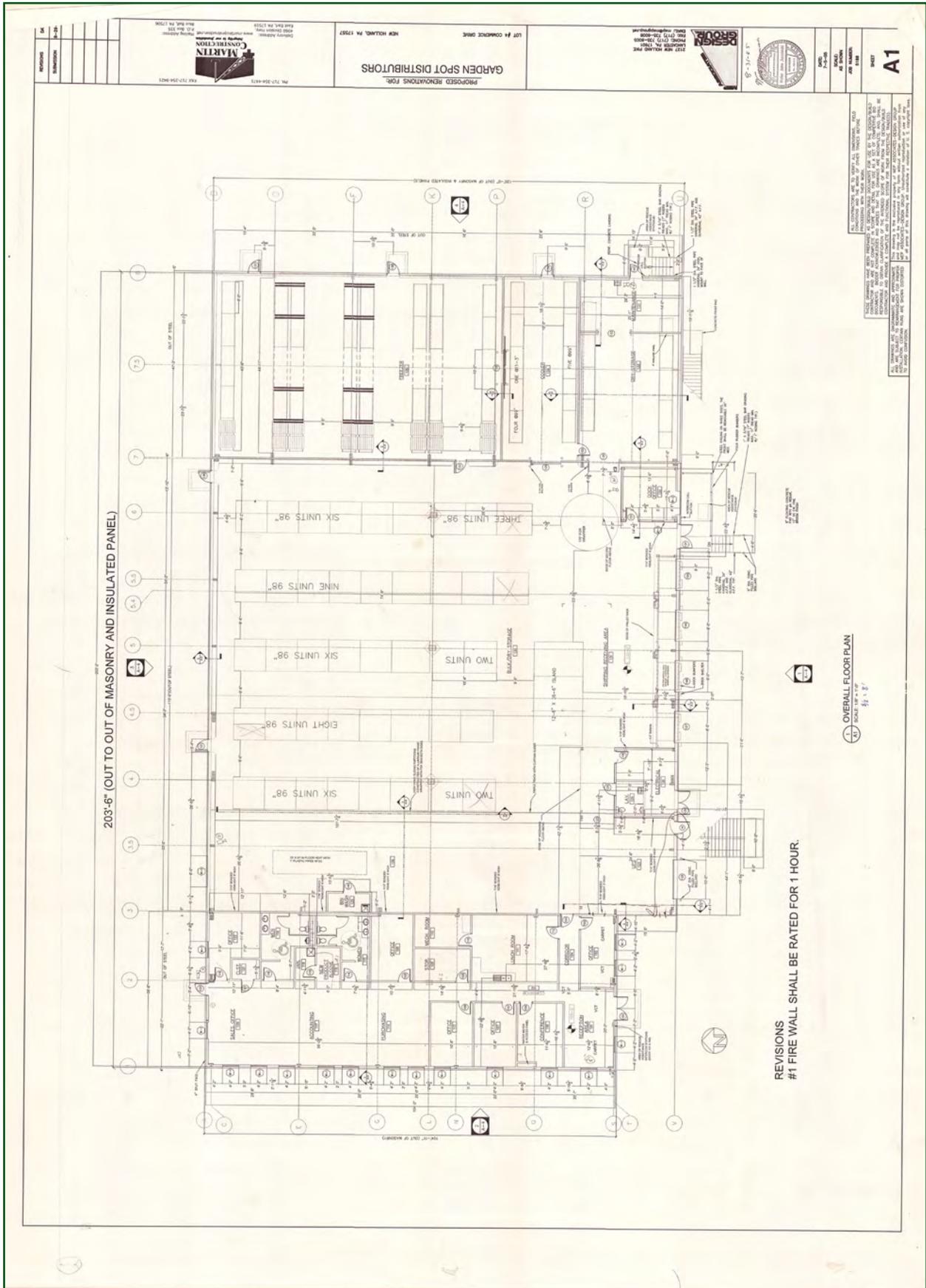
# PHOTOGRAPHS



# PHOTOGRAPHS



# FLOOR PLAN



# MEZZANINE PLAN

REVISIONS: 05/17/05 Column Sizes verified, additional sections  
 06/08/05 Mezzanine Design  
 dimensions verified, racking changed

Garden Spot Distributors  
 Lot #4 Commerce Dr.  
 New Holland, PA 17557



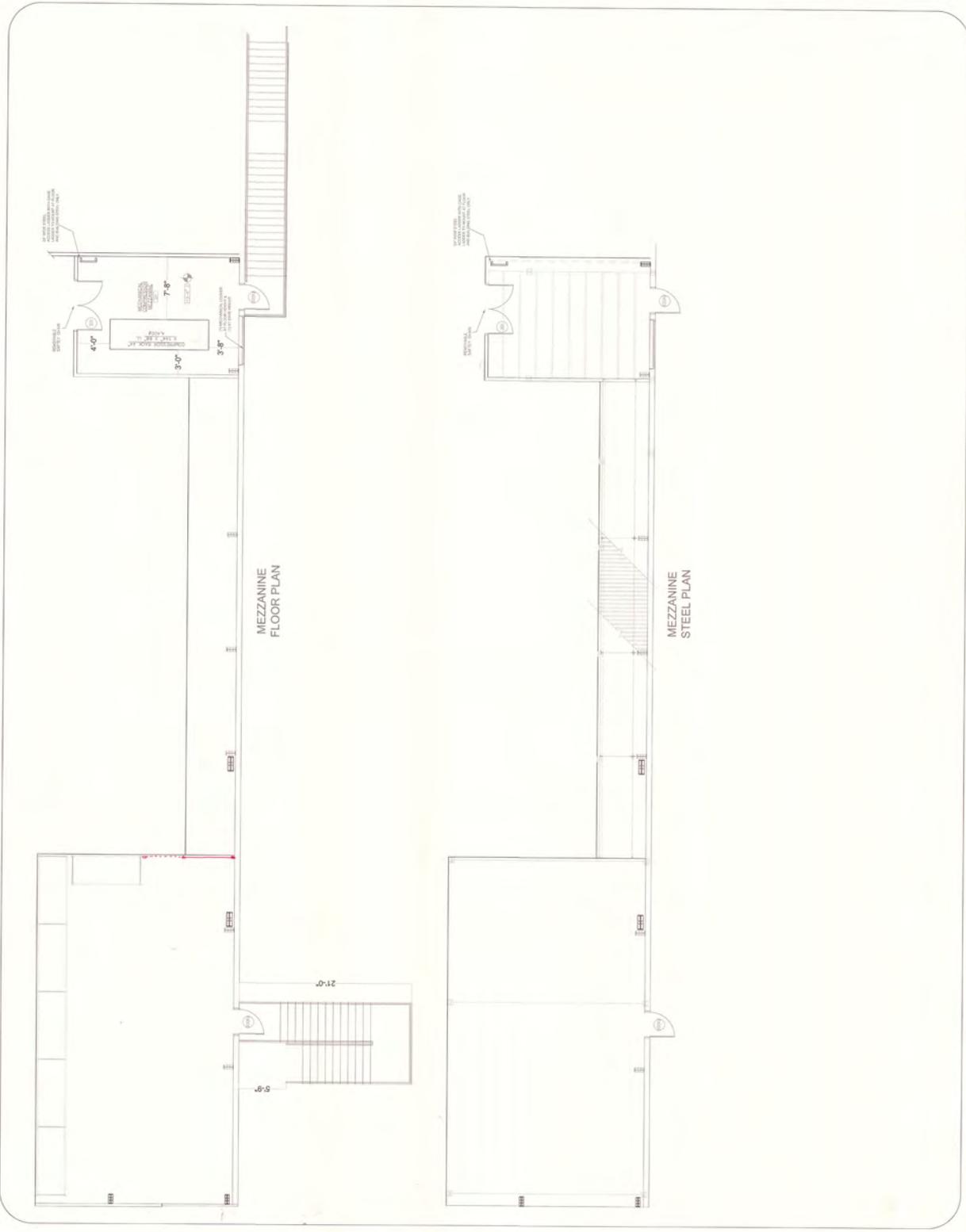
PK 717-354-4471  
 FAX 717-354-9421  
 Delivery Address: 4950 Chrysalis Hwy, East Earl, PA 17519  
 Mailing Address: P.O. Box 335, Blue Bell, PA 17506  
 www.martinconstruction.com  
 Martin Construction

DATE:  
 06-3-05

SCALE:  
 1/4" = 1'-0"

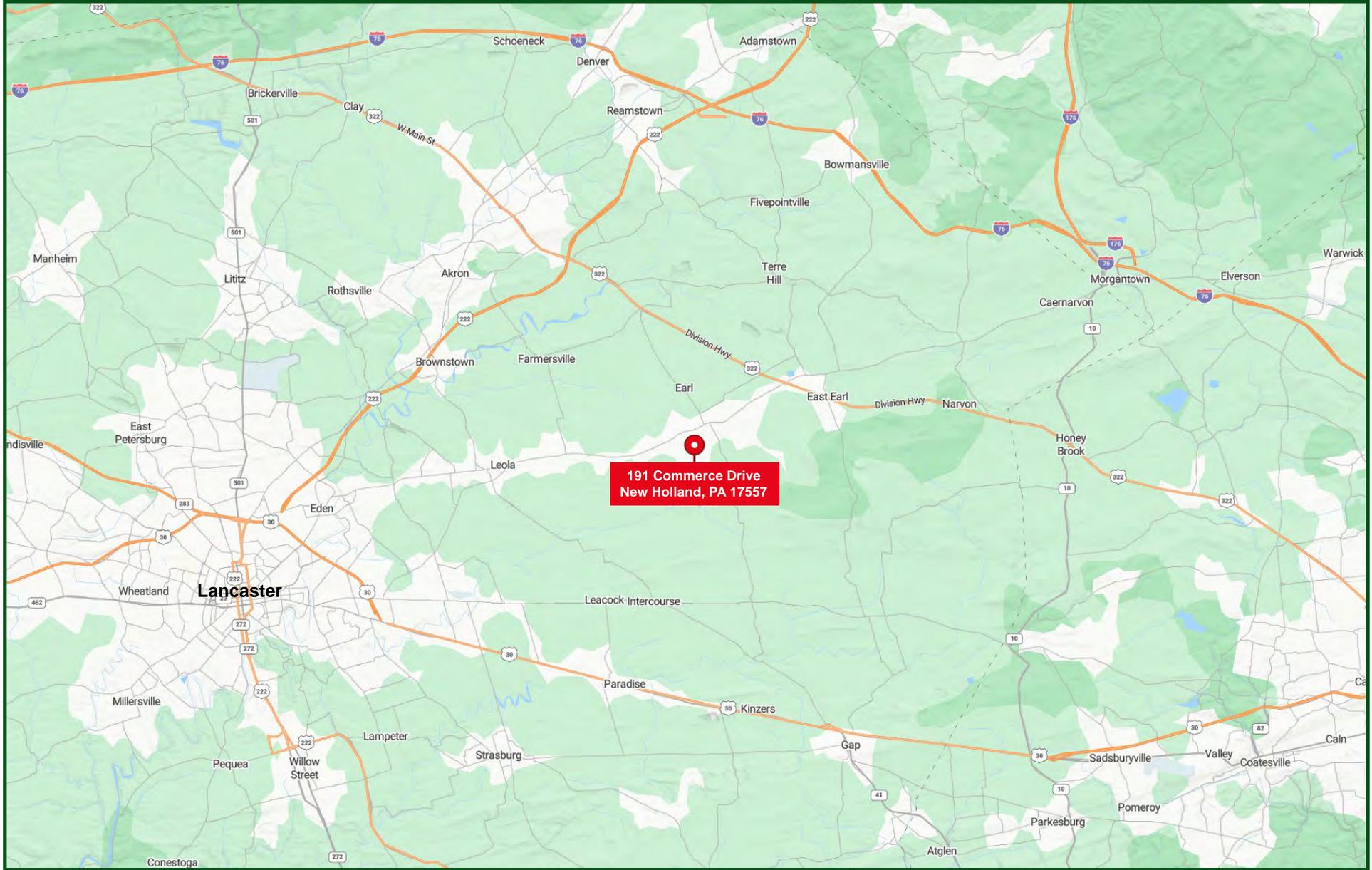
FLOOR  
 PLAN

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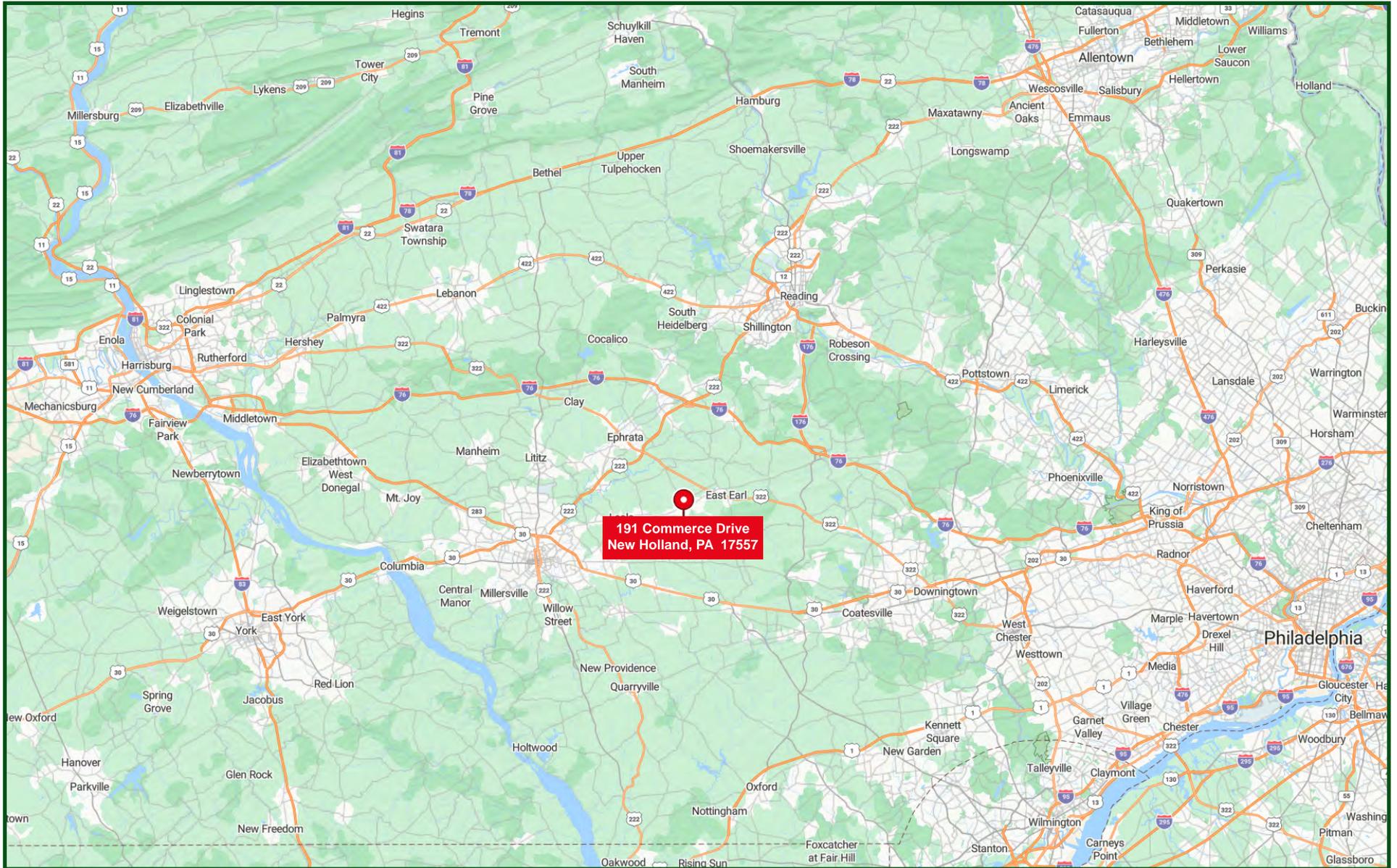




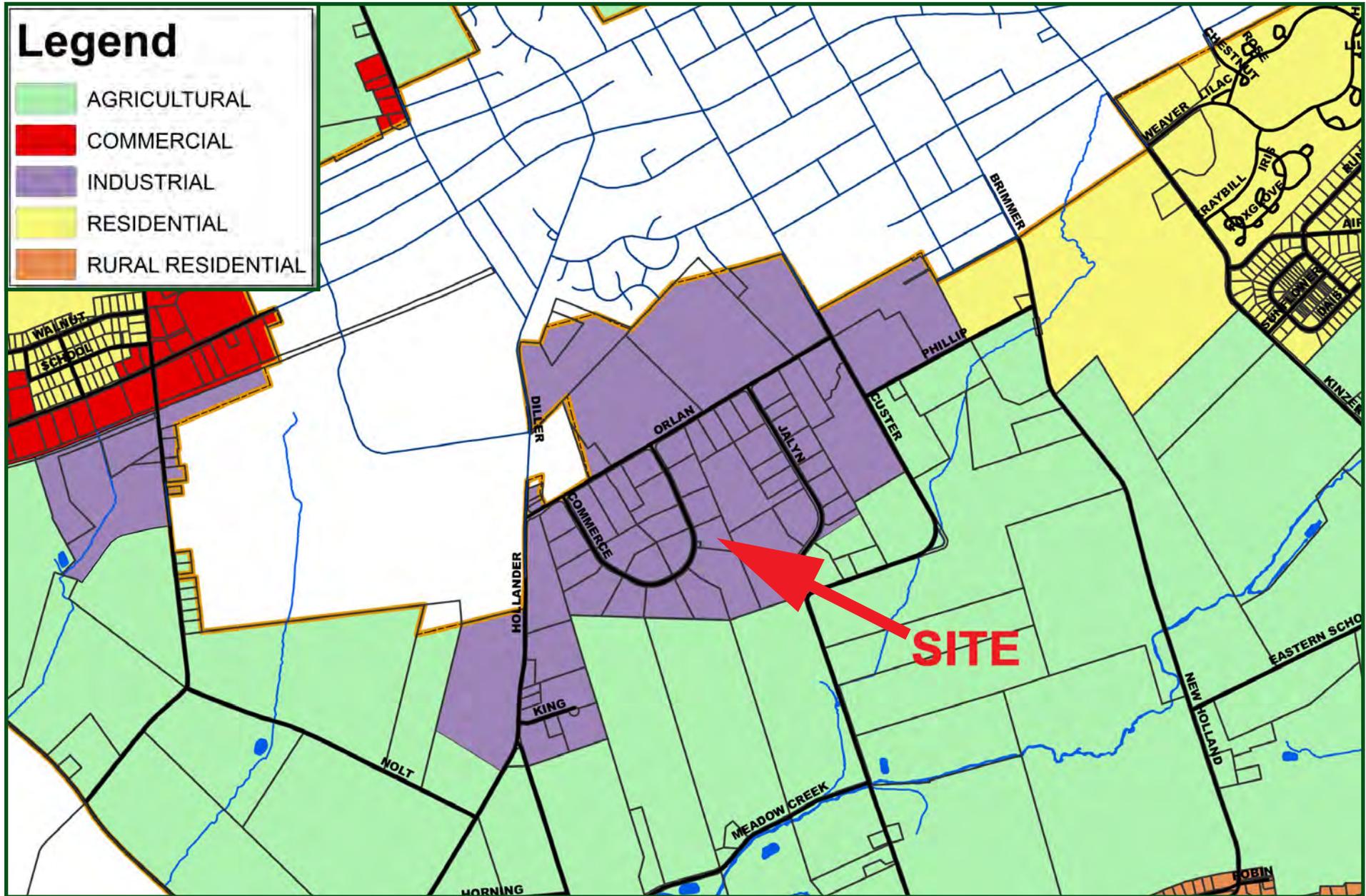
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (Earl Township)



# ZONING ORDINANCE

§ 27-801

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## PART 8

### I — INDUSTRIAL DISTRICT

#### § 27-801. Intent. [Ord. 11/4/1996, § 800]

The I — Industrial District seeks to provide areas in the Township for various types of industrial uses, including both light and heavy industrial uses. These land uses are subject to industrial performance standards whereby public health and safety shall be maintained through controls on noise, smoke, odors or other potentially hazardous or dangerous conditions. Additional screening and landscaping controls exist to promote a safe and attractive site design and to minimize objectionable impacts associated with industrial uses.

#### § 27-802. Permitted Uses. [Ord. 11/4/1996, § 801; as amended by Ord. 3-1999, 5/3/1999, § 1; by Ord. 3-2005, 9/6/2005, § 7(1-3); and by Ord. 2011-02, 8/1/2011]

Land and buildings in the I — Industrial District shall be used only for the following purposes:

#### A. Administrative office buildings, provided that:

- (1) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle backups onto existing abutting streets.
- (2) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Board of Supervisors.
- (3) The maximum building coverage shall be no greater than 25%.
- (4) The maximum lot coverage shall be no greater than 70%.
- (5) The minimum landscape area shall be no less than 30%.
- (6) No building shall be placed closer than 30 feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.

#### B. Automobile filling stations, provided that;

- (1) The subject property shall be at least 300 feet from the property line of any parcel containing a school, day care facility, playground, library or nursing, rest or retirement home.
- (2) Any vehicle not receiving repair work within the preceding seven days shall be removed.

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- (3) Gasoline pump islands shall be at least 30 feet from the street right-of-way line.
- (4) Entrances and exits shall be a minimum of 30 feet in width.
- (5) All ventilation equipment associated with fuel storage tanks shall be at least 100 feet from any adjoining residential property or residentially-zoned property.
- (6) All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle backups on adjoining roads.

C. Automobile, truck, boat, farm equipment, and other motor vehicle sales, service and repair facilities, provided that:

- (1) All sales, service and/or repair activities shall be conducted within a single, wholly-enclosed building.
- (2) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the service operation shall be permitted. Materials discarded as part of the service operation shall be contained within wholly-enclosed dumpster equipment.
- (3) All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.
- (4) All ventilation equipment associated with fuel storage tanks shall be at least 100 feet and oriented away from any adjoining residential property or residentially-zoned property.
- (5) All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work within the preceding seven days shall be removed.
- (6) The demolition or storage of junked vehicles is prohibited.

D. Car washes, provided that:

- (1) Public sewer and water facilities shall be provided.
- (2) Each car wash bay shall allow for a stacking of three vehicles.
- (3) All structures shall have a minimum setback of 100 feet from any street right-of-way line, 50 feet from any rear property line, and 25 feet from any side lot line.
- (4) The site shall be kept debris and trash free with the owner or manager of the car wash responsible for site maintenance.
- (5) All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.

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- E. Farm buildings, farming and agricultural uses, provided that:
- (1) Poultry houses for housing more than 500 birds shall not be located closer than 300 feet from all property lines and street right-of-way lines except as provided for in Subsection A(3) of this Section.
  - (2) Structures for housing more than 25 head of livestock shall not be located closer than 300 feet from all property lines and street right-of-way lines except as provided for in Subsection A(3) of this Section.
  - (3) If the owner of the proposed structure owns the land on the other side of the road opposite the location of the proposed structure, such structure need only be setback 100 feet from the street right-of-way line; provided, however, that the structure shall not be closer than 300 feet to the property line.
- F. Grain and feed processing operations, provided that:
- (1) The applicant shall demonstrate that the grain and feed processing operation allows for the safe and efficient movement of all vehicles associated with the operation.
  - (2) All proposed entrances and exits to the grain and feed processing operation shall be designed and improved in a manner which does not allow mud or gravel to be deposited or accumulate on or along abutting public streets.
  - (3) Any commercial structure in excess of 35 feet shall be set back from all property lines a distance of two times the height of the structure.
  - (4) When determined by the Board of Supervisors, suitable buffering shall be provided when any structure, access drive, and parking, loading, or unloading areas are located within 150 feet of adjacent residential structures.
- G. Laboratories for scientific or industrial research and development.
- (1) The applicant shall demonstrate compliance with all applicable industrial performance standards stated in § 27-805 of this Chapter.
  - (2) All animals used in research shall be housed in an enclosed all-weather protective structure between the hours of 8:00 p.m. and 7:00 a.m. each day.
- H. Mini-warehouses, provided that.
- (1) One off-street parking space shall be provided for each 25 storage units, plus one space per 250 square feet of office space.

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- (2) Parking shall also be provided along the driving lanes adjacent to the building(s). These lanes shall be at least 26 feet wide when storage units open onto one side of the lane only, and at least 30 feet wide when storage units open onto both sides of the lane.
- (3) Additional external storage area may be provided for the storage of privately-owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residential and/or residentially-zoned property and adjoining roads and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, inoperative or unlicensed/unregistered vehicles.
- (4) All storage shall be kept within an enclosed building, except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatus relying upon such fuels shall only be stored in an external storage area as described above.
- (5) The repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited.
- (6) The applicant shall demonstrate how any door openings for any mini-warehouse storage unit facing any residential and/or residentially-zoned property shall not have an adverse effect upon that property.
- (7) Mini-warehouses shall be used solely for the dead storage of property. The following are examples of uses expressly prohibited upon the site:
  - (a) Auctions, commercial wholesale or retail sales or garage sales.
  - (b) The servicing, repair or fabrication of motor vehicles boats, trailers, lawn mowers, appliances or other similar equipment.
  - (c) The operation of power tools, spray-painting equipment, table saws, lathes, compressors welding equipment, kilns or other similar equipment.
  - (d) The establishment of a transfer and storage business.
  - (e) Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.
- (8) The applicant shall adequately demonstrate that all mini-warehouse rental and/or use contracts shall specifically prohibit these uses.

I. Municipal uses.

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- J. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
- K. Industrial activities involving processing, production, repair, packaging, or testing of materials, goods and/or products involving those industries primarily performing conversion, assembly or nontoxic chemical operations.
- L. Wholesale distribution of industrial products, including lumber and coal yards, building material storage yards, contractors' equipment and storage yards and commercial warehouses.
- M. Forestry activities.
- N. Geothermal uses.  
[Added by Ord. 2013-07, 5/6/2013]
- O. Small solar energy systems.  
[Added by Ord. 2013-07, 5/6/2013]
- P. Small wind energy systems.  
[Added by Ord. 2013-07, 5/6/2013]

**§ 27-803. Special Exceptions.** [Ord. 11/4/1996, § 802; as amended by Ord. 3-1999, 5/3/1999, § 2; and by Ord. 3-2005, 9/6/2005, § 7(4)]

The establishment and/or expansion of the following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Part 16 and other provisions of this Chapter:

- A. Adult-oriented businesses.
- B. Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with § 27-1412.
- C. Junkyards.
- D. Recycling centers.
- E. Truck or motor freight terminal.
- F. Large solar energy production systems.  
[Added by Ord. 2013-07, 5/6/2013]
- G. Large wind energy production systems.  
[Added by Ord. 2013-07, 5/6/2013]

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**§ 27-804. Area and Dimensional Regulations.** [Ord. 11/4/1996, § 803; as amended by Ord. 3-1997, 6/2/1997, § 1]

1. **Minimum Lot Area.** The minimum lot area for each principal use shall be 20,000 square feet or the minimum area as dictated by the Department of Environmental Protection as being necessary for approval of sewage disposal facilities.
2. **Minimum Lot Width.** One hundred feet at the building setback line.
3. **Minimum Lot Depth.** One hundred and fifty feet.
4. **Yards.** Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to the requirements of § 27-1202(8). Yards of the following minimum sizes shall be provided:
  - A. **Front Yard Minimum Depth.** The minimum building setback line for lands abutting PA Route 23 and US Route 322 shall be the greater of either 100 feet from the center line of the road or 50 feet from the existing right-of-way line. The minimum building setback line from all other streets shall be 65 feet from the center line of the street. When a residential district is across the street from the I — Industrial District, the minimum building setback line for lands in the I — Industrial District shall be 100 feet from the center line of the street.
  - B. **Side Yard.** The minimum side yard shall be 20 feet except that this requirement may be waived when a rail siding is to be provided to serve two properties and further as provided for in Subsection D of this Section.
  - C. **Rear Yard.** Rear yards shall be a minimum of 30 feet in depth, except that this requirement may be waived when a rail siding is to be provided, and further as provided in Subsection D of this Section.
  - D. **When lands within the I — Industrial District are adjacent to another type of district, there shall be a minimum side yard and rear yard requirement of 50 feet along such adjacent side, except that the Zoning Hearing Board may grant a variance of this requirement when it is clearly evident that this requirement would create a hardship by prohibiting the use of the tract of ground because of its limited size.**
  - E. **Maximum Lot Coverage.** Not more than 80% shall be covered by buildings, parking facilities, pedestrian ways or other impervious areas.
  - F. **No building shall exceed 40 feet in height except as provided in § 27-1402 of this Chapter.**

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## § 27-805. Industrial Performance Standards. [Ord. 11/4/1996, § 804]

1. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations as required by the most recent regulations made available from these governmental bodies.
2. In addition, no building may be erected, altered or used, and no lot or premises may be used for any use, except for farming in its usual sense, which is noxious or offensive by reason of odor, dust, smoke, vibration, illumination or noise; or which constitutes a public hazard whether by fire, explosion or otherwise in the immediately surrounding area.
  - A. In determining whether a proposed use is or may become noxious, hazardous or offensive, the applicant shall demonstrate compliance with the below standards:
    - (1) The proposed activity shall not constitute a nuisance, or damage to health, livestock, vegetables or any other property by reason of noxious, toxic or corrosive fumes, gases, smoke, odor or dust in the immediately surrounding area.
    - (2) The proposed activity shall not result in noise or vibration clearly exceeding the average intensity of noise or vibration occurring from other causes at the property line.
    - (3) The proposed activity shall not endanger surrounding areas by reason of fire or explosion.
    - (4) The proposed activity shall not produce objectionable heat or glare beyond the property line.
    - (5) The proposed activity shall not result in electrical disturbance or adversely affect the operation of equipment other than on the property on which the disturbance is located.
    - (6) The proposed activity shall not discharge any untreated sewage or industrial waste into any stream, or onto any land, or otherwise contribute to the pollution of surface or underground waters.
    - (7) The proposed activity shall not create an objectionable condition on a public street or in an adjacent area.
    - (8) The proposed activity shall not endanger the underground water level or supply to other properties.
    - (9) The proposed activity shall not create any other objectionable condition which will endanger the public health and safety or be detrimental to the proper use of the surrounding area.

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- B. The applicant shall demonstrate that adequate provisions will be made to reduce and minimize any potentially objectionable elements to the degree necessary to insure that the proposed use will not be noxious, hazardous or offensive as defined above.

## § 27-806. Landscaping and Screening. [Ord. 11/4/1996, § 805]

1. Landscaping and planting shall be provided for a depth of 15 feet along all residential lots, district boundaries and street rights-of-way exclusive of access locations. Landscape screening shall be provided along the side and rear of any industrial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening. Landscape screening shall also be provided around outside storage areas with the commercial property.
2. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low level and high level screen within a strip of land with a minimum width of 10 feet. The high level screen shall consist of evergreen trees of not less than four feet in height at the time of planting, planted at intervals of not more than 10 feet. The low level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting, planted at intervals of not more than five feet. The screening shall be permanently maintained, and any plants and screening materials which have been dead for more than six months shall be replaced.
3. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all nonsurviving plants shall be promptly replaced.

## § 27-807. Supplemental Regulations. [Ord. 11/4/1996, § 806]

Refer to separate Parts of this Chapter which address signs, off-street parking, general regulations and nonconforming uses, structures, buildings and lots for additional use regulations and requirements.

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# DEMOGRAPHICS

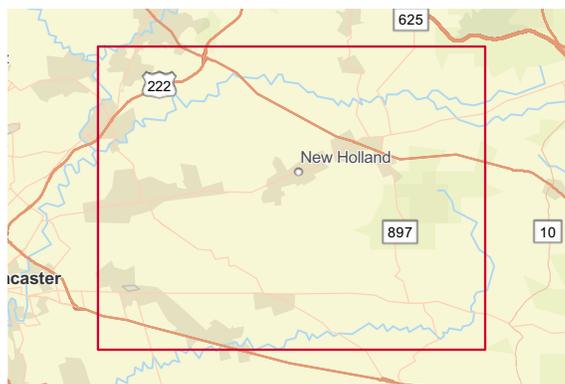
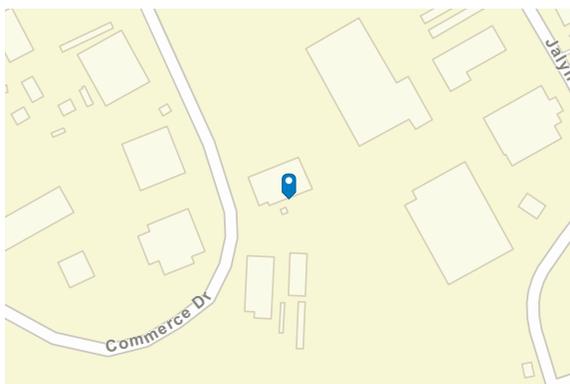
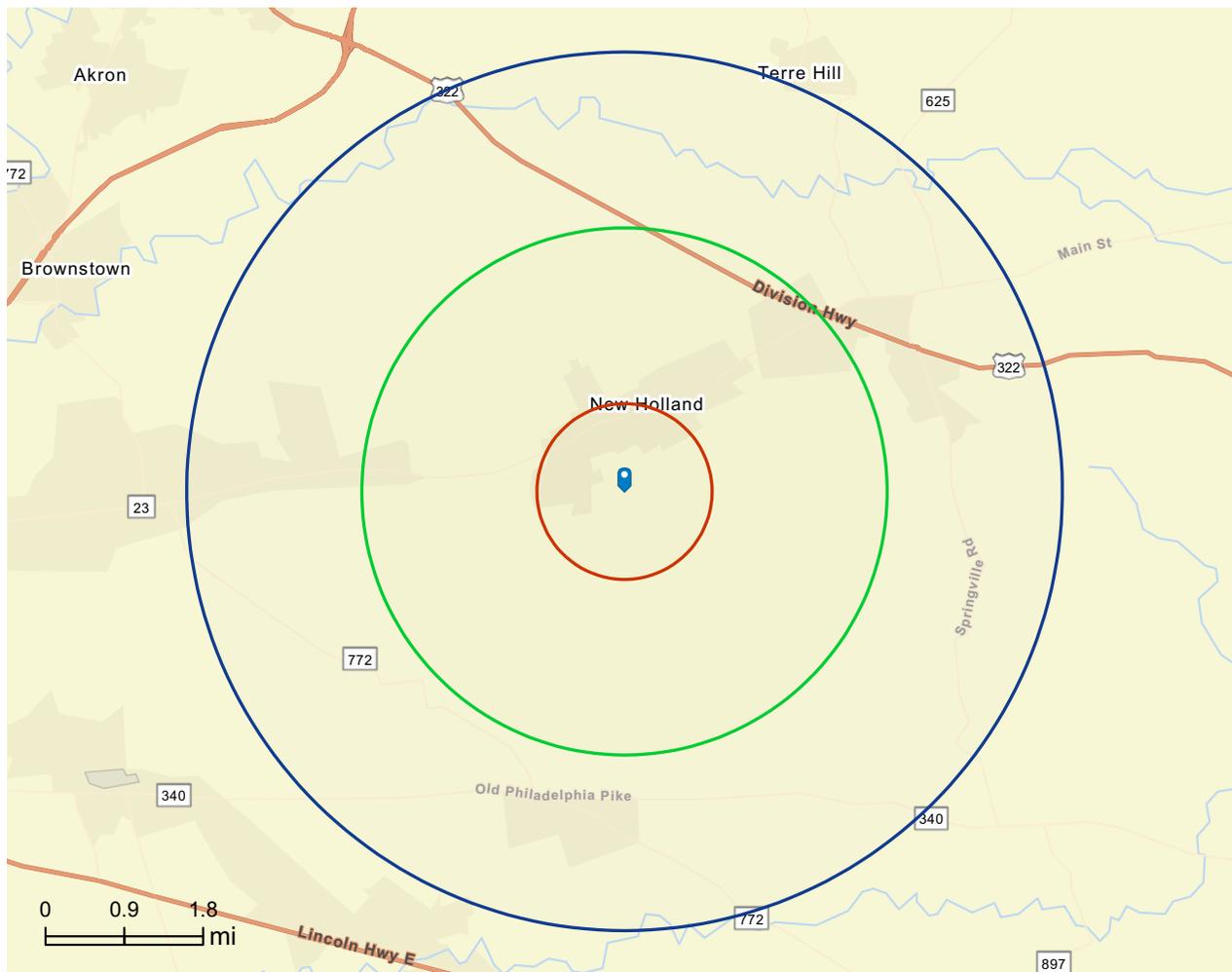


## Site Map

191 Commerce Dr, New Holland, Pennsylvania, 17557

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.08921  
Longitude: -76.09175



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# DEMOGRAPHICS

## Executive Summary

191 Commerce Dr, New Holland, Pennsylvania, 17557



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,748	13,758	28,510
2020 Population	2,877	14,370	29,945
2025 Population	2,952	14,730	30,269
2030 Population	2,979	14,794	30,310
2010-2020 Annual Rate	0.46%	0.44%	0.49%
2020-2025 Annual Rate	0.49%	0.47%	0.21%
2025-2030 Annual Rate	0.18%	0.09%	0.03%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.1	40.9	37.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	77.8%	88.1%	89.8%
Black Alone	4.2%	1.8%	1.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	4.0%	2.3%	2.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	6.3%	3.2%	2.4%
Two or More Races	7.5%	4.4%	3.9%
Hispanic Origin	12.7%	7.3%	5.9%
Diversity Index	51.9	32.6	28.1

Households	1 mile	3 miles	5 miles
2010 Total Households	1,121	5,056	9,642
2020 Total Households	1,146	5,290	10,242
2025 Total Households	1,191	5,463	10,475
2030 Total Households	1,211	5,531	10,564
2010-2020 Annual Rate	0.22%	0.45%	0.61%
2020-2025 Annual Rate	0.74%	0.61%	0.43%
2025-2030 Annual Rate	0.33%	0.25%	0.17%
2025 Average Household Size	2.47	2.66	2.85
Wealth Index	57	83	90

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

**Executive Summary** | 191 Commerce Dr, New Holland, Pennsylvania, 17557 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	22.6%	27.4%	27.8%

<b>Median Household Income</b>			
2025 Median Household Income	\$61,511	\$76,333	\$82,447
2030 Median Household Income	\$69,450	\$83,839	\$93,696
2025-2030 Annual Rate	2.46%	1.89%	2.59%

<b>Average Household Income</b>			
2025 Average Household Income	\$79,653	\$98,388	\$105,291
2030 Average Household Income	\$89,038	\$108,375	\$117,201

<b>Per Capita Income</b>			
2025 Per Capita Income	\$32,796	\$36,395	\$36,405
2030 Per Capita Income	\$36,855	\$40,413	\$40,796
2025-2030 Annual Rate	2.36%	2.12%	2.30%

<b>Income Equality</b>			
2025 Gini Index	45.6	42.6	41.4

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	47.0	49.8	48.5

<b>Housing Unit Summary</b>			
Housing Affordability Index	99	82	81
2010 Total Housing Units	1,181	5,278	10,015
2010 Owner Occupied Hus (%)	61.3%	65.3%	67.5%
2010 Renter Occupied Hus (%)	38.7%	34.7%	32.5%
2010 Vacant Housing Units (%)	5.1%	4.2%	3.7%
2020 Housing Units	1,194	5,518	10,643
2020 Owner Occupied HUs (%)	57.9%	64.4%	66.8%
2020 Renter Occupied HUs (%)	42.1%	35.6%	33.1%
Vacant Housing Units	4.5%	4.2%	4.2%
2025 Housing Units	1,239	5,685	10,871
Owner Occupied Housing Units	60.1%	66.4%	68.6%
Renter Occupied Housing Units	39.9%	33.6%	31.4%
Vacant Housing Units	3.9%	3.9%	3.6%
2030 Total Housing Units	1,257	5,750	10,952
2030 Owner Occupied Housing Units	745	3,755	7,369
2030 Renter Occupied Housing Units	466	1,777	3,195
2030 Vacant Housing Units	46	219	388

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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