

# FOR LEASE

## ± 100 PAVED PARKING SPACES with FENCED AREA



**1180 Corporate Blvd.  
Lancaster, PA 17601**

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# SALIENT INFORMATION

|                                 |  |
|---------------------------------|--|
| <b>PROPERTY:</b>                | 1180 Corporate Boulevard, Lancaster, PA 17601<br>West Hempfield Township, Lancaster County |
| <b>PROPERTY AREA:</b>           | 5.14 Acres   |
| <b>PARKING:</b>                 | ± 100 Paved Parking Spaces<br>Fenced Area  |
| <b>REAL ESTATE TAXES:</b>       | \$7,790 (2026)   |
| <b>TAX ID NO.:</b>              | 300-44676-0-0000   |
| <b>ZONING:</b>                  | I-1 Light Industrial   |
| <b>TENANT RESPONSIBILITIES:</b> | Snow removal, landscaping, real estate taxes<br>and electric                               |
| <b>LEASE RATE:</b>              | <b>\$25,000 Per Month</b>  |

# TAX MAP

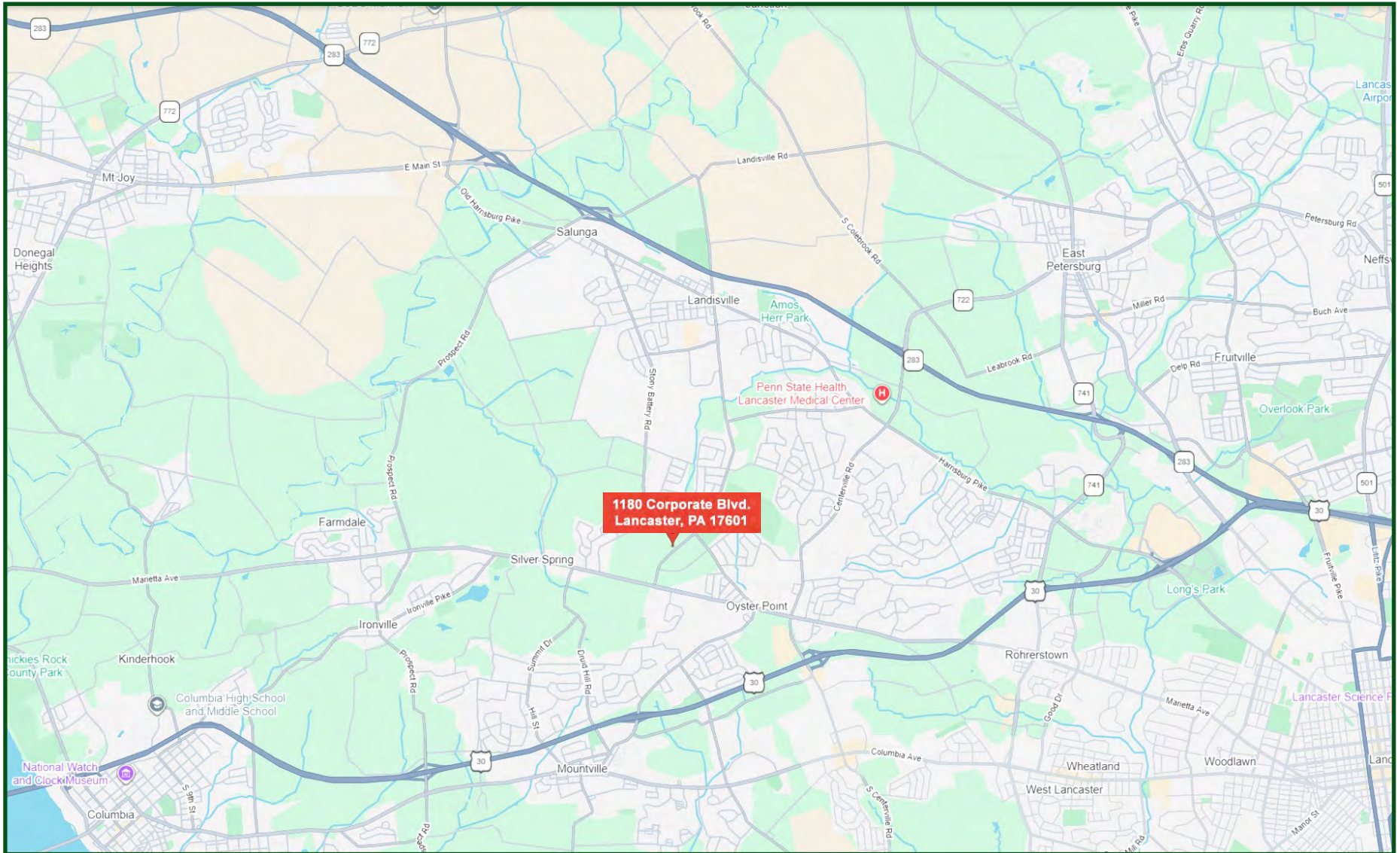




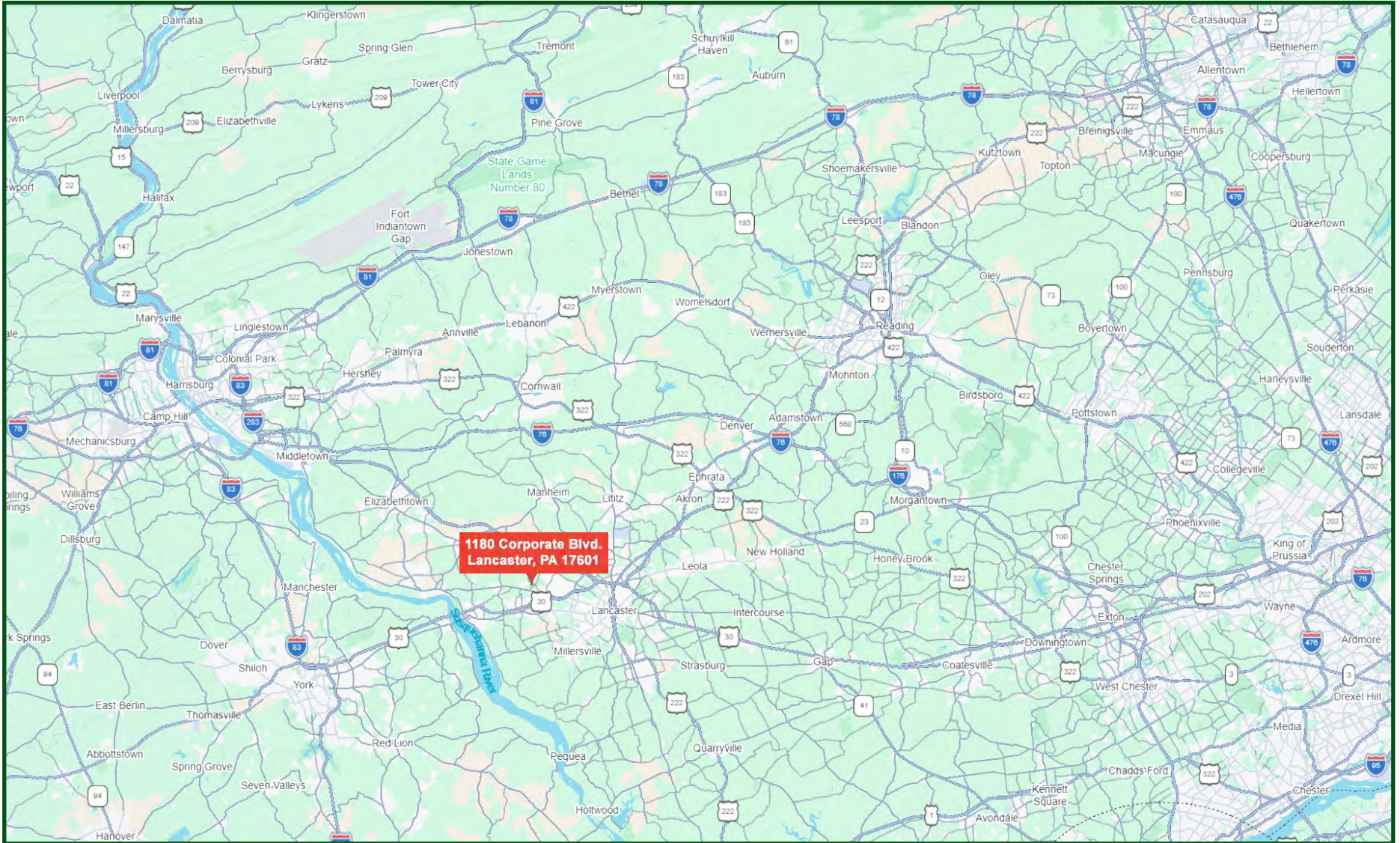




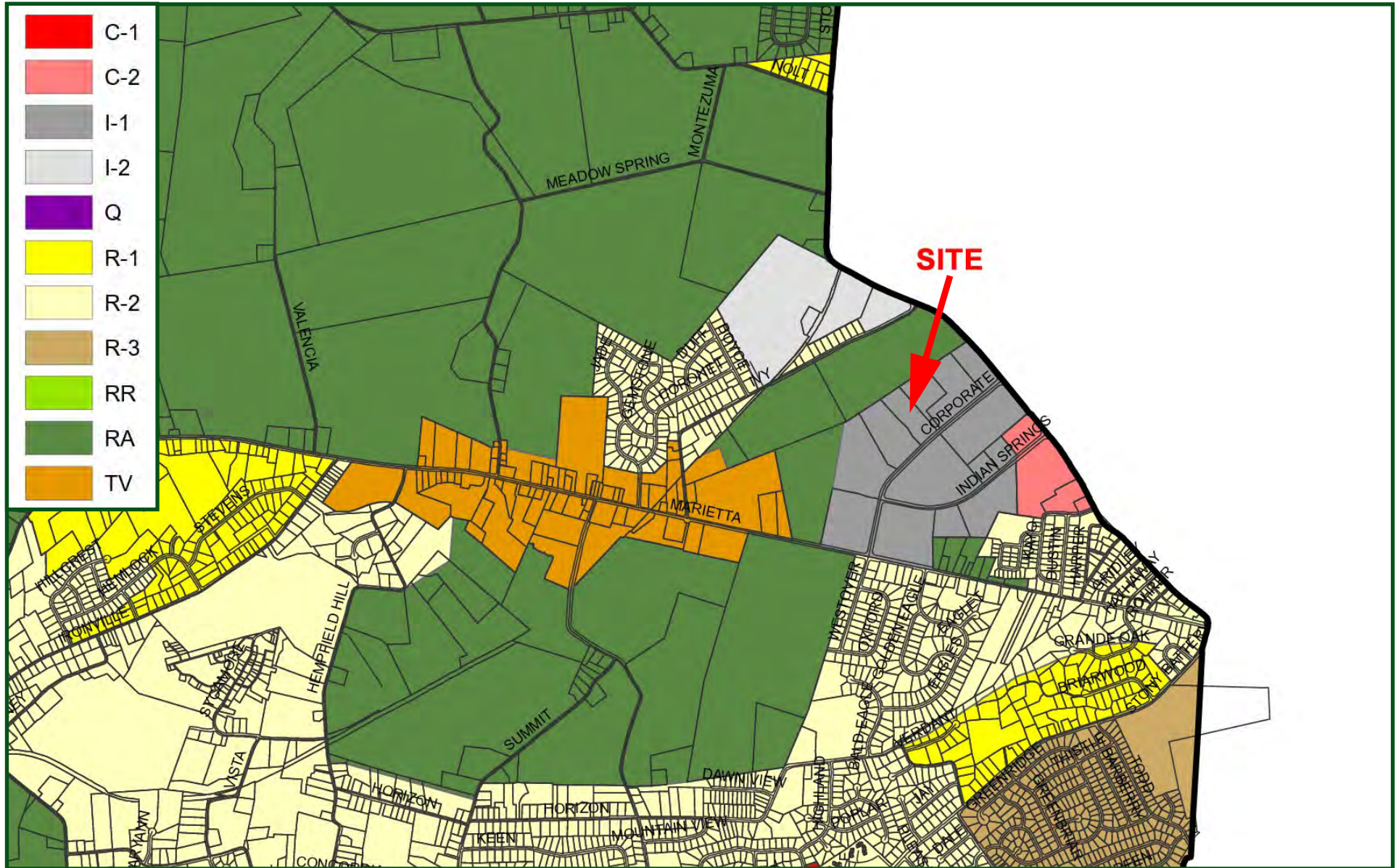
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (West Hempfield Township)



# ZONING ORDINANCE

## § 501.1. Intended purpose.

This zone provides for light industrial uses that do not necessarily have direct access to railroad or major highway corridors. Generally, the uses permitted attempt to create and sustain a distinct light industrial character that differs from the heavier industries and high traffic-generating commercial uses. Lot area requirements have been kept small to allow for the start-up of new business that could not afford to purchase expansive plant sites. Design standards have been imposed to maintain an attractive campus-like setting within the district as viewed from adjoining areas and roads. Finally, strict screening and buffering regulations are aimed at protecting adjoining areas.

## § 501.2. Uses and structures.

### A. Permitted uses.

1. Wholesale storage or distribution; provided, however, that no individual storage or distribution facility shall exceed 20,000 square feet in floor area; provided, however, that no building containing any wholesale storage or distribution use shall exceed 100,000 square feet in floor area. A building including wholesale storage or distribution use may exceed 100,000 square feet in floor area only after receipt of conditional use approval.
2. Car wash.
3. Offices and office complex.
4. Laboratories, experimental, research, testing in buildings up to 20,000 square feet floor area.
5. Manufacturing.
6. Municipal uses.
7. Community utilities subject to the provisions of § 701.10.
8. Large manure digester. **[Added 8-3-2010 by Ord. No. 4-10]**
9. Large solar energy production facility subject to the provisions of § 710.2. **[Added 8-3-2010 by Ord. No. 4-10]**
10. Large wind energy production facility subject to the provisions of § 710.3. **[Added 8-3-2010 by Ord. No. 4-10]**

### B. Special exception.

1. Public garage and other vehicle area.
2. Commercial greenhouse.

## § 501.3. Lot area, lot width, and coverage requirements.

- ### A. Minimum lot area: one acre.

# ZONING ORDINANCE

Township of West Hempfield, PA

§ 501.3

§ 501.8

- B. Minimum lot width and street line: 100 feet.
- C. Minimum landscape area: 27%.

## **§ 501.4. Setback requirements.**

- A. Front yard. Front yard setback distances are determined by the kind of road or highway on which the property fronts as follows:
  - 1. Arterial: 80 feet from the street right-of-way line or 95 feet from the street centerline, whichever is the greater.
  - 2. Collector: 70 feet from the street right-of-way line or 85 feet from the street centerline, whichever is the greater.
  - 3. Local: 60 feet from the street right-of-way line or 75 feet from the street centerline, whichever is the greater.
- B. Side yard: A minimum of 50 feet each side.
- C. Rear yard: A minimum of 50 feet in depth.
- D. No building or structure shall be located nearer than 200 feet to an existing residential building unless the owner of such residence waives this restriction in writing to the Board of Supervisors.

## **§ 501.5. Building height regulations.**

- A. The maximum building height shall be 50 feet.
- B. The maximum building height may, by conditional use approval, be increased to a maximum of 75 feet if the applicant demonstrates compliance with all of the following:
  - 1. The required front yard setback shall be increased by a minimum of 15 feet.
  - 2. All structures shall comply with the Township Building Code, codified as Chapter 51 of the Code of Ordinances, and with all other applicable fire and life safety requirements.
  - 3. Building design and site layout shall include safeguards to provide adequate emergency access to the building and all portions of the lot.

## **§ 501.6. Off-street parking regulations.**

As provided for in § 707.

## **§ 501.7. Sign regulations.**

As provided for in § 708.

## **§ 501.8. Performance standards.**

As provided for in Article 800.