

# FOR LEASE

## INDUSTRIAL SPACE

± 7,500 SF



499 Running Pump Road, Unit 113  
Lancaster, PA 17601

Dan Berger, Jr., CCIM, SIOR



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (O) • (717) 735-6001 (F)

[danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

<b>PROPERTY:</b>	499 Running Pump Road, Unit 113, Lancaster, PA 17601 East Hempfield Township, Lancaster County
<b>LEASE PRICE:</b>	\$9.75 / SF NNN (\$6,093.75 / month)
<b>SPACE AVAILABLE:</b>	± 7,500 SF
<b>CEILING HEIGHT:</b>	24'
<b>DOCK DOORS:</b>	Two (2) 10' Doors
<b>DRIVE-IN DOORS:</b>	One (1) 14' Doors
<b>ELECTRIC:</b>	400 Amp, 3-Phase
<b>HEAT:</b>	Gas Heat
<b>ZONING:</b>	E - Enterprise Zone (East Hempfield Township)
<b>CAM / NNN:</b>	\$1.90 / SF
<b>PARKING:</b>	220 On-Site Spaces
<b>COMMENTS:</b>	Prime flex space available for lease with 1,200 ± SF finished offices, two (2) loading docks and one (1) drive-in door. 2025 budgeted CAM expenses are \$1.90 per SF. One of the partners of Running Pump Business Center is a licensed real estate broker.

# CAM BUDGET

	<b>2025 Budgeted \$</b>	<b>2025 Actual \$</b>	<b>2026 Budgeted \$</b>
Accounting/Bookkeeping	4,200.00	4,200.00	4,200.00
Common Area Electric	5,400.00	5,269.22	5,600.00
Insurance	15,600.00	15,599.00	16,950.00
Lawn/Landscaping Maintenance	15,000.00	9,582.74	15,000.00
Management Fee	12,000.00	12,000.00	12,000.00
Real Estate Taxes	124,000.00	123,953.52	127,000.00
Common Area Repairs & Main.	3,600.00	151.88	3,000.00
Snow Removal	12,000.00	13,466.60	16,000.00
Sprinkler & Fire/Maintenance	4,200.00	3,717.11	4,200.00
Trash Removal	16,200.00	17,480.21	18,000.00
Water & Sewer	6,600.00	5,827.87	6,600.00
<b>Total</b>	<b>218,800.00</b>	<b>211,248.15</b>	<b>228,550.00</b>
Per Square Foot	<b>1.82</b>	<b>1.76</b>	<b>1.90</b>

# PHOTOGRAPHS



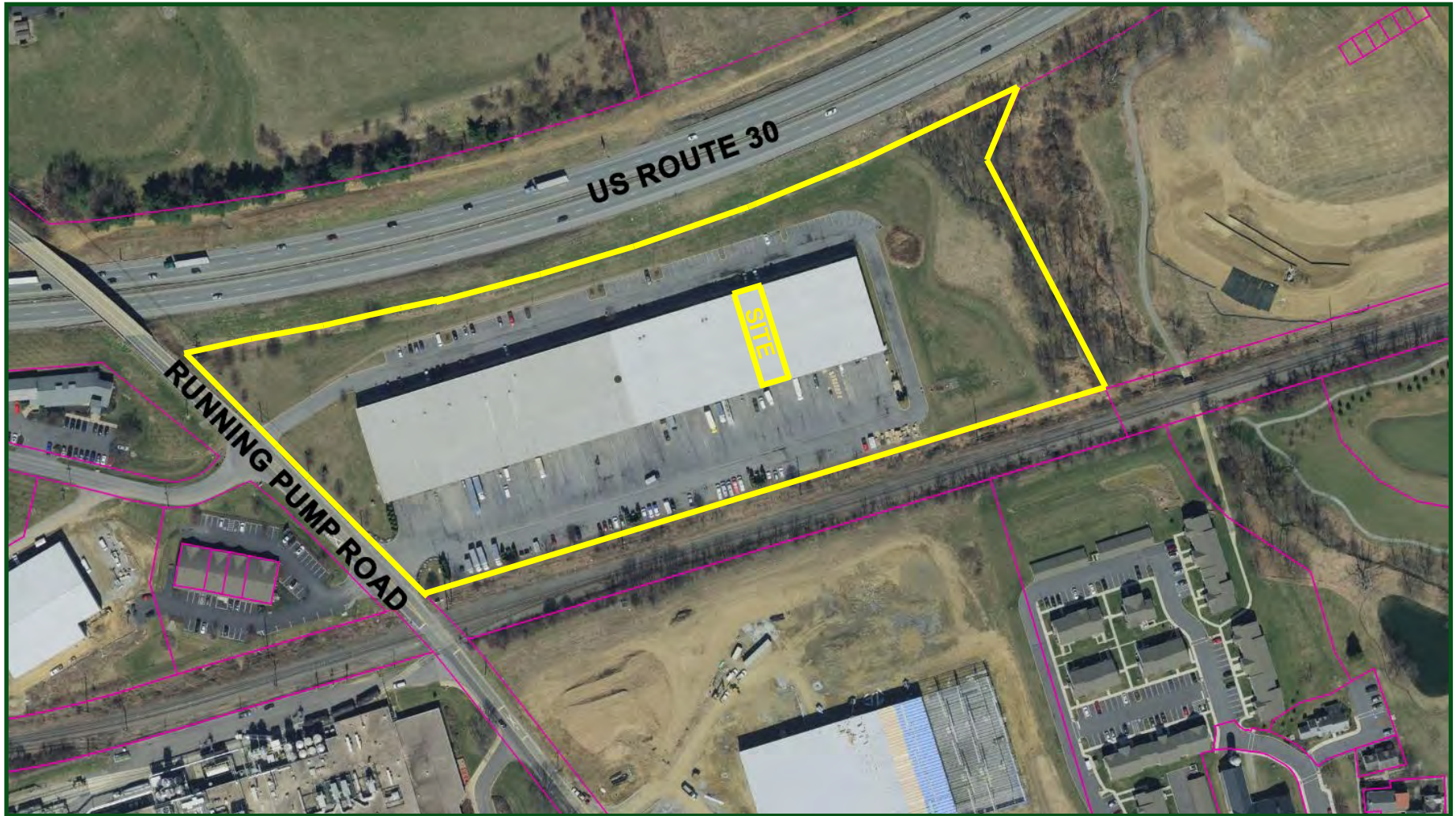
# PHOTOGRAPHS



# PHOTOGRAPHS



# AERIAL PHOTO



# SITE PLAN

DATE	REVISIONS	DESIGNER
3/15/04	PER TOWNSHIP ENGINEERING REVIEW DATED 3/11/04	DAVID R. HARRIS, P.E. REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 1711-000001 ADDRESS: 4731 LINDSEY DRIVE LANCASTER, PA 17601 SOURCE OF TITLE: B-11-100 LINC. CO. TR. REC. 200-89193-6-0002

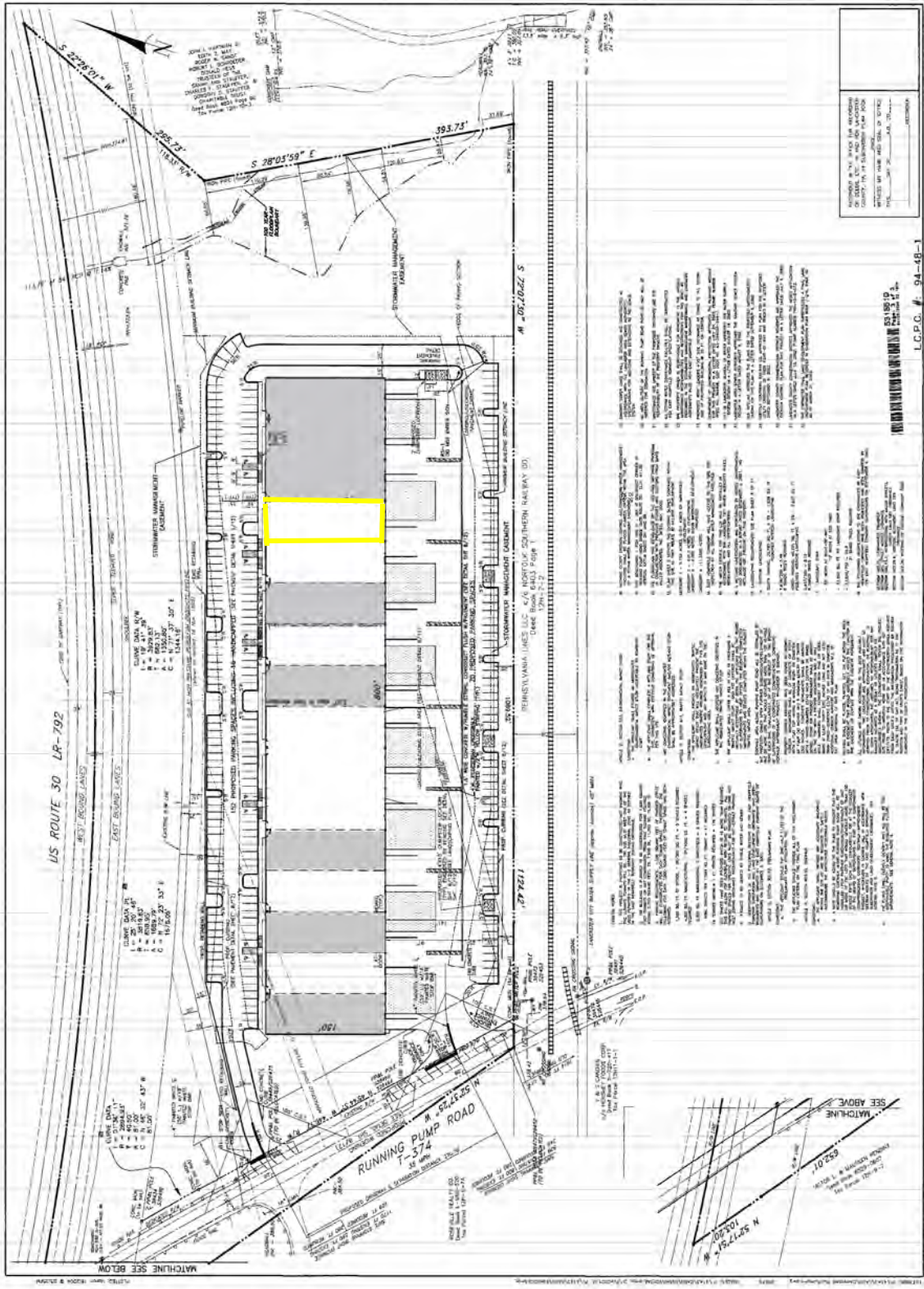
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWS AND DESCRIBES ACCURATELY THE REAL AND CORRECTED PLAN AND LOCATION REQUIRED BY THE E-HEMPFIELD TWP. SUPERVISOR AND LAND DEVELOPMENT ORDINANCE.



**dc gohn**  
Associates, Inc.  
Surveyors Engineers  
Landscape Architects

10 NEWPORT STREET  
SUITE 200  
LANCASTER, PA 17303-4115  
TEL: 717-397-1997  
FAX: 717-397-1997

PROJECT NO. 4143-01  
SCALE: 1" = 50'  
DATE: FEBRUARY 24, 2004  
DRAWN BY: JES  
CHECKED BY: JES  
REVISION NO. 03-2004  
SHEET NO. 2 OF 12  
CORRECTED FINAL  
LAND DEVELOPMENT PLAN  
FOR  
**RUNNING PUMP  
BUSINESS CENTER**  
EAST HEMPFIELD TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA



REVISIONS

NO.	DATE	DESCRIPTION
1	03/15/04	AS SHOWN

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM BUILDING CODE (UPB) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM FIRE AND MARSHAL CODE (UPFMC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM ELECTRICAL CODE (UPEC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM MECHANICAL AND PLUMBING CODE (UPMPC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM GAS CODE (UPG) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM HAZARDOUS LIQUID GAS CODE (UHLGC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM PLUMBING AND MECHANICAL CODE (UPMPC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM ELECTRICAL CODE (UPEC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

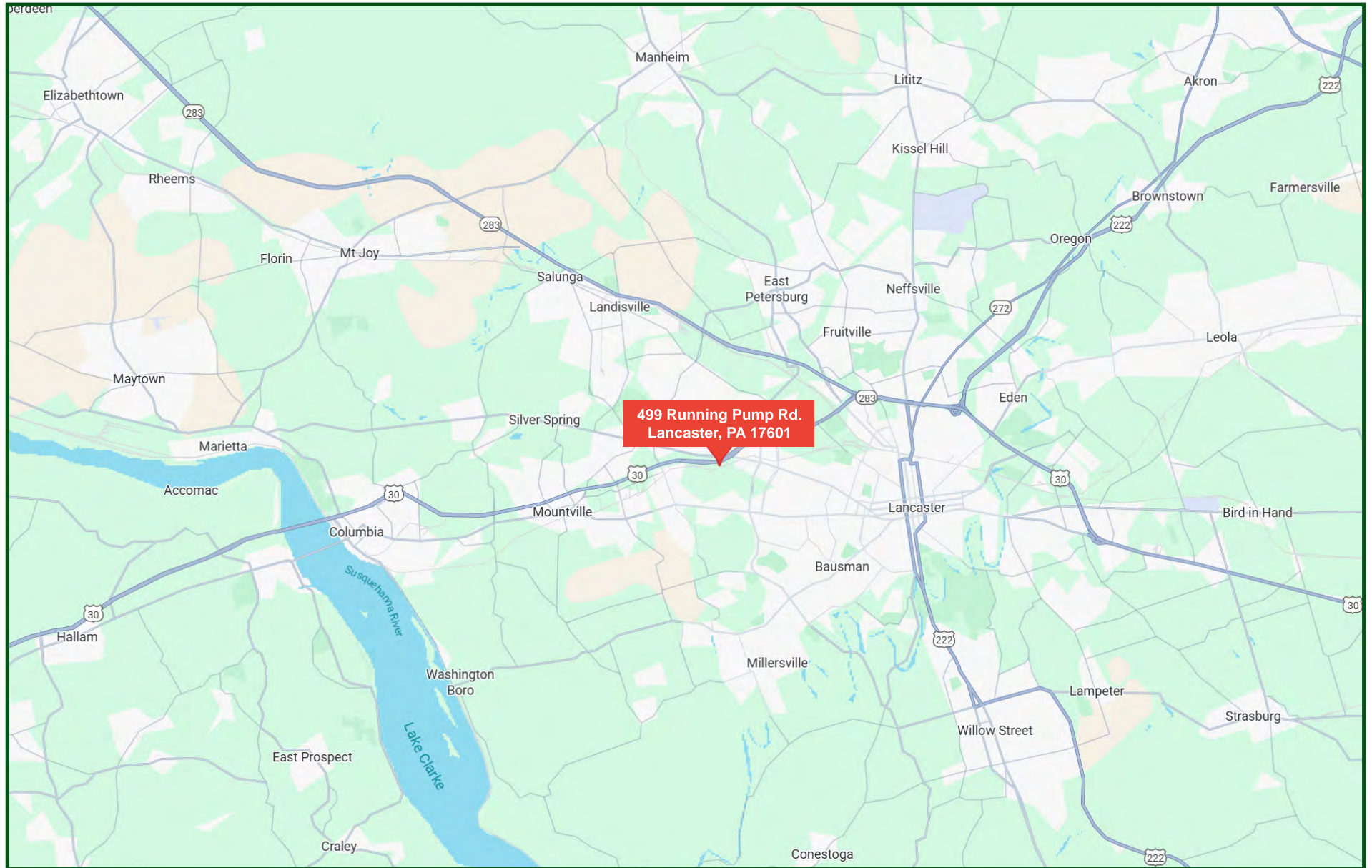
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM FIRE AND MARSHAL CODE (UPFMC) AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

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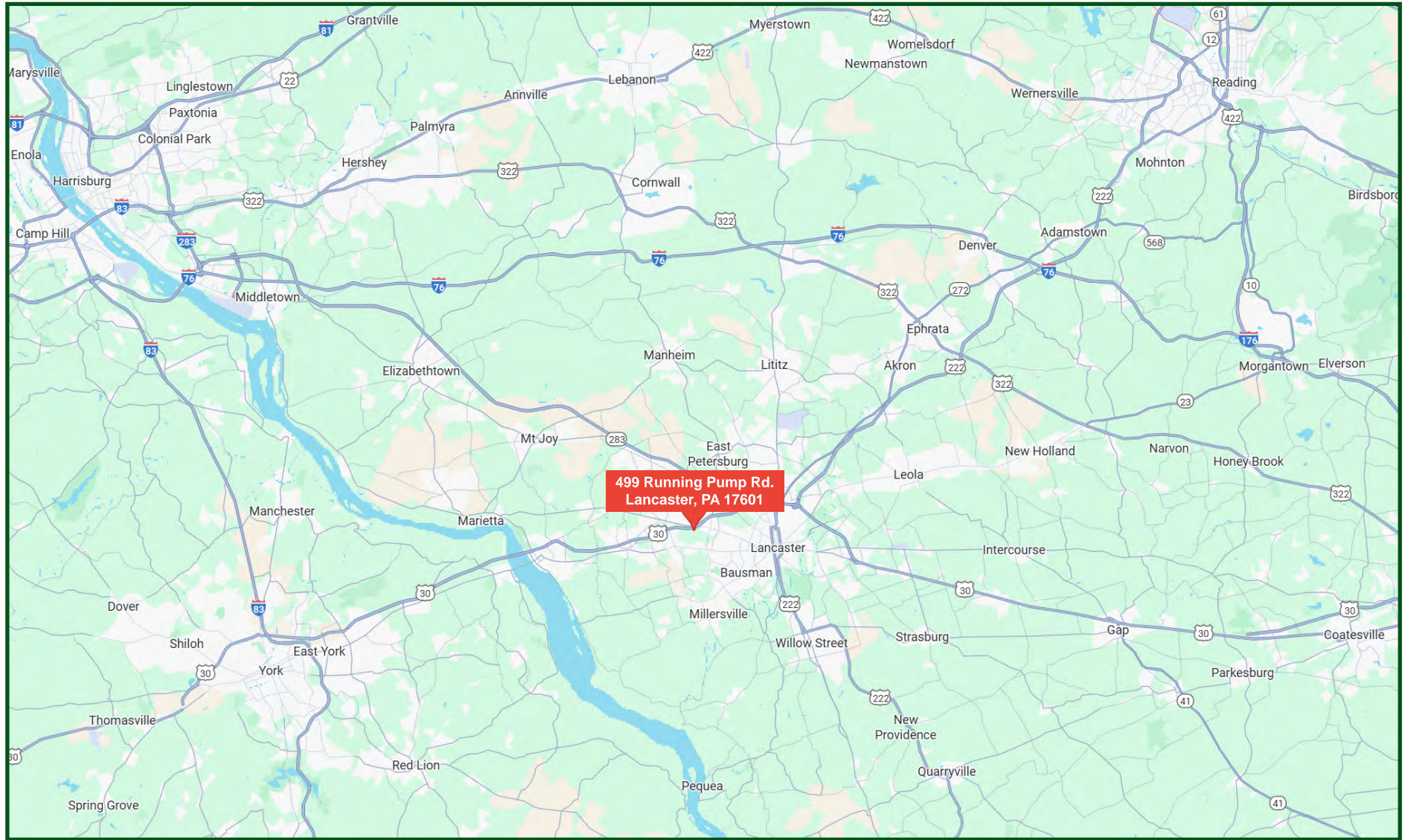
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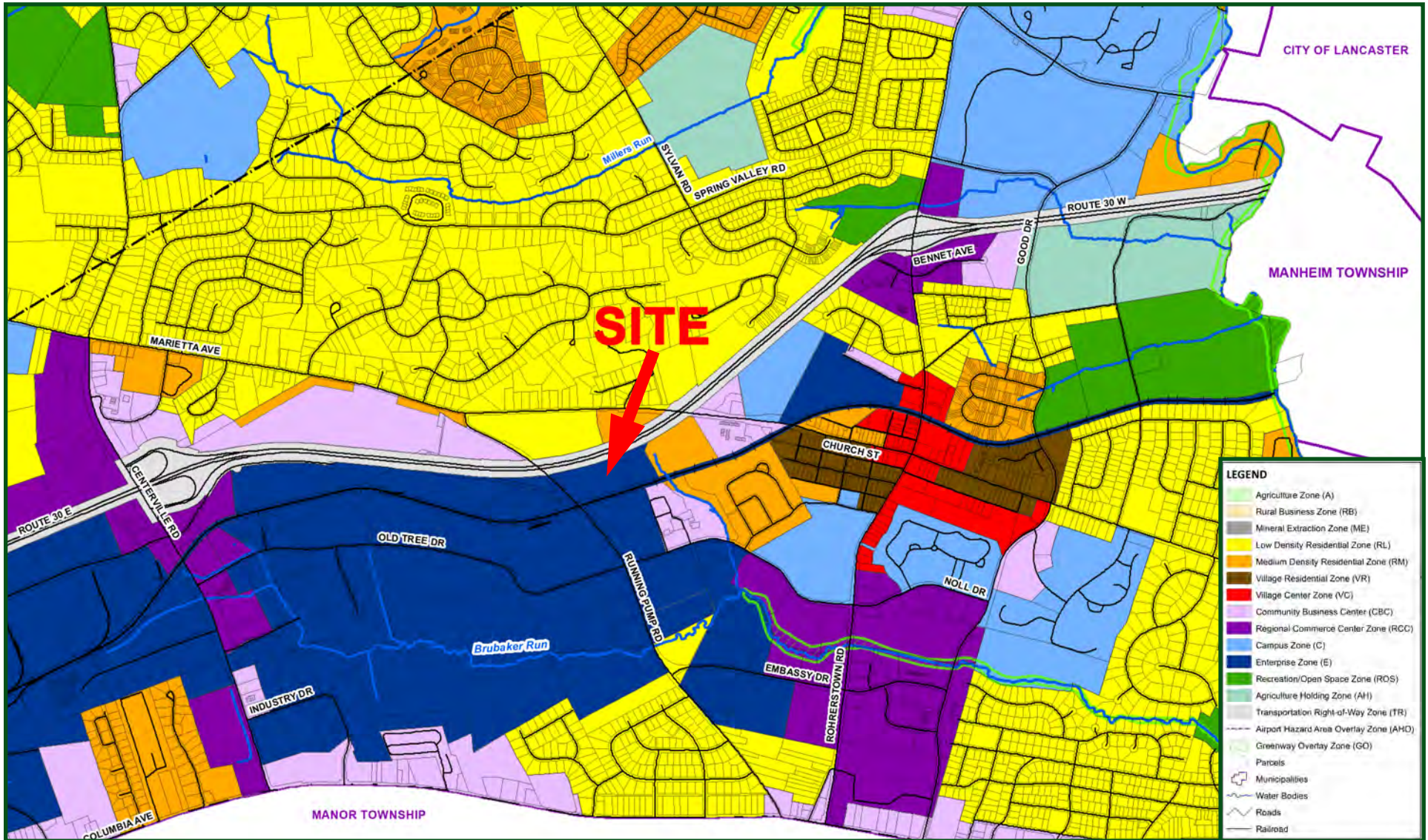
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (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)<sup>1</sup>
    - (j) Motor vehicle storage.
    - (k) Professional, scientific and technical offices.
    - (l) Regional commercial sports facilities.

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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

§ 270-3.12

§ 270-3.12

- (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) <sup>2</sup>
  - (4) Correctional facilities.
  - (5) Industrial, heavy.
  - (6) Legalized gambling establishments.

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

# ZONING

Township of East Hempfield, PA

§ 270-3.12

§ 270-3.12

- (7) Recycling facilities.
- 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.<sup>3</sup>

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# ZONING

Township of East Hempfield, PA

§ 270-3.12

§ 270-3.12

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

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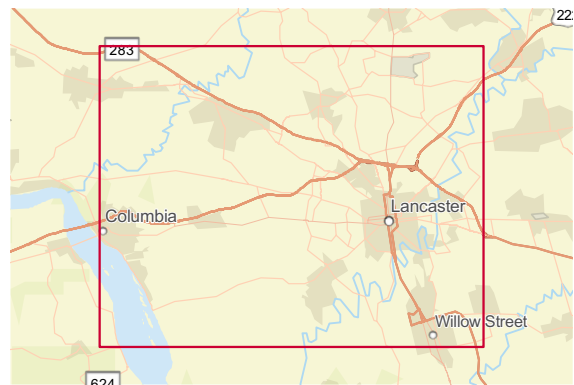
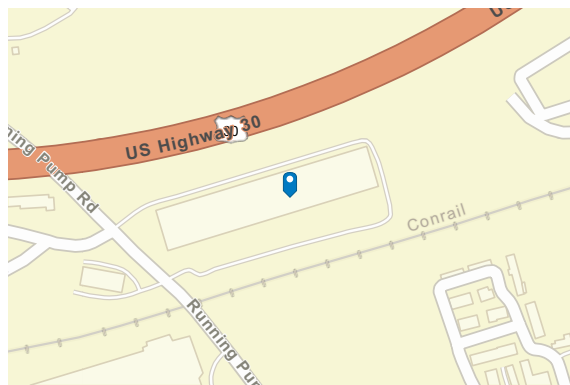
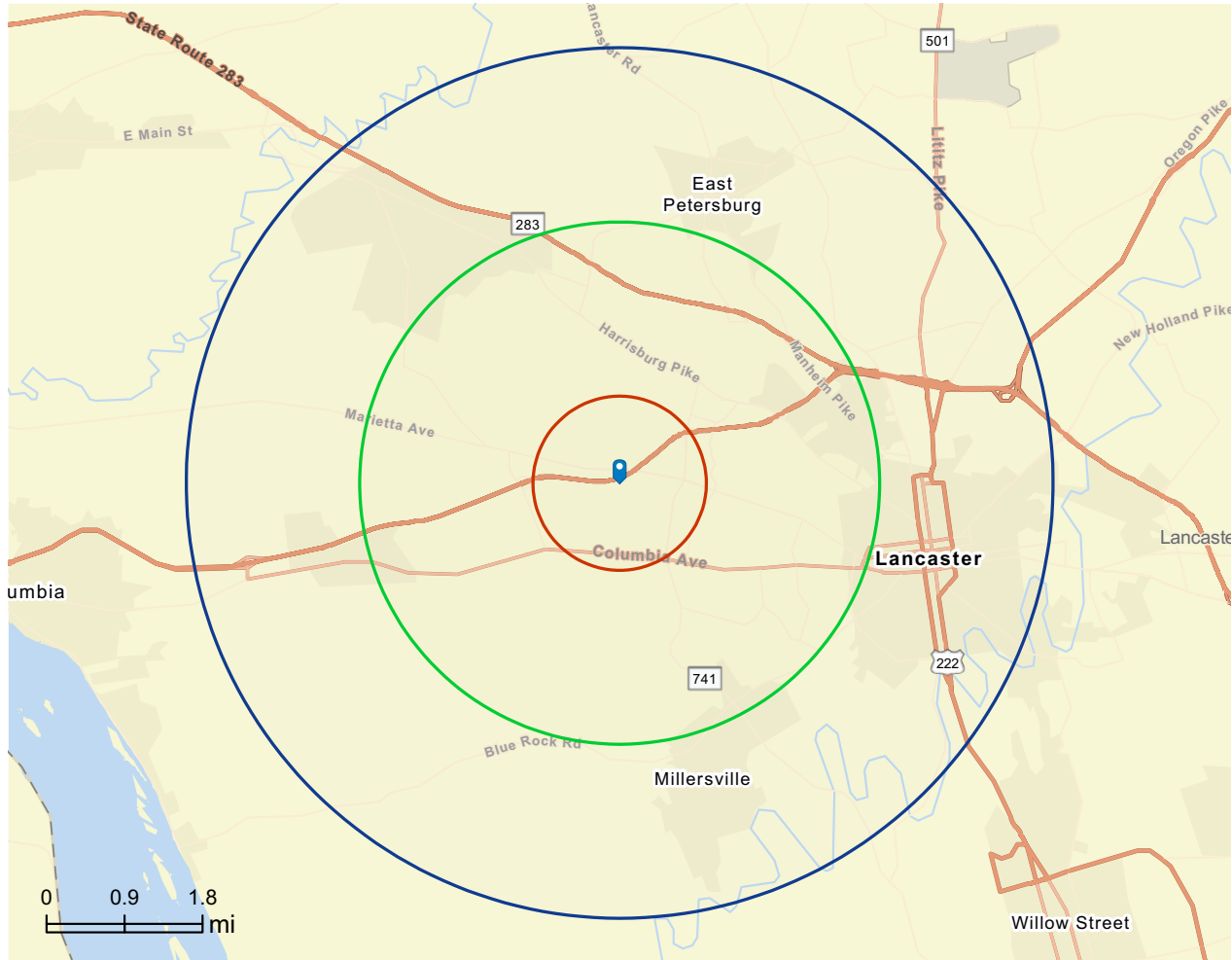
# DEMOGRAPHICS

## Site Map

499 Running Pump Rd, Lancaster, Pennsylvania, 17601 3  
499 Running Pump Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 40.05227  
Longitude: -76.37424



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## Executive Summary

499 Running Pump Rd, Lancaster, Pennsylvania, 17601 3  
 499 Running Pump Rd, Lancaster, Pennsylvania, 17601  
 Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	4,429	48,860	161,784
2020 Population	4,720	54,135	172,361
2025 Population	4,999	55,286	176,290
2030 Population	5,110	55,888	178,632
2010-2020 Annual Rate	0.64%	1.03%	0.64%
2020-2025 Annual Rate	1.10%	0.40%	0.43%
2025-2030 Annual Rate	0.44%	0.22%	0.26%

Age	1 mile	3 miles	5 miles
2025 Median Age	45.1	42.0	38.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	73.9%	74.6%	63.8%
Black Alone	3.3%	5.2%	9.1%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	9.0%	6.2%	5.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.1%	5.8%	11.0%
Two or More Races	7.5%	7.9%	10.5%
Hispanic Origin	12.4%	13.6%	23.3%
Diversity Index	55.8	56.2	71.7

Households	1 mile	3 miles	5 miles
2010 Total Households	1,701	19,735	61,889
2020 Total Households	1,821	21,224	65,849
2025 Total Households	1,936	21,674	67,615
2030 Total Households	1,988	21,972	69,012
2010-2020 Annual Rate	0.68%	0.73%	0.62%
2020-2025 Annual Rate	1.17%	0.40%	0.51%
2025-2030 Annual Rate	0.53%	0.27%	0.41%
2025 Average Household Size	2.56	2.45	2.50
Wealth Index	147	107	86

 **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** | 499 Running Pump Rd, Lancaster, Pennsylvania, 17601 3 | 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 M		24.8%	25.5%

<b>Median Household Income</b>			
2025 Median Household Income	\$100,971	\$89,172	\$78,871
2030 Median Household Income	\$112,703	\$97,700	\$85,607
2025-2030 Annual Rate	2.22%	1.84%	1.65%


<b>Average Household Income</b>			
2025 Average Household Income	\$142,242	\$118,227	\$103,874
2030 Average Household Income	\$153,817	\$128,043	\$112,880

<b>Per Capita Income</b>			
2025 Per Capita Income	\$54,788	\$46,815	\$40,261
2030 Per Capita Income	\$59,628	\$50,907	\$44,034
2025-2030 Annual Rate	1.71%	1.69%	1.81%

<b>Income Equality</b>			
2025 Gini Index	44.4	42.2	43.8

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	61.3	55.6	48.3

<b>Housing Unit Summary</b>			
Housing Affordability Index	97	91	87
2010 Total Housing Units	1,757	20,645	65,050
2010 Owner Occupied Hus (%)	84.2%	70.0%	62.4%
2010 Renter Occupied Hus (%)	15.8%	30.0%	37.6%
2010 Vacant Housing Units (%)	3.2%	4.4%	4.9%
2020 Housing Units	1,897	22,353	69,399
2020 Owner Occupied HUs (%)	81.7%	67.8%	60.6%
2020 Renter Occupied HUs (%)	18.3%	32.2%	39.4%
Vacant Housing Units	4.4%	5.0%	5.1%
2025 Housing Units	2,014	22,803	71,446
Owner Occupied Housing Units	83.2%	68.9%	62.0%
Renter Occupied Housing Units	16.8%	31.1%	38.0%
Vacant Housing Units	3.9%	5.0%	5.4%
2030 Total Housing Units	2,065	23,116	72,938
2030 Owner Occupied Housing Units	1,670	15,238	42,980
2030 Renter Occupied Housing Units	317	6,734	26,032
2030 Vacant Housing Units	77	1,144	3,926

 **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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