# FOR SALE

# +/- 60,775 SF NNN INDUSTRIAL INVESTMENT PROPERTY




## 1245 Manheim Pike
## Lancaster, PA 17601

**Joseph K. Maser**
**Thomas M. McDermott, CCIM, SIOR**

U.S. COMMERCIAL REALTY

1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (O) • (717) 735-6001 (F)
tom@uscommercialrealty.net • joe@uscommercialrealty.net
www.uscommercialrealty.net

# SALIENT INFORMATION

| | |
|---|---|
| **LOCATION:** | 1245 Manheim Pike, Lancaster, PA 17601<br>City of Lancaster, Lancaster County |
| **BUILDING SIZE:** | ± 60,775 SF (53,764 SF Warehouse & 7,011 SF Showroom/Counter) |
| **LOT SIZE:** | ± 5.40 Acres |
| **CEILING HEIGHT:** | 18' Clear Height to Bar Joist |
| **LOADING DOCKS:** | Twelve (12) Loading Docks |
| **GRADE DOORS:** | One (1) Grade Door |
| **PARKING:** | 50+ Positions for Truck Staging OR 100+ vehicle spaces |
| **UTILITIES:** | Electric - 400+ amp service, 208V/3-Phase, with add'l capacity<br>HVAC - Gas Forced Heat, Central A/C in Office<br>Water & Sewer - Public |
| **SPRINKLER:** | 100% Wet System |
| **CONSTRUCTION:** | Concrete Block |
| **ROOF:** | EPDM Rubber / Serviced 2025 |
| **ZONING:** | CM - Central Manufacturing |
| **TRAFFIC COUNT:** | Manheim Pike (Rte 72) - 16,471 vehicles per day (September, 2025) |
| **ROAD FRONTAGE:** | 426.6' Manheim Pike (Rte 72) |
| **TAX ACCOUNT:** | 339-36802-0-0000 |
| **BUILDING RENT:** | Year 1 of First Option (2026): $411,303 / year ($34,273 / month)<br>with 3.0% annual increases |
| **BILLBOARD RENT:** | 2026 - $14,400 / year ($1,200 / month) |
| **LEASE EXPIRATION:** | July 31, 2031 |
| **LEASE OPTION:** | Two (2) options of 5 years each, with 3.0% annual increases |
| **SALE PRICE:** | **$6,975,000** |
| **COMMENTS:** | Current tenant is Consolidated Electrical Distributors, Inc. and Lamar (Billboard). Triple Net (NNN) investment property, with future expansion possible. |

**DISCLOSURE:** Seller has identified what has been termed by some engineers as minor environmental issues uncovered in prior Phase 1 and 2 data that suggests an Act 2 Site Characterization and Remediation will offer relief of liability of all parties to a transaction. Seller has retained ARM Group LLC to proceed and perform this work at Seller's expense. Counsel indicates this work will not impede a sale and settlement of property to new owner prior to completion of this work.

# LEASE ABSTRACT

**Lease Abstract**
**1245 Manheim Pike**
**Lancaster, PA 17603**

**Building Income**

| | | | |
|---|---|---|---|
| Tenant: | Consolidated Electrical Distributors, Inc. | | |
| Landlord: | YES Properties, LLC | | |
| Primary Lease Term: | Fifteen (15) Years | | |
| Commencement: | 07/25/11 | | |
| Expiration: | 07/31/26 | | |
| Current Rent: | $6.57 / SF | $399,291.75 / Year | $33,274.31 / Month |
| Square Footage: | 60,775 | | |
| Lease Structure: | Triple Net (NNN) with Landlord responsible for Roof, Walls, Foundation and Paving.<br>Two (2) Five Year Options with 3 Month Notice to Renew. Three (3%) Annual Increases on each Anniversary Year. | | |

Tenant is Exercising First Option:

| Term | Annual Rent | Monthly | Rate / SF |
|---|---|---|---|
| 8/1/26 to 7/31/27 | $411,270.50 | $34,272.54 | $6.77 |
| 8/1/27 to 7/31/28 | $423,608.61 | $35,300.72 | $6.97 |
| 8/1/28 to 7/31/29 | $436,316.86 | $36,359.74 | $7.18 |
| 8/1/29 to 7/31/30 | $449,406.36 | $37,450.53 | $7.40 |
| 8/1/30 to 7/31/31 | $462,888.55 | $38,574.05 | $7.62 |

**Billboard Income**

| | | |
|---|---|---|
| Tenant: | Lamar (Billboard Lease) | |
| Landlord: | YES Properties, LLC | |
| Monthly Rent: | $1,800 | $1,200 to YES Properties, LLC and $600 to Consolidated Electric Distributors, Inc. |
| Lease Expiration: | 12/14/2031 | |
| Lease Options: | None | |

# PHOTOGRAPHS





# PHOTOGRAPHS










# PHOTOGRAPHS



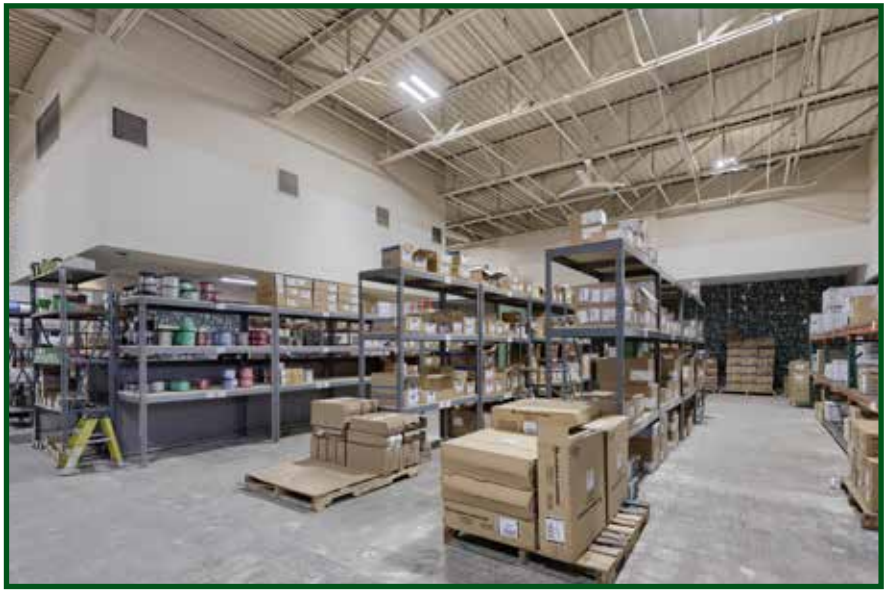




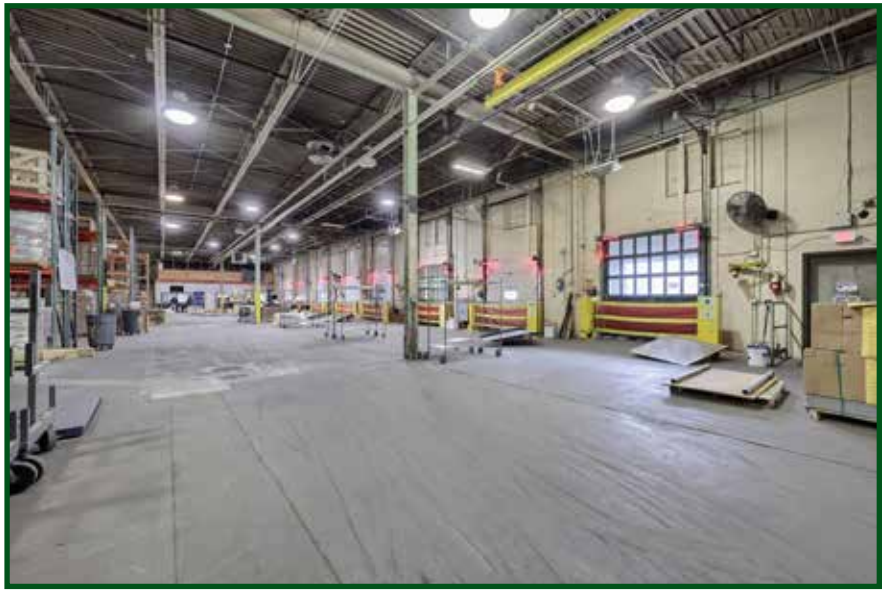


# PHOTOGRAPHS









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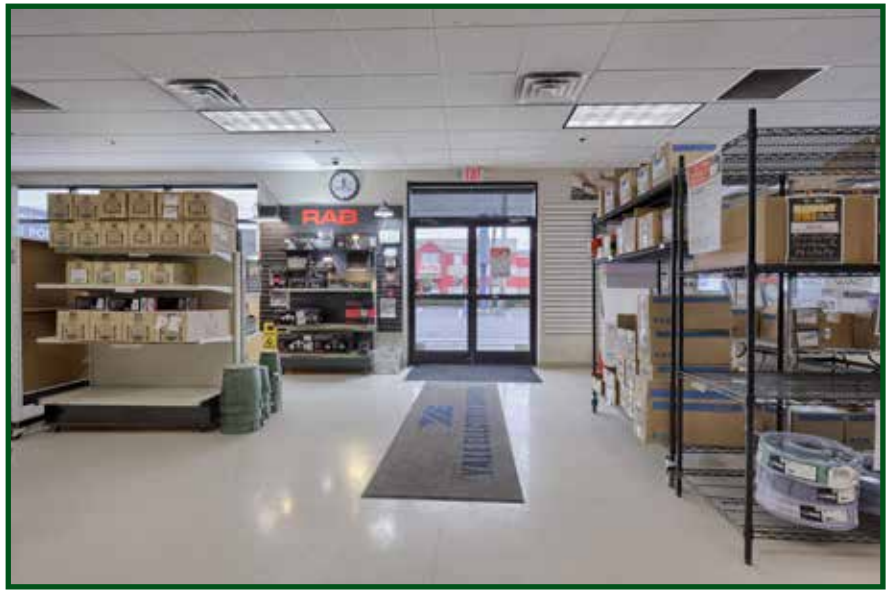








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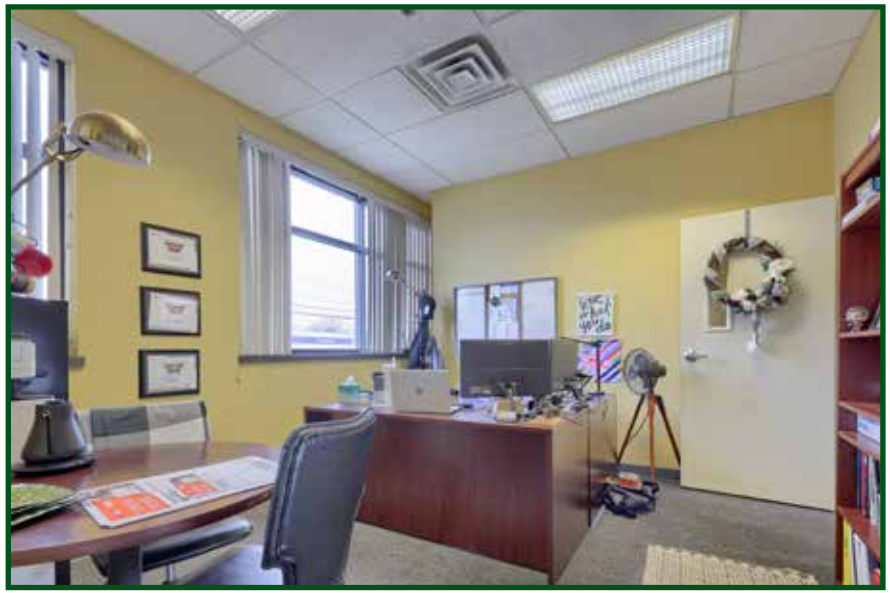





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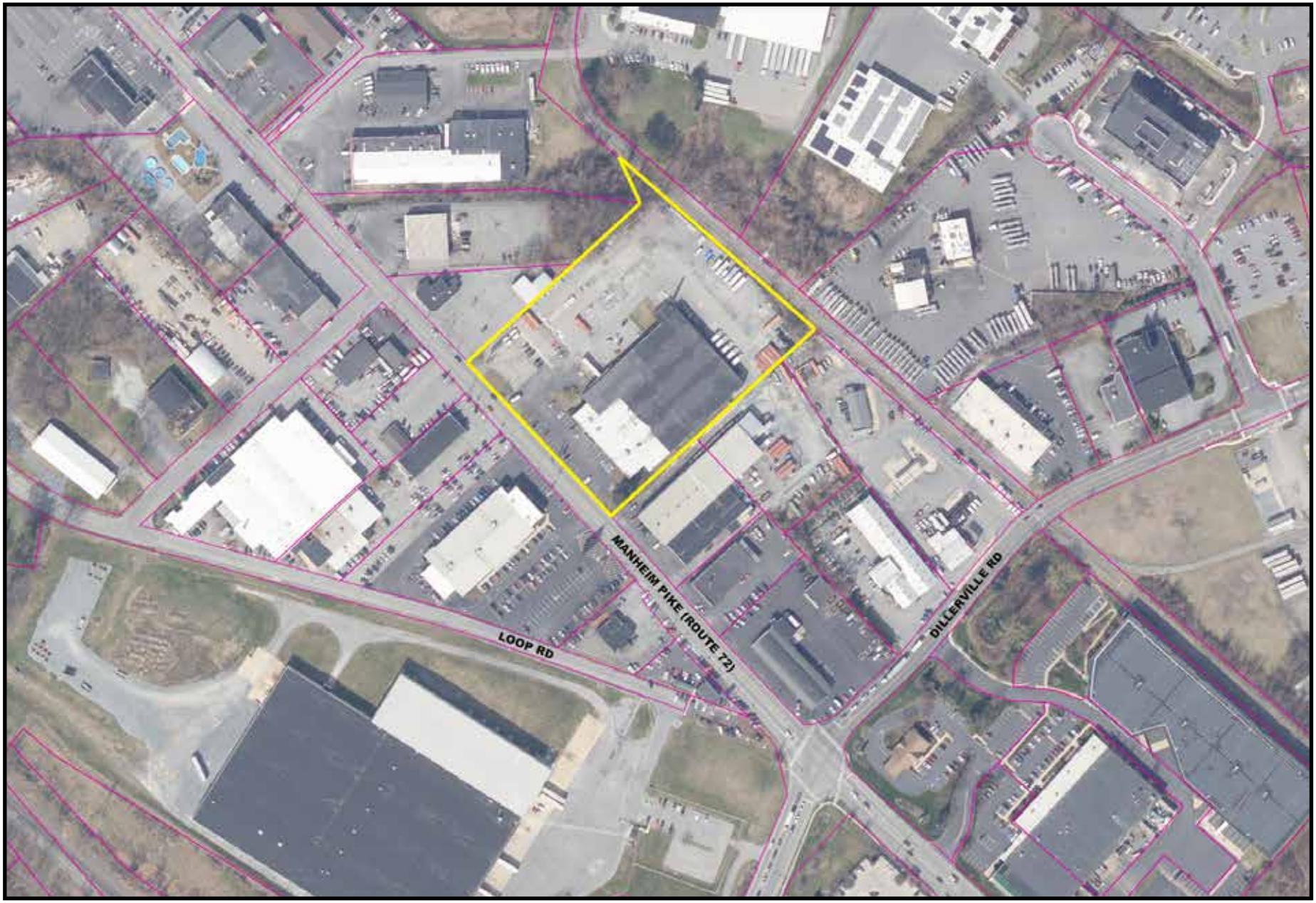




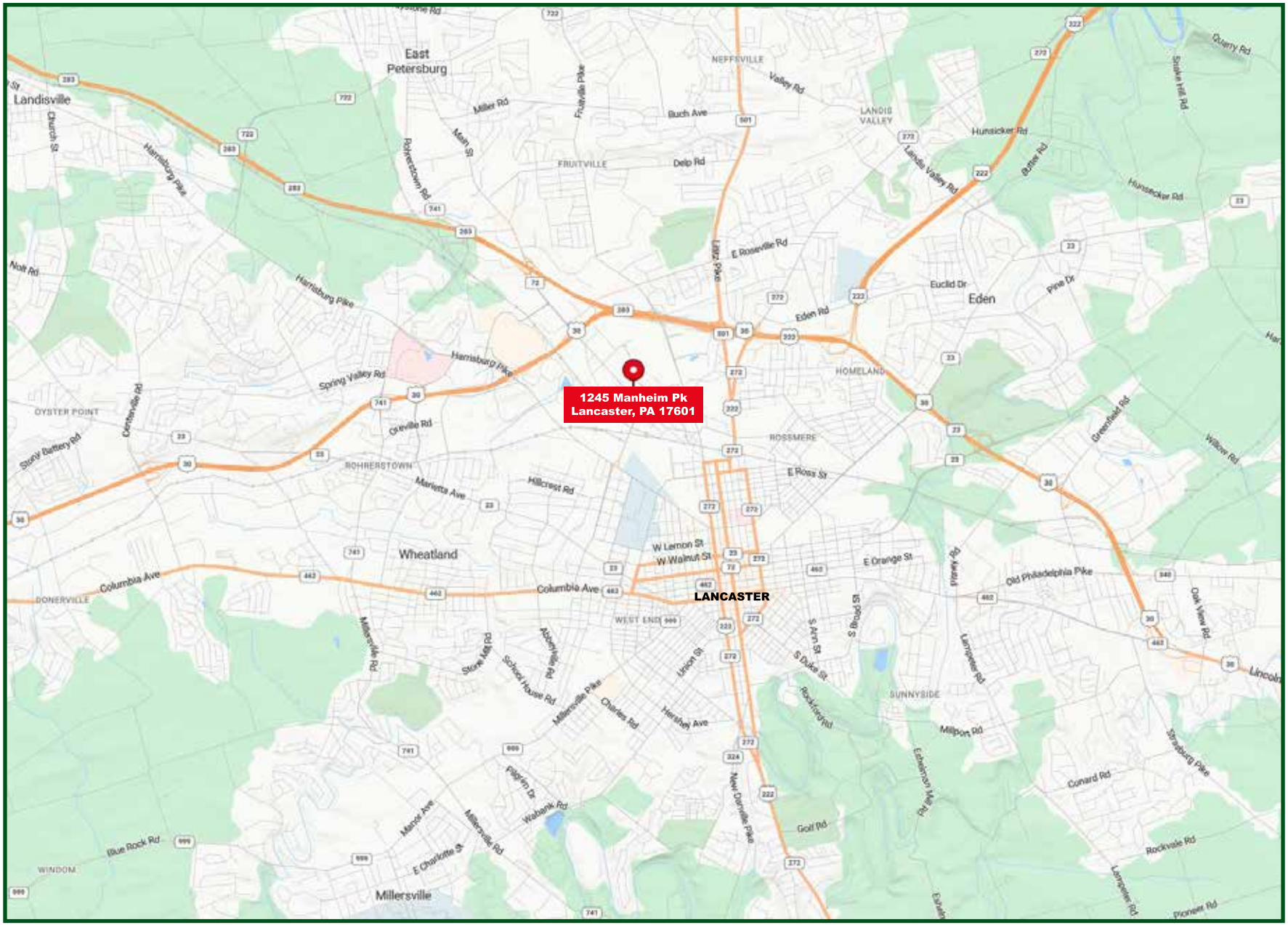




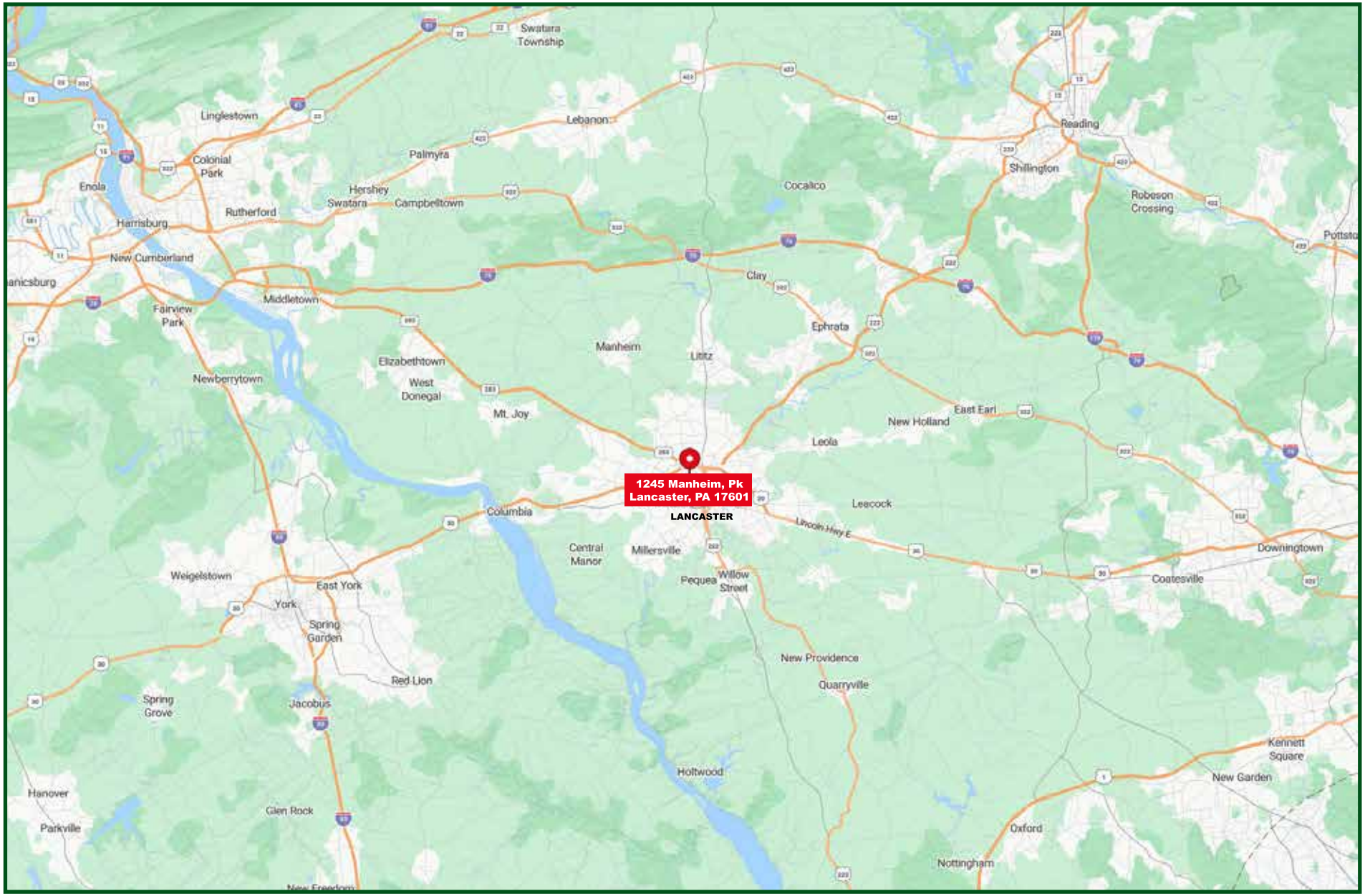
# TAX MAP



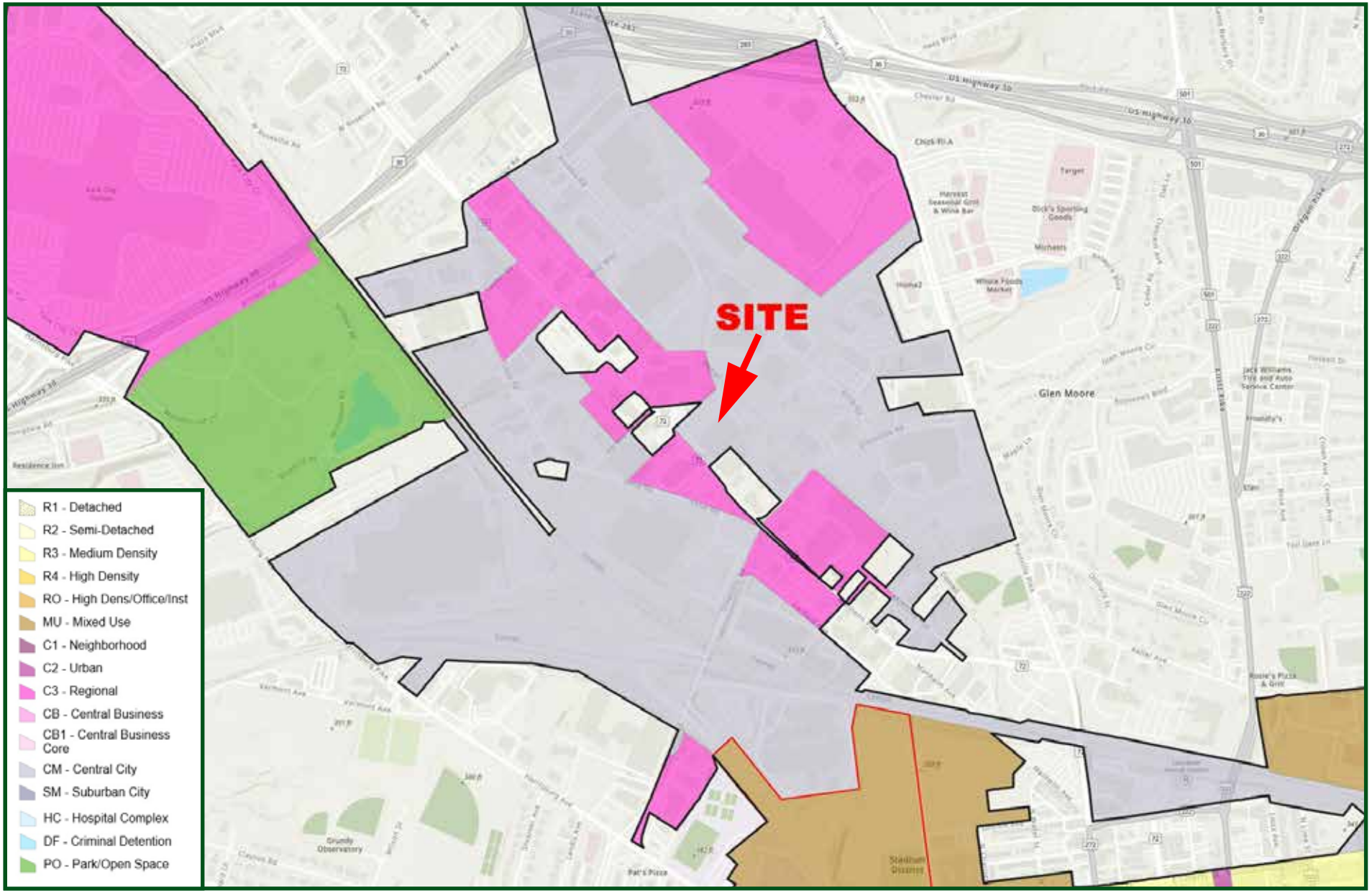
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (City of Lancaster)



# ZONING ORDINANCE



## Manufacturing and Industrial(1)

**KEY:**
X = Permitted by right
S = Permitted by special exception
C = Permitted as conditional use

| Use | MU | CB1 | CB | C3 | CM | SM |
|---|---|---|---|---|---|---|
| Animal and vegetable products | | | | | | |
| (a) Microbrewery/brew pub, microdistillery | S | S | S | S | S | S |
| (b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy | S | | | | S | S |
| (c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products | | | | | S | X |
| (d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b) | S | | | S | X | X |
| Chemicals and synthetics | | | | | | |
| (a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations | S | | | | S | S |
| (b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations | S | | | | S | S |
| (c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b) | S | | | | S | S |
| Electroplating, polishing, finishing, and other treatment of metals and formed products | S | | | | S | X |
| Fabricated metal products manufacture or processing | S | | | | X | X |
| Instruments, appliances and miscellaneous goods manufacture | S | | | | X | X |
| Leather and fur product manufacturing | | | | | S | S |
| Lumber and wood products, manufacturing or processing | S | | | | X | X |
| Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles | S | | | | S | X |
| Paper and paperboard products | | | | | | |
| (a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board | | | | | | S |
| (b) Processing and packaging of paper and paperboard products other than listed in (a) | S | | | | X | X |
| Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products | | | | | | S |
| Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals | | | | | | S |

# ZONING ORDINANCE



| Use | MU | CB1 | CB | C3 | CM | SM |
|---|---|---|---|---|---|---|
| Printing or binding at an industrial scale | S | | | S | X | X |
| Recycling | | | | | | |
| (a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials | S | | S | X | X | X |
| (b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed | | | | | X | X |
| (c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts | | | | | | S |
| Rubber, synthetic products and miscellaneous plastics | | | | | | |
| (a) Reclaiming of rubber | | | | | | S |
| (b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products | S | | | | S | X |
| Stone, clay and glass products manufacturing or processing | S | | | | S | X |
| Textiles and apparel manufacturing or processing | S | | | | X | X |
| Weaponry, small arms, artillery, ammunition, and related products manufacturing | S | | | | S | S |
| Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials | S | | | X | X | X |

**NOTES:**

(1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:

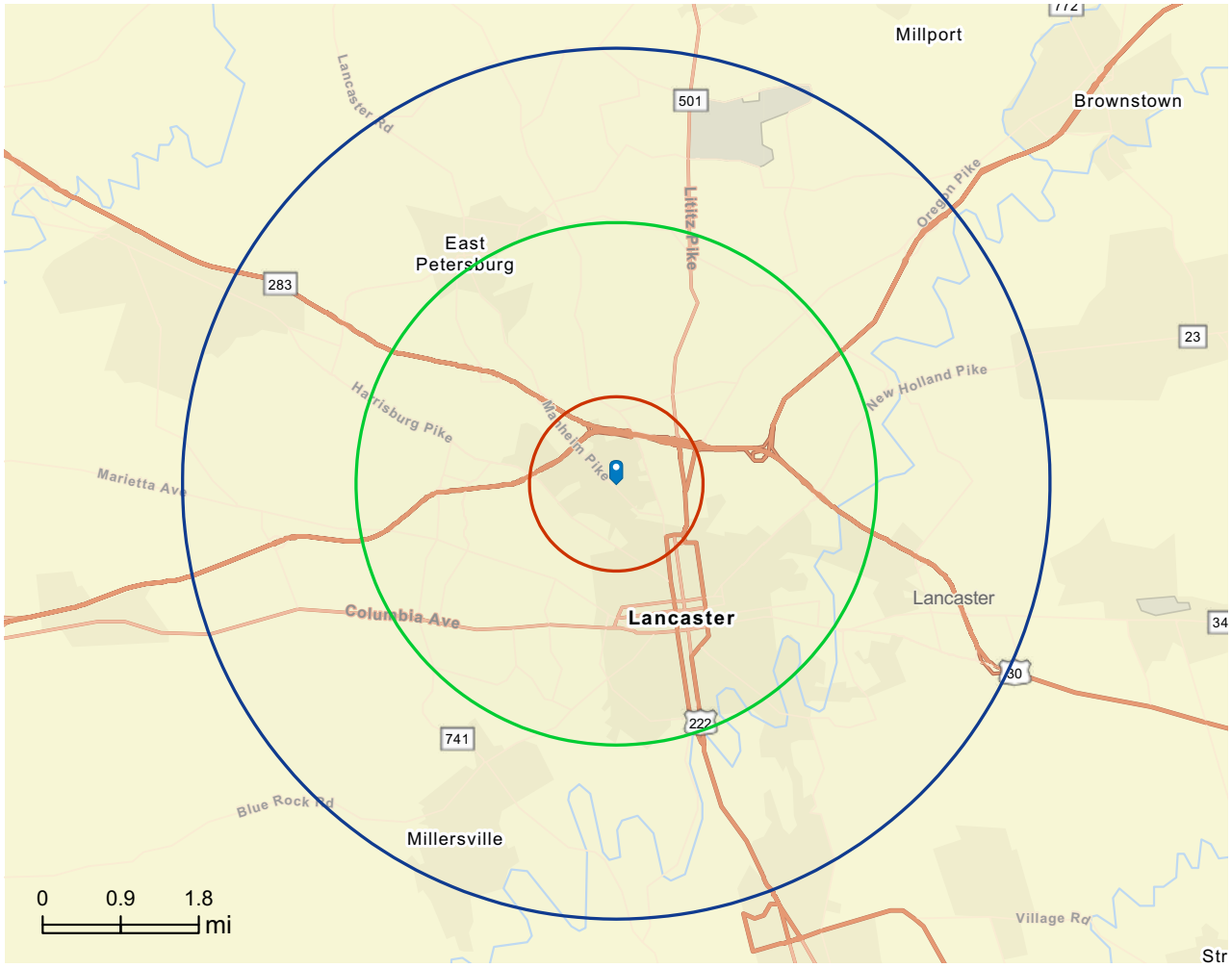
a. The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
b. The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
c. The hours of operation shall be compatible with adjacent uses;
d. All refuse areas shall be screened from view; and
e. All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.

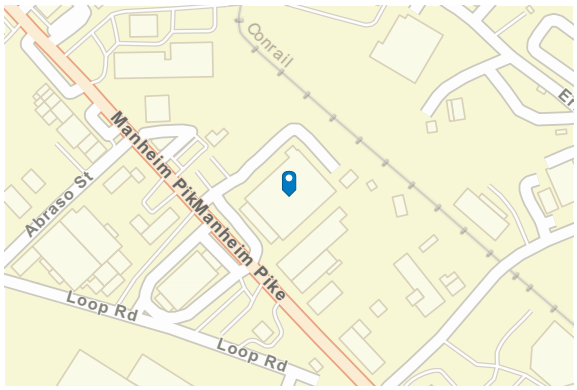
# Site Map

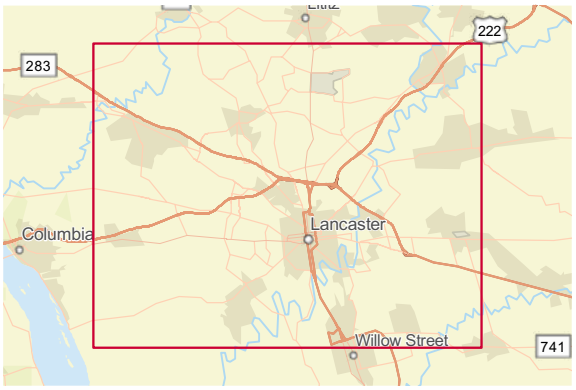
1245 Manheim Pike, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.06211
Longitude: -76.32119




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# Executive Summary

1245 Manheim Pike, Lancaster, Pennsylvania, 17601

Rings: 1, 3, 5 mile radii

| Population | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| 2010 Population | 3,773 | 106,931 | 174,086 |
| 2020 Population | 4,124 | 111,294 | 186,922 |
| 2025 Population | 4,358 | 114,213 | 191,828 |
| 2030 Population | 4,671 | 116,152 | 195,463 |
| 2010-2020 Annual Rate | 0.89% | 0.40% | 0.71% |
| 2020-2025 Annual Rate | 1.06% | 0.49% | 0.49% |
| 2025-2030 Annual Rate | 1.40% | 0.34% | 0.38% |
| **Age** | | | |
| 2025 Median Age | 36.8 | 37.8 | 39.6 |
| U.S. median age is 39.1 | | | |
| **Race and Ethnicity** | | | |
| White Alone | 70.1% | 57.1% | 64.8% |
| Black Alone | 6.1% | 10.9% | 8.8% |
| American Indian Alone | 0.3% | 0.5% | 0.4% |
| Asian Alone | 8.7% | 5.8% | 5.3% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 6.1% | 13.8% | 10.5% |
| Two or More Races | 8.8% | 11.9% | 10.2% |
| Hispanic Origin | 14.6% | 28.5% | 22.4% |
| Diversity Index | 61.4 | 77.8 | 70.6 |
| **Households** | | | |
| 2010 Total Households | 1,505 | 41,434 | 67,225 |
| 2020 Total Households | 1,522 | 43,315 | 71,226 |
| 2025 Total Households | 1,622 | 44,620 | 73,218 |
| 2030 Total Households | 1,768 | 45,747 | 75,281 |
| 2010-2020 Annual Rate | 0.11% | 0.44% | 0.58% |
| 2020-2025 Annual Rate | 1.22% | 0.57% | 0.53% |
| 2025-2030 Annual Rate | 1.74% | 0.50% | 0.56% |
| 2025 Average Household Size | 2.31 | 2.45 | 2.49 |
| Wealth Index | 83 | 79 | 93 |

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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**Executive Summary** | 1245 Manheim Pike, Lancaster, Pennsylvania, 17601 | Rings: 1, 3, 5 mile radii

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| 2025 Percent of Income for Mortgage | 28.0% | 25.2% | 26.1% |
| **Median Household Income** | | | |
| 2025 Median Household Income | $79,173 | $74,158 | $79,536 |
| 2030 Median Household Income | $83,211 | $80,027 | $86,448 |
| 2025-2030 Annual Rate | 1.00% | 1.53% | 1.68% |
| **Average Household Income** | | | |
| 2025 Average Household Income | $103,599 | $98,032 | $107,800 |
| 2030 Average Household Income | $109,998 | $106,117 | $116,800 |
| **Per Capita Income** | | | |
| 2025 Per Capita Income | $39,897 | $38,713 | $41,617 |
| 2030 Per Capita Income | $42,832 | $42,211 | $45,454 |
| 2025-2030 Annual Rate | 1.43% | 1.75% | 1.78% |
| **Income Equality** | | | |
| 2025 Gini Index | 43.9 | 44.1 | 44.1 |
| **Socioeconomic Status** | | | |
| 2025 Socioeconomic Status Index | 53.5 | 45.6 | 48.4 |
| **Housing Unit Summary** | | | |
| Housing Affordability Index | 80 | 88 | 86 |
| 2010 Total Housing Units | 1,542 | 43,920 | 70,940 |
| 2010 Owner Occupied Hus (%) | 59.3% | 55.0% | 61.5% |
| 2010 Renter Occupied Hus (%) | 40.7% | 45.0% | 38.5% |
| 2010 Vacant Housing Units (%) | 2.4% | 5.7% | 5.2% |
| 2020 Housing Units | 1,587 | 46,110 | 75,316 |
| 2020 Owner Occupied HUs (%) | 58.5% | 53.1% | 60.5% |
| 2020 Renter Occupied HUs (%) | 41.5% | 46.9% | 39.5% |
| Vacant Housing Units | 5.0% | 6.0% | 5.4% |
| 2025 Housing Units | 1,691 | 47,705 | 77,590 |
| Owner Occupied Housing Units | 54.8% | 54.5% | 61.9% |
| Renter Occupied Housing Units | 45.3% | 45.5% | 38.1% |
| Vacant Housing Units | 4.1% | 6.5% | 5.6% |
| 2030 Total Housing Units | 1,841 | 48,903 | 79,740 |
| 2030 Owner Occupied Housing Units | 906 | 24,929 | 46,497 |
| 2030 Renter Occupied Housing Units | 862 | 20,818 | 28,784 |
| 2030 Vacant Housing Units | 73 | 3,156 | 4,459 |

ⓘ 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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