

FOR SALE

± 3.50 ACRE INDUSTRIAL PROPERTIES

Owner Can Occupy with Supplemental Cash Flow



**177-181 Denver Road
Denver, PA 17517**

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Realtor Associates**



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SALIENT INFORMATION

LOCATION:	177-181 Denver Road, Denver, PA 17517 East Cocalico Township, Lancaster County		
LOT SIZE:	± 3.50 Acres (Total Combined)		
IMPROVEMENTS:	<u>177 Denver Road</u> - 2.80 Acres		
	Warehouse:	Tenant #1	2,800 SF
		Tenant #2	<u>4,580 SF</u>
			7,380 SF Total
	Single Family 2-Story Home - Leased		1,902 SF
	<u>181 Denver Road</u> - 0.69 Acre		
	Flex Building - Leased		4,476 SF
	Single Family Home - Vacant		1,656 SF
WATER:	On-Site Well		
SEWER:	Public		
HVAC:	Oil Heat		
ZONING:	Heavy Industrial (includes any use permitted in Light Industrial)		
REAL ESTATE TAXES:	\$16,417 (2026)		
TRAFFIC COUNT:	Denver Road - 6,222 Vehicles Per Day (June, 2023) (both directions)		
TAX ID:	080-21924-0-0000 and 080-04913-0-0000		
LIST PRICE:	\$2,195,000		
COMMENTS:	The property encompasses two parcels for a total of 3.49 acres with heavy industrial zoning, two warehouse buildings, and two rentals. This opportunity is positioned for owner-occupancy and/or re-development with shorter term leases allowing for maximum flexibility and immediate cash flows for carrying periods. Ample on-site outdoor storage and tremendous accessibility to US Route 222, PA Route 272 and PA Turnpike Route 76, this property appeals to many business uses permitted within this zoning district.		

RENT ROLL

<u>Tenant</u>	<u>Address</u>	<u>SF</u>	<u>Lease Commencement</u>	<u>Lease Expiration</u>	<u>Current Rent</u>	<u>Lease Type</u>	<u>Comments</u>
Tomlinson-Bomberger Commercial 177 - Tenant #1	177 Denver Rd - Warehouse	2,800	4/1/2025	3/31/2028	\$40,145.16	Modified Gross	Landlord Option to terminate upon sale with 90 day notice
Bollinger Painting Commercial 177 - Tenant #2	177 Denver Rd - Warehouse	1,130	10/1/2026	9/30/2027	29,664.00	Modified Gross	New 1 Yr Renewal
Vacant Single Family Home 177 - Home	177 Denver Rd	Entire Home	-	-	-	-	Vacant, actively being listed for rent
Schill Landscaping Commercial 181 - Tenant #1	181 Denver Rd - Entire Warehouse/Office 177 Denver Rd - Yard Space	4,476	11/1/2023	10/31/2026	\$53,060.40	Modified Gross	Renewal TBD. Shorter term less than or equal to 1 Yr
Linda Scott Single Family Home 181 - Home	181-A Denver Rd	Entire Home	8/7/2003	MTM	\$13,200.00	-	Currently MTM.
Total Annual Rent:					\$136,069.56		



AERIAL MAP



PHOTOGRAPHS (Aerials)



PHOTOGRAPHS (177 Denver Road)



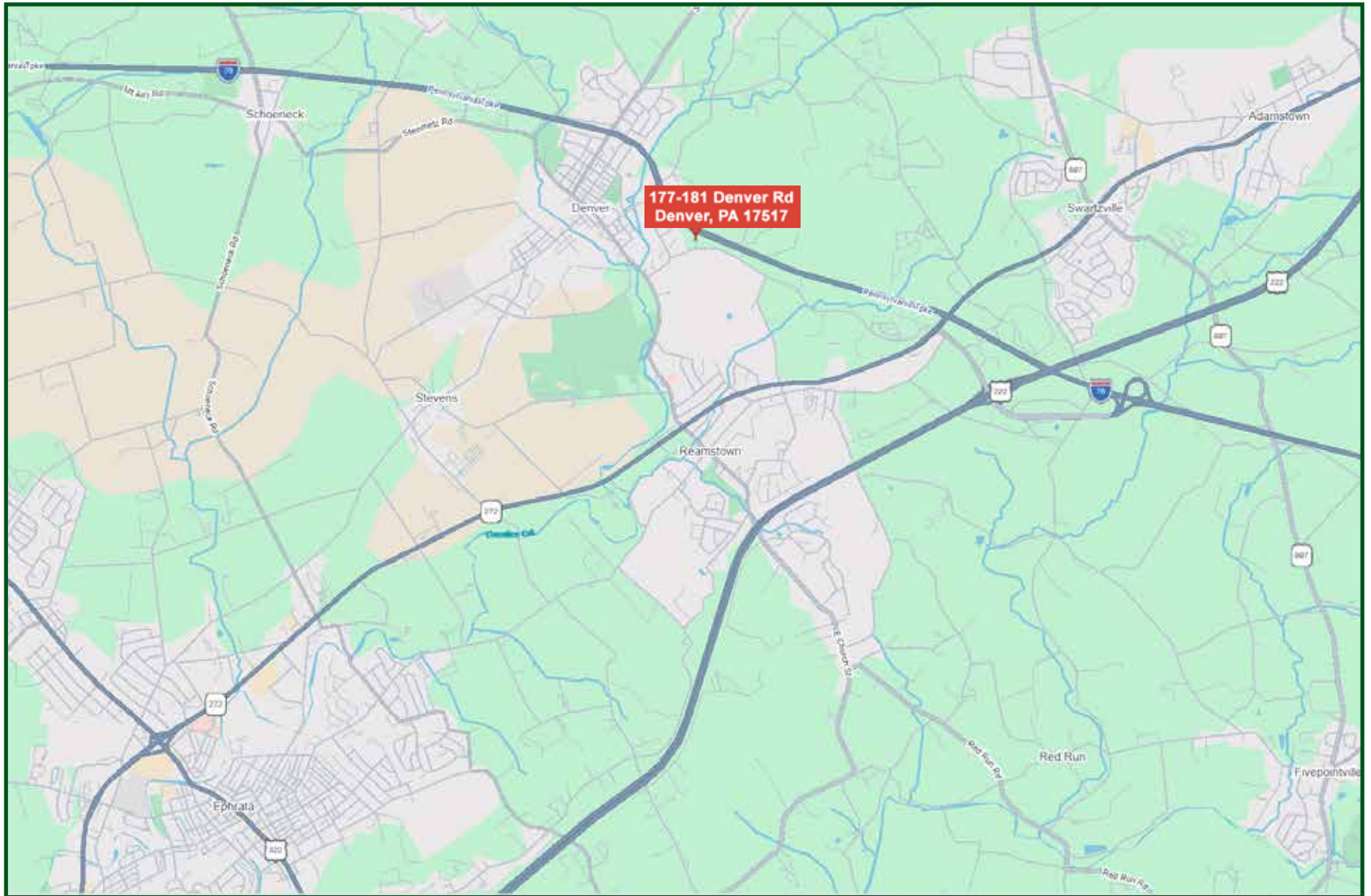
PHOTOGRAPHS (181 Denver Road)



TAX MAP



LOCATION MAP - LOCAL



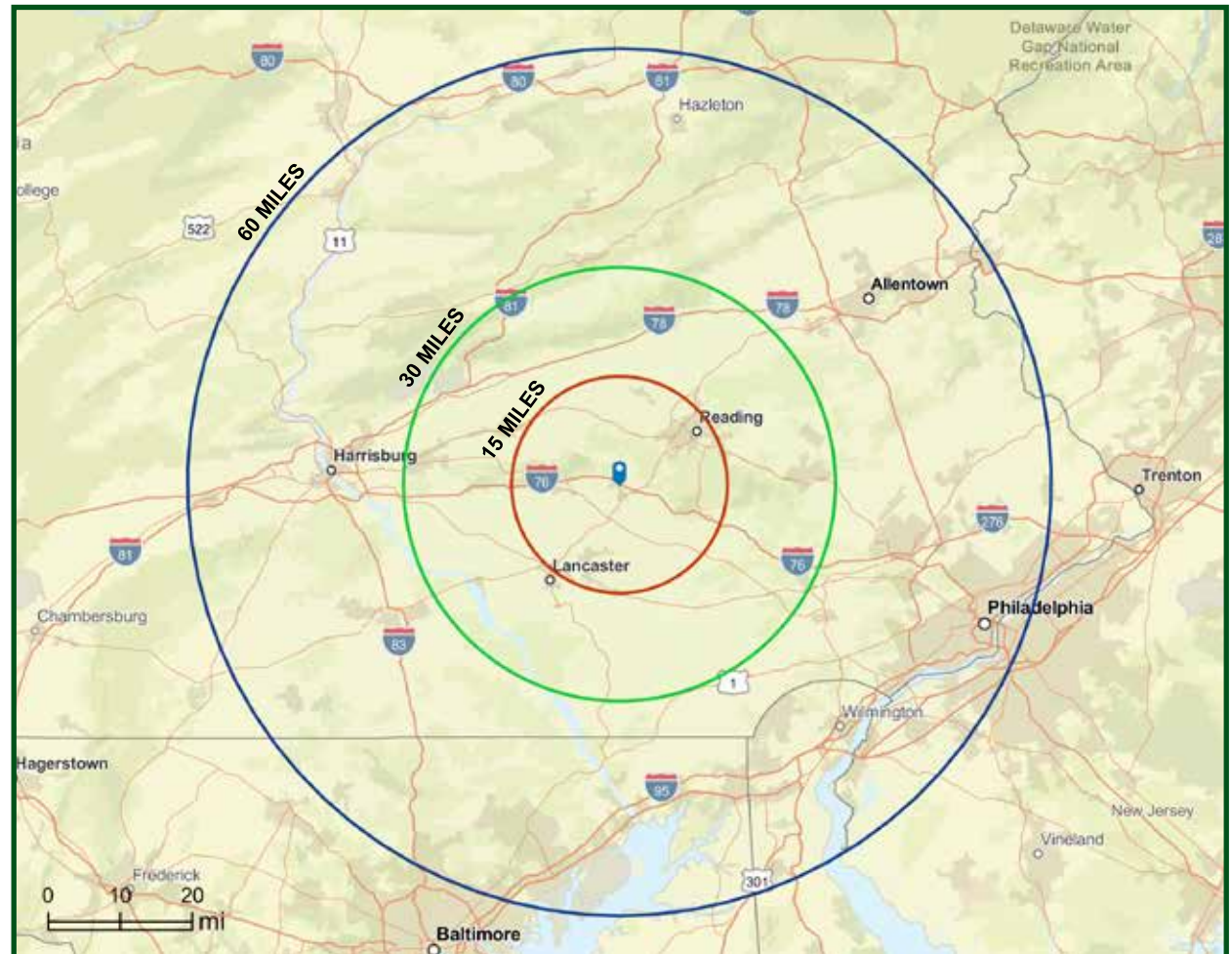
DISTANCES TO MAJOR HIGHWAYS & CITIES

Distances to Highways:	
Route 272	1.80 miles
Route 222	2.70 miles
PA Turnpike	3.80 miles

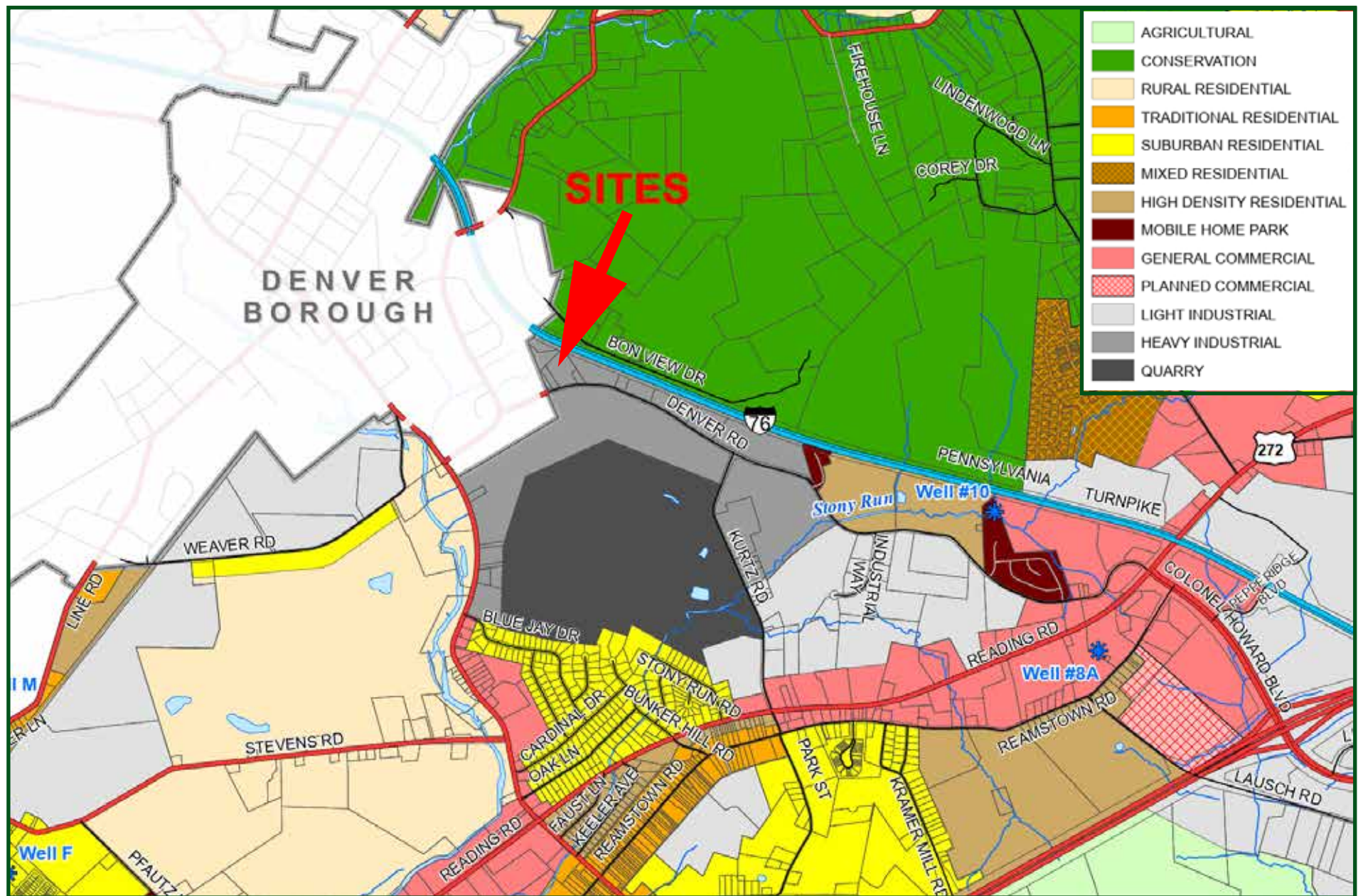
Route 272	1.80 miles
Route 222	2.70 miles
PA Turnpike	3.80 miles

Distances to Major Cities:	
Harrisburg, PA	55 miles
Philadelphia, PA	62 miles
Baltimore, MD	95 miles
Washington, D.C.	134 miles
New York, NY	145 miles

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ZONING MAP (EAST COCALICO TOWNSHIP)



ZONING ORDINANCE

Township of East Cocalico, PA

§ 220-24. Heavy Industrial Zone (I-2).



- A. Purpose. This zone reserves locations for large-scale and heavy industries that have existed within the Township for some time. The uses permitted in this zone require considerable scrutiny for their potential impacts to surrounding properties, as well as the Township as a whole. Consequently, all of the heavy and large-scale uses require special exception approval so that the local officials and the public have an opportunity to fully consider the proposed use and its impacts. Design standards are deliberately strict so as to mitigate the considerable impacts these uses can generate.
- B. Permitted uses.
- (1) Any of those uses permitted by right within the Light Industrial Zone (see § 220-23B);
 - (2) Forestry uses;
 - (3) Concrete and asphalt manufacturing and the processing, reprocessing and/or recycling of mineral and/or mineral derived materials;
 - (4) Municipal services and/or public utilities structures; **[Added 2-15-2006 by Ord. No. 2006-03]**
 - (5) Minor municipal service or utility facilities; **[Added 2-15-2006 by Ord. No. 2006-03¹]**
 - (6) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1 of this chapter. **[Added 10-1-2008 by Ord. No. 2008-03²]**
 - (7) Warehousing and wholesale trade establishments (see § 220-126). **[Added 11-18-2021 by Ord. No. 2021-04³]**
 - (8) Accessory uses customarily incidental to the above permitted uses, including, but not limited to, accessory day-care, as defined herein.
- C. Special exception uses (subject to the review procedures of § 220-142C).
- (1) Adult-related uses (see § 220-62);
 - (2) Any industrial use not permitted elsewhere within this chapter (see § 220-66);

1. Editor's Note: This ordinance also renumbered former Subsection B(4) as B(6).

2. Editor's Note: This ordinance also provided for the renumbering of former Subsection B(6) as Subsection B(7).

3. Editor's Note: This ordinance also redesignated former Subsection B(7) as Subsection B(8).

ZONING ORDINANCE

Township of East Cocalico, PA

§ 220-24

§ 220-24

- (3) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69); **[Amended 10-1-2008 by Ord. No. 2008-03]**
- (4) Billboards (see § 220-71);
- (5) Communication towers and equipment (see § 220-82);
- (6) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § 220-94.) **[Amended 10-1-2008 by Ord. No. 2008-03]**
- (7) Junkyards (see § 220-102);
- (8) Mass transportation depots (see § 220-104);
- (9) Mini-warehouses (see § 220-106);
- (10) Municipal service ventures (see § 220-129);
- (11) Recycling stations for paper, glass, plastic, and metal products (see § 220-114);
- (12) Sawmills (see § 220-118);
- (13) Septage and spent mushroom compost processing and/or commercial mushroom operations (see § 220-119);
- (14) Slaughtering, processing, rendering, and packaging of products and their by-products which are produced from the remains of animals (see § 220-122);
- (15) Solid waste disposal, recycling and processing facilities (see § 220-123);
- (16) Truck or motor freight terminals (see § 220-124).⁴
- D. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of five acres.
- E. Maximum lot coverage: 70%.
- F. Minimum lot width: 300 feet.
- G. Minimum setback requirements (principal and accessory uses).
 - (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters and outdoor storage areas shall be set back at least 40 feet from the adjoining right-of-way, except that the front yard setback shall be 50 feet when adjoining lands are directly opposite a residential zone. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. **[Amended 10-3-2019 by Ord. No. 2019-09]**
 - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and

4. Editor's Note: Former Subsection C(17), Warehousing and wholesale trade establishments, which immediately followed this subsection, was repealed 11-18-2021 by Ord. No. 2021-04.

ZONING ORDINANCE

Township of East Cocalico, PA

§ 220-24

§ 220-24

off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.

- (3) Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at 25 feet from any rear lot lines.
 - (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a one-hundred-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § 220-44.)
 - (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 50 feet of any property line.
- H. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § 220-34 of this chapter may extend up to a maximum of 75 feet when erected upon, or as an integral part of, a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height.
- I. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- J. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.
- K. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- L. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access driveways serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development.
- M. Screening. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- N. Landscaping.
- (1) 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 § 220-44 of this chapter.)
 - (2) A minimum twenty-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint

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ZONING ORDINANCE

Township of East Cocalico, PA

§ 220-24

§ 220-24

parking lot and/or loading area shared by adjoining uses.

- O. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 100 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- P. Industrial operations standards. 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. For a listing of some regulations refer to § 220-48 of this chapter.
- Q. Outdoor storage. Within the (I-2) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads, and R, R-1, R-2, R-3, MHP, and/or VO Zones, and they comply with all of those setbacks specifically imposed thereon, listed in this section.
- R. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.

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DEMOGRAPHICS

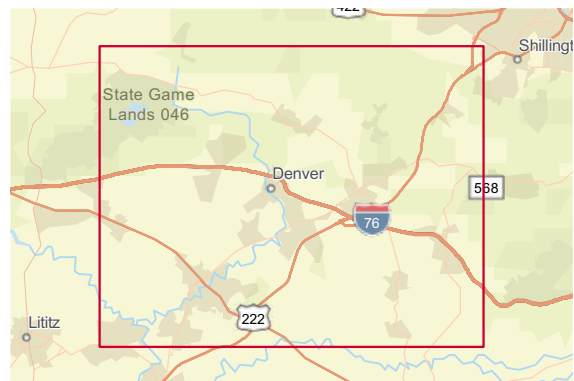
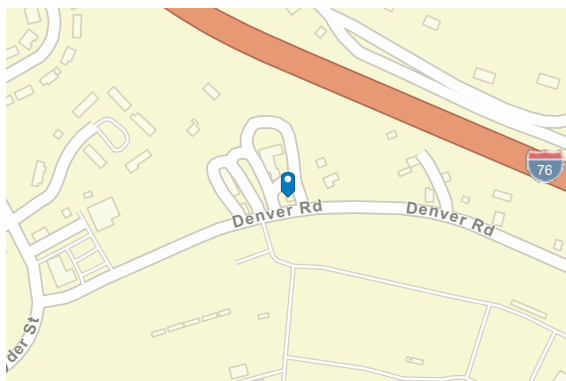
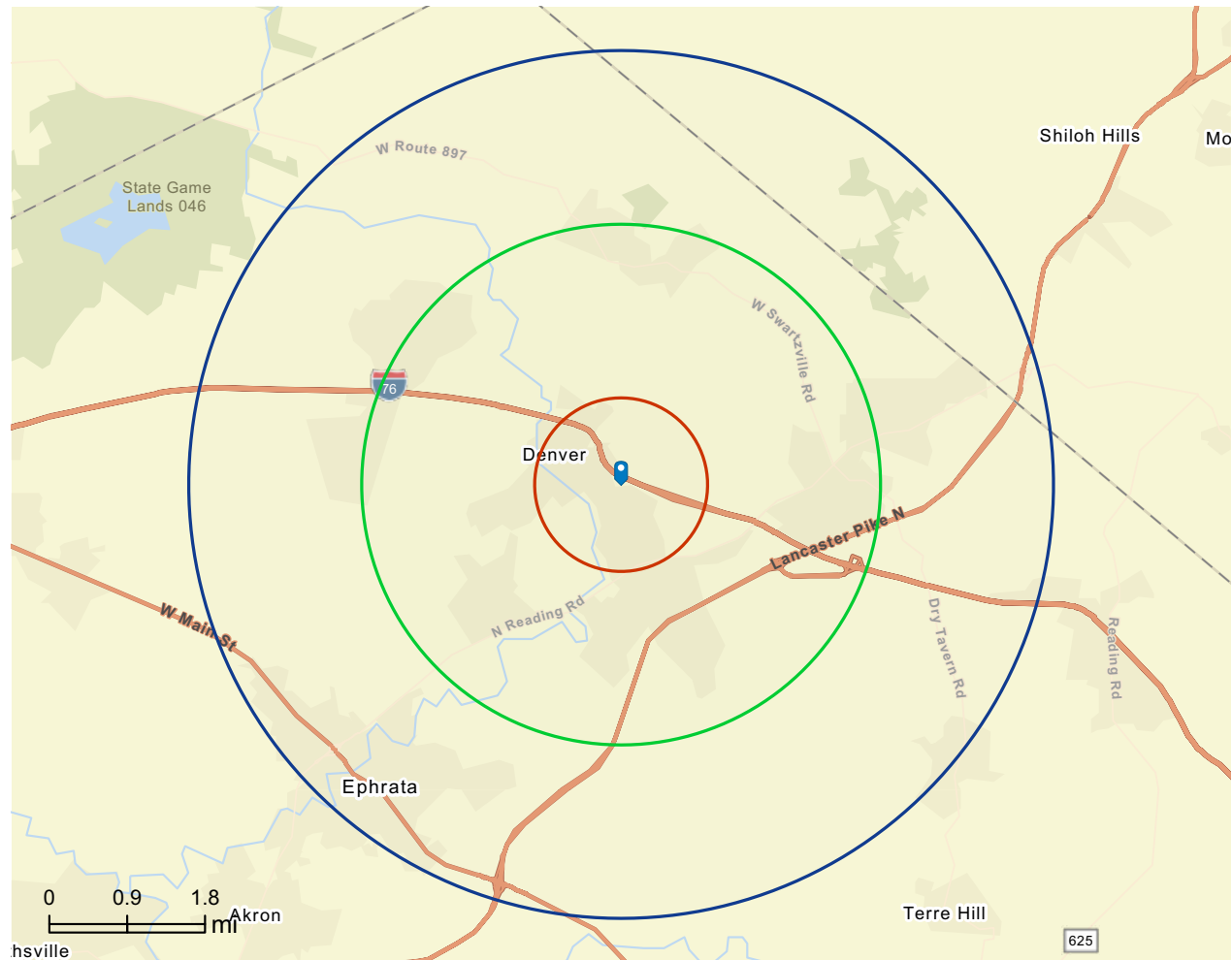
Site Map

177 Denver Rd, Denver, Pennsylvania, 17517

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.22983
Longitude: -76.12473



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Executive Summary

177 Denver Rd, Denver, Pennsylvania, 17517

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	3,944	18,271	46,577
2020 Male Population	50.0%	50.2%	49.7%
2020 Female Population	50.0%	49.8%	50.3%
2026 Population	3,970	18,605	47,081
2026 Male Population	50.6%	50.6%	50.3%
2026 Female Population	49.4%	49.4%	49.7%
2031 Population	4,168	19,067	47,558
2031 Male Population	50.3%	50.3%	50.1%
2031 Female Population	49.7%	49.7%	49.9%
2010-2020 Annual Rate	-0.13%	0.30%	0.45%
2020-2026 Annual Rate	0.11%	0.29%	0.17%
2026-2031 Annual Rate	0.98%	0.49%	0.20%

In the identified area, the current year population is **47,081**. In 2020, the Census count in the area was **46,577**. The rate of change since 2020 was **0.17%** annually. The five-year projection for the population in the area is **47,558** representing a change of **0.20%** annually from 2026 to 2031. Currently, the population is **50.3%** male and **49.7%** female.

Median Age

2026 Median Age	41.0	40.1	39.9
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The median age in this area is **39.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	87.8%	90.6%	89.2%
2026 Black Alone	1.3%	1.1%	1.4%
2026 American Indian Alone	0.1%	0.1%	0.2%
2026 Asian Alone	2.8%	2.2%	1.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	2.0%	1.4%	2.1%
2026 Two or More Races	6.0%	4.5%	5.1%
2026 Hispanic Origin	6.6%	4.5%	5.8%
2026 Diversity Index	32.0	24.6	28.9

Persons of Hispanic origin represent **5.8%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **28.9** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 177 Denver Rd, Denver, Pennsylvania, 17517 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	62	96	88
2010 Total Households	1,480	6,439	16,532
2020 Total Households	1,494	6,704	17,421
2026 Total Households	1,534	6,912	17,859
2031 Total Households	1,623	7,136	18,154
2010-2020 Annual Rate	0.09%	0.40%	0.53%
2020-2026 Annual Rate	0.42%	0.49%	0.40%
2026-2031 Annual Rate	1.13%	0.64%	0.33%
2026 Average Household Size	2.55	2.68	2.61

The household count in this area has changed from **17,421** in 2020 to **17,859** in the current year, a change of **0.40%** annually. The five-year projection of households is **18,154**, a change of **0.33%** annually from the current year total. Average household size is currently **2.61**, compared to **2.65** in the year 2020. The number of families in the current year is **12,655** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	20.1%	19.7%	22.2%
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Median Household Income

2026 Median Household Income	\$79,829	\$98,509	\$89,252
2031 Median Household Income	\$86,885	\$109,475	\$102,058
2026-2031 Annual Rate	1.71%	2.13%	2.72%

Average Household Income

2026 Average Household Income	\$89,512	\$116,584	\$110,546
2031 Average Household Income	\$97,672	\$128,679	\$122,992
2026-2031 Annual Rate	1.76%	1.99%	2.16%

Per Capita Income

2026 Per Capita Income	\$35,072	\$43,353	\$41,941
2031 Per Capita Income	\$38,571	\$48,185	\$46,925
2026-2031 Annual Rate	1.92%	2.14%	2.27%

Income Equality

2026 Gini Index	31.7	37.1	38.5
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 177 Denver Rd, Denver, Pennsylvania, 17517 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$89,252** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$102,058** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$110,546** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$122,992** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$41,941** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$46,925** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	111	113	100
2010 Total Housing Units	1,551	6,696	17,177
2010 Owner Occupied	1,091	5,126	12,438
2010 Renter Occupied	389	1,313	4,094
2010 Vacant	71	257	645
2020 Housing Units	1,570	6,982	18,062
2020 Owner Occupied	1,104	5,334	12,996
2020 Renter Occupied	390	1,370	4,425
2020 Vacant	68	263	648
2026 Housing Units	1,602	7,165	18,447
2026 Owner Occupied	1,155	5,576	13,543
2026 Renter Occupied	379	1,336	4,316
2026 Vacant	68	253	588
2031 Total Housing Units	1,705	7,424	18,792
2031 Owner Occupied	1,247	5,810	13,871
2031 Renter Occupied	375	1,326	4,282
2031 Vacant	82	288	638

Socioeconomic Status

2026 Socioeconomic Status Index	48.0	51.9	52.0
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Currently, **72.1%** of the **18,447** housing units in the area are owner occupied; **23.7%** renter occupied; and **4.2%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **18,062** housing units in the area and **68** vacant housing units. The annual rate of change in housing units since 2020 is **0.34%**. Median home value in the area is **\$336,322**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.50%** annually to **\$340,177**.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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