

FOR LEASE

± 10,000 SF

WAREHOUSE SPACE



1883 Commerce Park East Road
Lancaster, PA 17601

Dan Berger, Jr., CCIM, SIOR



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SALIENT INFORMATION

PROPERTY:	1883 Commerce Park East Road, Lancaster, PA 17601 East Lampeter Township, Lancaster County
LEASE PRICE:	\$8.50 PSF NNN
SPACE AVAILABLE:	10,000 SF
LAND AREA:	± 0.77 Acres
DOORS:	One (1) Dock Door - 8' Feet One (1) Grade Level Door with Interior Dock
CEILING HEIGHT:	14' Clear Height
ELECTRIC:	200 Amp / 240 Volt, 3-Phase
HVAC:	Warehouse - Natural Gas Modine Heaters Office - Baseboard Heat and Central A/C
WATER & SEWER:	Public
YEAR BUILT:	1972
TAX PARCEL:	310-69531-0-0000
ZONING:	I-2 General Industrial
COMMENTS:	Flex/warehouse space in the well-located Commerce Park East just South of Route 30 and Greenfield Business park. Includes a small office/waiting area and one (1) private office. Warehouse features include 14' ceilings, one (1) traditional dock-height door and one (1) grade-level door with an interior dock. Well situated for contractor shops, manufacturing, warehousing and more.

PHOTOGRAPHS



PHOTOGRAPHS



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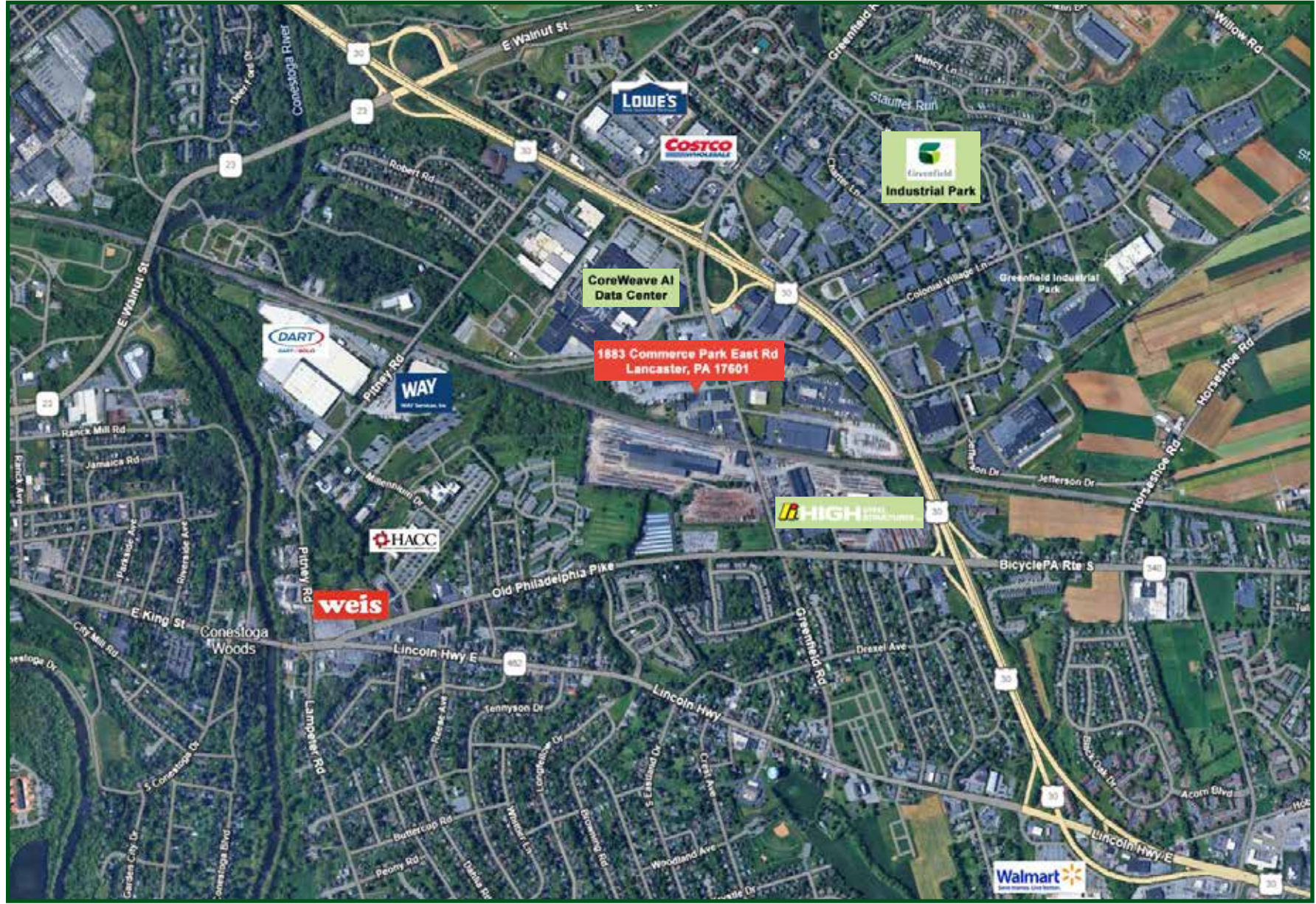
PHOTOGRAPHS



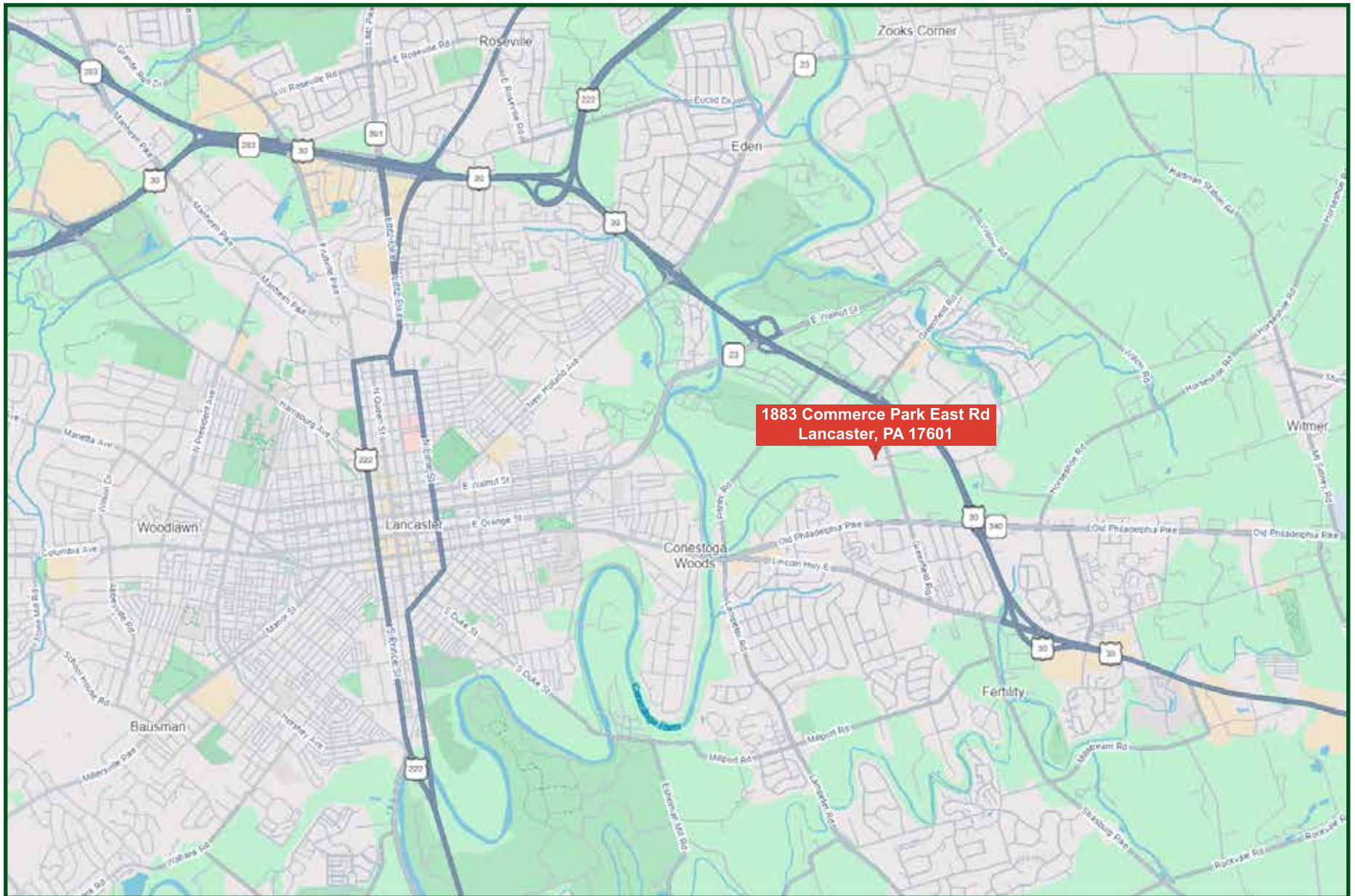
AERIAL TAX MAP



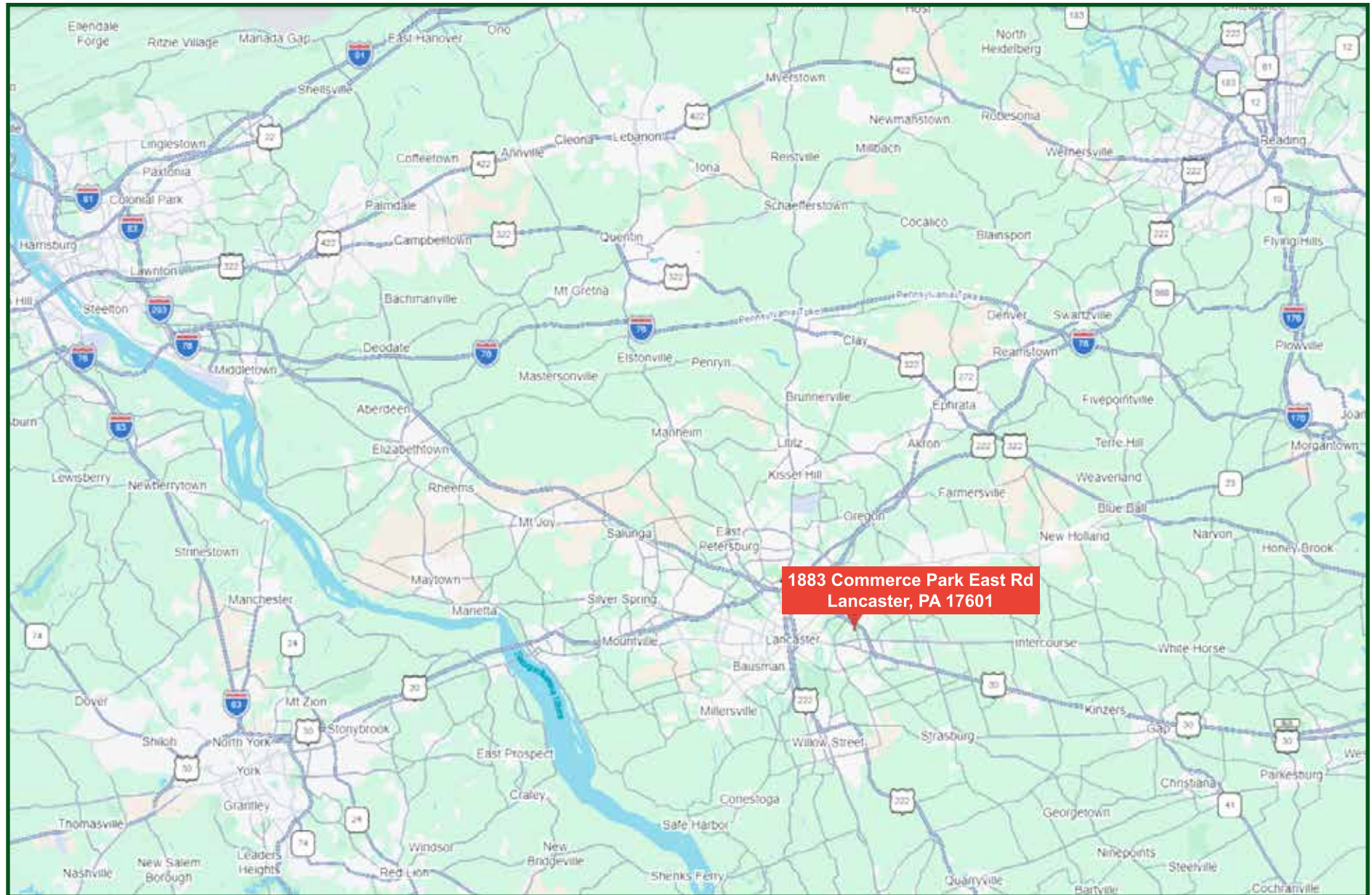
AERIAL PHOTO



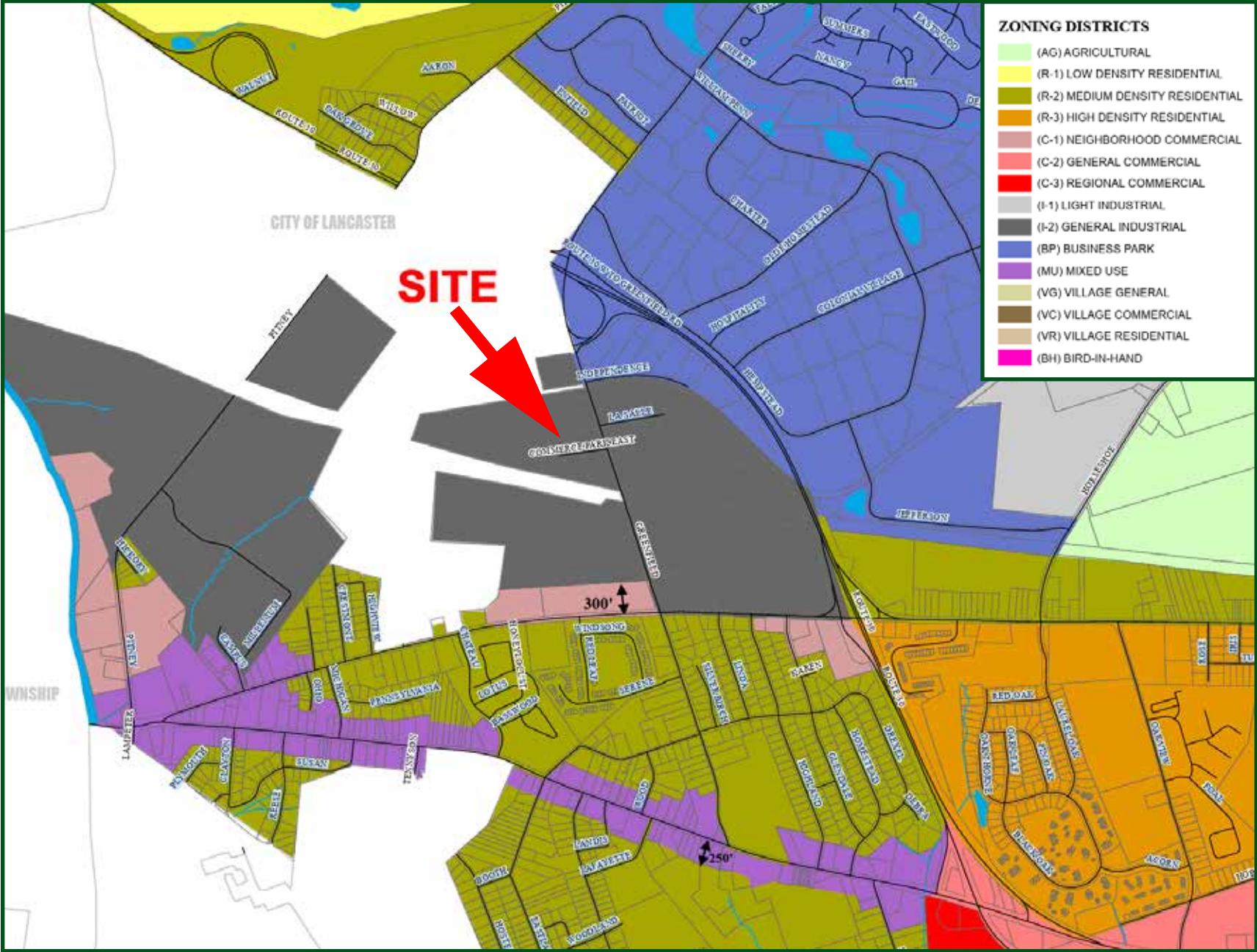
LOCAL MAP



REGIONAL MAP



ZONING MAP (East Lampeter Township)



Township of East Lampeter, PA

§ 375-12020. Permitted uses. [Amended 8-18-2025 by Ord. No. 382]

A. Principal uses permitted by right:

- (1) Agricultural operation, subject to the provisions specified under § 375-23030 of this chapter. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
- (2) Contractor storage yard, subject to the provisions specified under § 375-23190 of this chapter.
- (3) Emergency service facility, subject to the provisions specified under § 375-23250 of this chapter.
- (4) Forestry, subject to the provisions specified under § 375-23290 of this chapter.
- (5) Heavy equipment sales, service and repair facility, subject to the provisions specified under § 375-23350 of this chapter.
- (6) Manufacturing use, subject to the provisions specified under § 375-23450 of this chapter.
- (7) Motor freight terminal containing a minimum lot are of five acres and a maximum lot area of 20 acres, subject to the provisions specified under § 375-23480 of this chapter.
- (8) Municipal use, subject to the provisions specified under § 375-23500 of this chapter.
- (9) Offices as a principal or accessory use, subject to the provisions specified under § 375-23540 of this chapter.
- (10) Principal uses permitted in combination, subject to the provisions specified under § 375-23590 of this chapter.
- (11) Public utility building and/or structures, subject to the provisions specified under § 375-23610 of this chapter.
- (12) Recreation use that is classified as a municipal recreation use, subject to the provisions specified under § 375-23620 of this chapter.
- (13) School that is classified as a commercial school, subject to the provisions specified under § 375-23740 of this chapter.
- (14) School that is classified as a public or private school, subject to the provisions specified under § 375-23740 of this chapter.
- (15) School that is classified as a vocational, mechanical and/or trade school, subject to the provisions specified under § 375-23740 of this chapter.
- (16) Self-storage facility, subject to the provisions specified under § 375-23750 of this chapter.
- (17) Transportation depot, subject to the provisions specified under § 375-23840 of this

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chapter.

- (18) Warehouse and distribution facility, subject to the provisions specified under § 375-23870 of this chapter.
- (19) Wholesale and distribution facility, subject to the provisions specified under § 375-23880 of this chapter.
- (20) Integrated business campus, subject to the provisions of § 375-23405 of this chapter.

B. Accessory uses permitted by right:

- (1) Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this chapter.
- (2) Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under § 375-23050.1 of this chapter.
- (3) Alternative energy facilities designed and operated as a local service area facility, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under § 375-23050.1 of this chapter.
- (4) Day-care facility as an accessory or subordinate use, subject to the provisions specified under § 375-23220 of this chapter.
- (5) Recreation use as an accessory or subordinate use, subject to the provisions specified under § 375-23620 of this chapter.
- (6) Repair facility, subject to the provisions specified under § 375-23650 of this chapter.
- (7) Restaurant and/or cafeteria as an accessory or subordinate use, subject to the provisions specified under § 375-23680 of this chapter.
- (8) Retail sales of goods and services produced on-site for a permitted manufacturing, warehouse, wholesale and/or distribution use, subject to the provisions specified under § 375-23700 of this chapter.
- (9) Satellite receiving and/or transmitting dish antenna with a diameter of less than six feet that is mounted to the side, rear or roof of a building, subject to the provisions specified under § 375-23730 of this chapter.
- (10) Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under § 375-23810 of this chapter.

C. Uses permitted by special exception, pursuant to the provisions specified under § 375-25070 of this chapter:

- (1) Adult use, subject to the provisions of § 375-23020 of this chapter.
- (2) Farm-support business use as a business operation, subject to the provisions specified under § 375-3260 of this chapter.

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- (3) Residential accessory uses and structures for a nonconforming use, subject to the provisions specified under § 375-22030 and § 375-23660.2 of this chapter.
 - (4) Salvage yard, subject to the provisions specified under § 375-23720 (salvage yard) of this chapter.
 - (5) Satellite receiving and/or transmitting dish antenna with a diameter of less than six feet that is located on the front facade of a building and/or located as a ground-mounted structure, subject to the provisions specified under § 375-23730 of this chapter.
 - (6) Telecommunication or wireless communication facilities with a new support tower or structure, subject to the provisions specified under § 375-23810 of this chapter.
- D. Uses permitted by conditional use, pursuant to the provisions specified under § 375-25080 of this chapter:
- (1) Alternative energy facilities as an accessory use, which may include manure digesters, subject to the provisions specified under § 375-23050.1 of this chapter.
 - (2) Alternative energy facilities as a principal use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under § 375-23050.2 of this chapter.
 - (3) Historic resource overlay uses and site improvements, subject to the provisions specified under § 375-21050 of this chapter.
 - (4) Regional impact development containing the permitted uses within the I-2 Zoning District, subject to the provisions specified under § 375-23640 of this chapter.
 - (5) Uses that are not specifically permitted by this chapter, subject to the provisions specified under § 375-23850 of this chapter.

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DEMOGRAPHICS

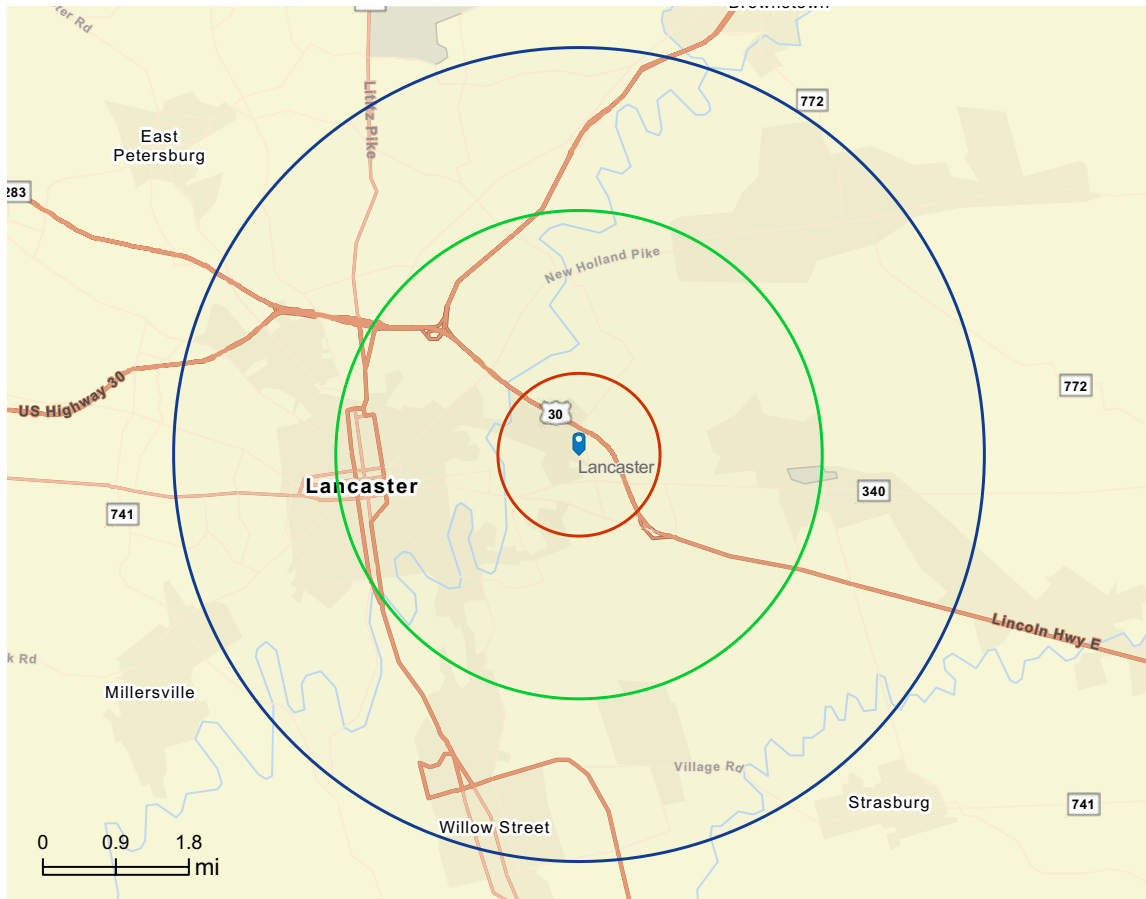
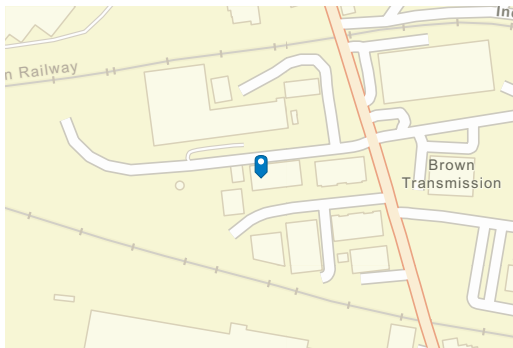
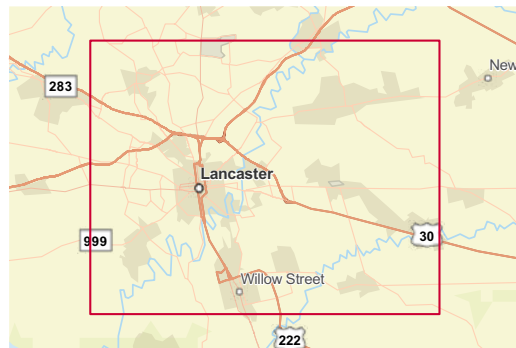
Site Map

1883 Commerce Park East Rd, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.04541
Longitude: -76.25646



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Executive Summary

1883 Commerce Park East Rd, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	5,665	73,384	154,108
2020 Male Population	47.3%	48.6%	48.3%
2020 Female Population	52.7%	51.4%	51.7%
2026 Population	5,804	75,070	157,433
2026 Male Population	48.3%	49.2%	48.9%
2026 Female Population	51.7%	50.8%	51.1%
2031 Population	6,771	77,833	161,420
2031 Male Population	47.9%	49.0%	48.7%
2031 Female Population	52.1%	51.0%	51.3%
2010-2020 Annual Rate	0.80%	0.30%	0.61%
2020-2026 Annual Rate	0.39%	0.36%	0.34%
2026-2031 Annual Rate	3.13%	0.73%	0.50%

In the identified area, the current year population is **157,433**. In 2020, the Census count in the area was **154,108**. The rate of change since 2020 was **0.34%** annually. The five-year projection for the population in the area is **161,420** representing a change of **0.50%** annually from 2026 to 2031. Currently, the population is **48.9%** male and **51.1%** female.

Median Age

2026 Median Age	43.8	37.8	38.9
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The median age in this area is **38.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	70.0%	56.8%	62.3%
2026 Black Alone	8.9%	11.5%	9.7%
2026 American Indian Alone	0.3%	0.5%	0.5%
2026 Asian Alone	4.5%	4.9%	5.0%
2026 Pacific Islander Alone	0.0%	0.1%	0.0%
2026 Some Other Race Alone	8.1%	14.5%	11.9%
2026 Two or More Races	8.3%	11.8%	10.6%
2026 Hispanic Origin	18.1%	29.7%	24.7%
2026 Diversity Index	63.9	78.3	73.3

Persons of Hispanic origin represent **24.7%** 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 **73.3** 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 | 1883 Commerce Park East Rd, Lancaster, Pennsylvania, 17601 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	70	75	83
2010 Total Households	2,272	26,694	55,908
2020 Total Households	2,430	28,205	59,285
2026 Total Households	2,495	29,180	61,108
2031 Total Households	3,029	30,662	63,256
2010-2020 Annual Rate	0.67%	0.55%	0.59%
2020-2026 Annual Rate	0.42%	0.55%	0.49%
2026-2031 Annual Rate	3.96%	1.00%	0.69%
2026 Average Household Size	2.32	2.48	2.47

The household count in this area has changed from **59,285** in 2020 to **61,108** in the current year, a change of **0.49%** annually. The five-year projection of households is **63,256**, a change of **0.69%** annually from the current year total. Average household size is currently **2.47**, compared to **2.50** in the year 2020. The number of families in the current year is **37,699** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	23.4%	24.9%	23.4%
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Median Household Income

2026 Median Household Income	\$83,883	\$77,704	\$82,935
2031 Median Household Income	\$91,615	\$85,604	\$92,588
2026-2031 Annual Rate	1.78%	1.96%	2.23%

Average Household Income

2026 Average Household Income	\$100,790	\$101,280	\$109,063
2031 Average Household Income	\$112,172	\$112,726	\$121,005
2026-2031 Annual Rate	2.16%	2.16%	2.10%

Per Capita Income

2026 Per Capita Income	\$42,077	\$39,886	\$42,827
2031 Per Capita Income	\$48,882	\$44,912	\$47,911
2026-2031 Annual Rate	3.04%	2.40%	2.27%

Income Equality

2026 Gini Index	37.7	43.2	41.9
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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 | 1883 Commerce Park East Rd, Lancaster, Pennsylvania, 17601 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$82,935** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$92,588** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$109,063** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$121,005** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$42,827** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$47,911** 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	95	90	95
2010 Total Housing Units	2,388	28,369	59,153
2010 Owner Occupied	1,306	13,903	31,777
2010 Renter Occupied	966	12,791	24,131
2010 Vacant	116	1,675	3,245
2020 Housing Units	2,503	29,864	62,685
2020 Owner Occupied	1,365	14,334	32,767
2020 Renter Occupied	1,065	13,871	26,518
2020 Vacant	90	1,609	3,418
2026 Housing Units	2,566	31,185	64,866
2026 Owner Occupied	1,436	15,149	34,403
2026 Renter Occupied	1,059	14,031	26,705
2026 Vacant	71	2,005	3,758
2031 Total Housing Units	3,139	32,492	66,881
2031 Owner Occupied	1,454	15,464	35,010
2031 Renter Occupied	1,575	15,197	28,246
2031 Vacant	110	1,830	3,625

Socioeconomic Status

2026 Socioeconomic Status Index	48.8	43.7	47.1
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Currently, **56.0%** of the **64,866** housing units in the area are owner occupied; **41.3%** renter occupied; and **2.8%** 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 **62,685** housing units in the area and **90** vacant housing units. The annual rate of change in housing units since 2020 is **0.55%**. Median home value in the area is **\$330,057**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.40%** annually to **\$376,048**.

 **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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