

For Lease

717.293.4477



5 INDUSTRIAL WAY  
DENVER, PA 17517

William Boben, CCIM, SIOR  
717.209.4012 – direct line  
bboben@high.net

Brian Davison, CCIM  
717.293.4513  
bdavison@high.net

- Property Information Sheet
- Property Photos
- Location Map
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Site Plan



Warehouse Space



5 Industrial Way  
Denver, PA 17517

**Available Square Feet**  
22,540 square feet

**Lease Rate**  
\$4.95/SF N/N/N

**Description**  
Small distribution/warehouse facility in Northern Lancaster County with great access to major roads. Well-maintained efficient property. Ideal building for local distributor, wholesale or on-line business. Property equipped with multiple docks and drive-in door with public utilities on-site.

William Boben, CCIM, SIOR  
717.209.4012 – direct line  
bboben@high.net

Brain Davison, CCIM  
717.293.4513 – direct line  
bdavison@high.net

**BUILDING INFORMATION**

Total Building Area	22,540 square feet
Office Area	700 square feet
Warehouse Area	21,840 square feet
Year Constructed	1987 and 1999
Construction	Pre-engineered metal building/steel frame/office brick exterior
Contractor	Triple-H Construction
Condition	Good condition/clean space
Floor Type	Concrete
Number of Floors	One (1) story
Ceiling Height	14' – 16' clear
Ceiling Type	Insulated metal panels
Heating	Gas (3) overhead units
Air Conditioning	Electric heat pump (office only)
Electric	3-phase electric with 200 amp service

Roof	Metal with exterior drains
Overhead Doors	(1) 12' x 14' drive-in door
Dock Doors	(1) 7.5' x 9.5', (5) 7.5' x 7.5' with levelers and aprons
Lighting	T-5 lighting throughout warehouse
Water & Sewer	East Cocalico Township supplier on-site
Gas	UGI – on-site
Parking	19 dedicated spaces
Zoning	Light Industrial (I-1)
Acres	1.3 acres
Road Access	Industrial Way just off Denver Road
Restrictions	See zoning ordinance – East Cocalico Township
Sprinklers	Fully sprinklered
Fire Safety	Hard wired centrally monitored – Yarnell Security
Municipality	East Cocalico Township
Distance to Highway	Two miles to Rt. 222/PA 76 interchange
Tax Parcel Account #	080-20676-0-0000
Assessment	\$804,800
Real Estate Taxes (2018)	School: \$15,044.53 County: \$ 2,342.77 Municipality: \$ 1,324.70 Total: \$18,712.00
Date Available	Early 2018
<b><u>Estimated Annual Expenses</u></b>	
UGI Gas	\$2,700
Electric	\$7,359
Water	\$232
Sewer	\$435
Sprinkler Fee	\$100
Fire Insurance	\$484

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

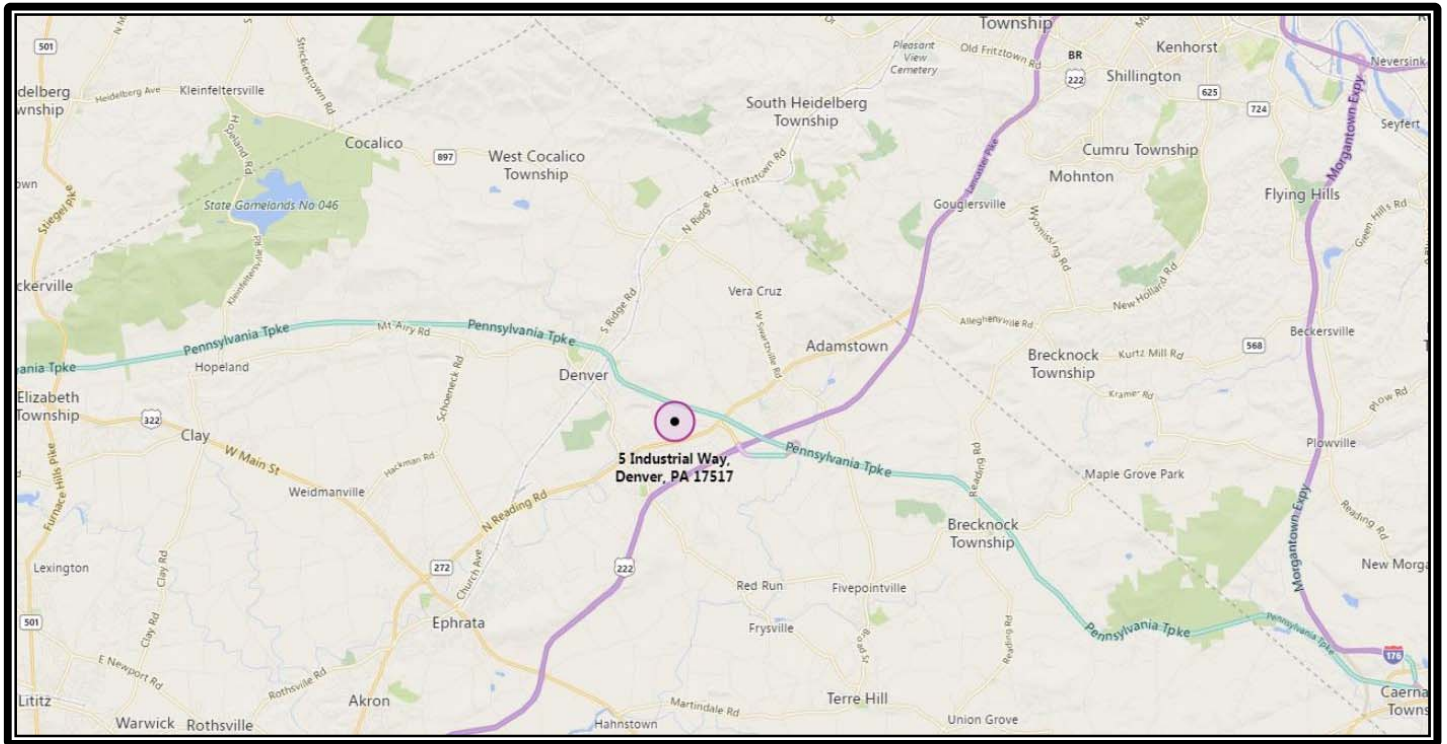
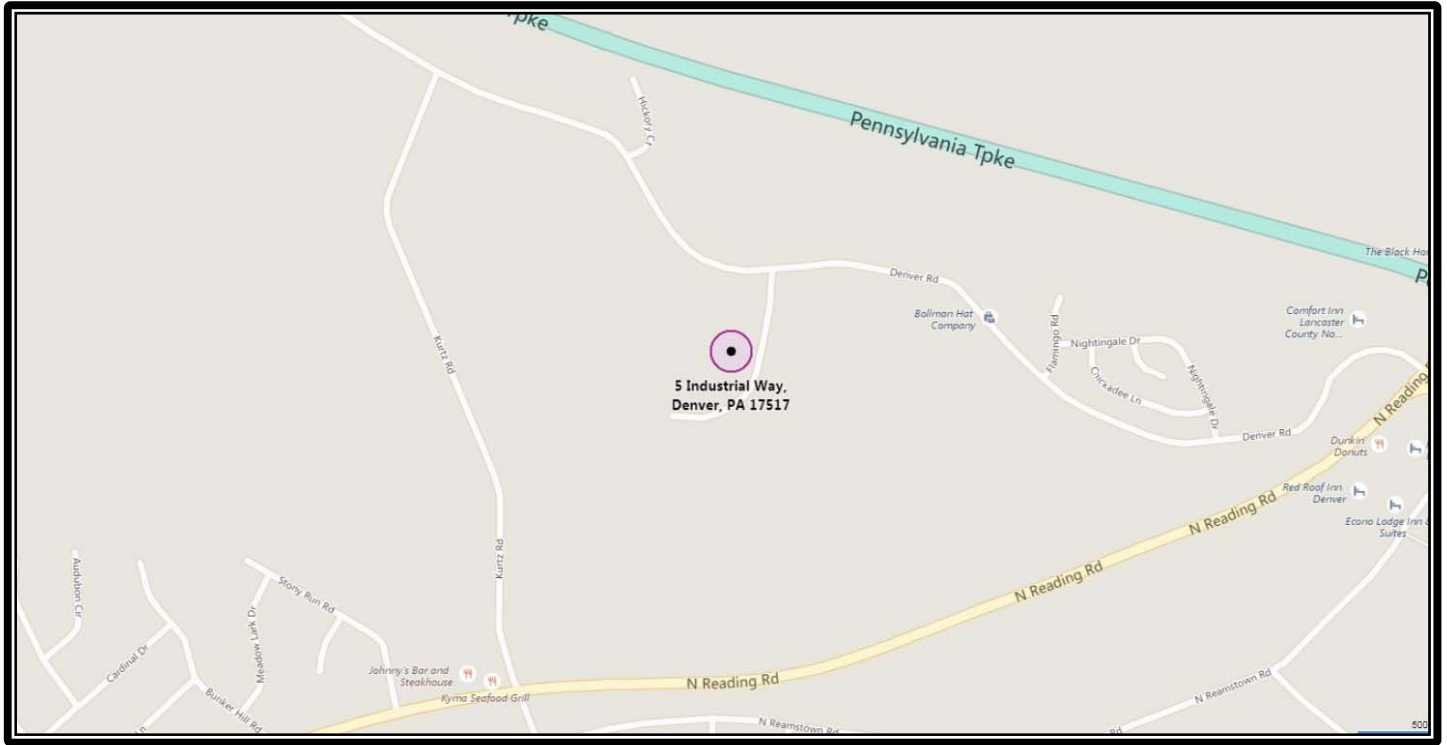




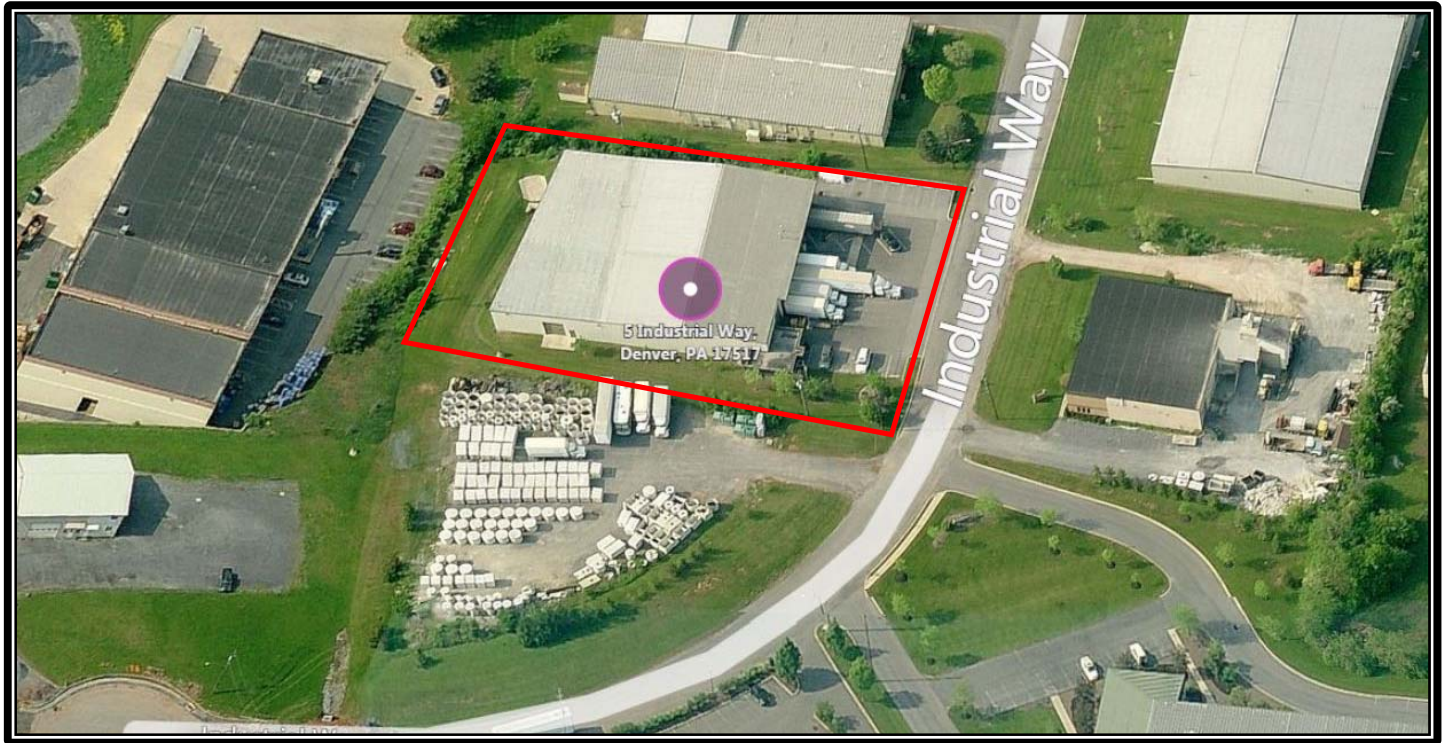


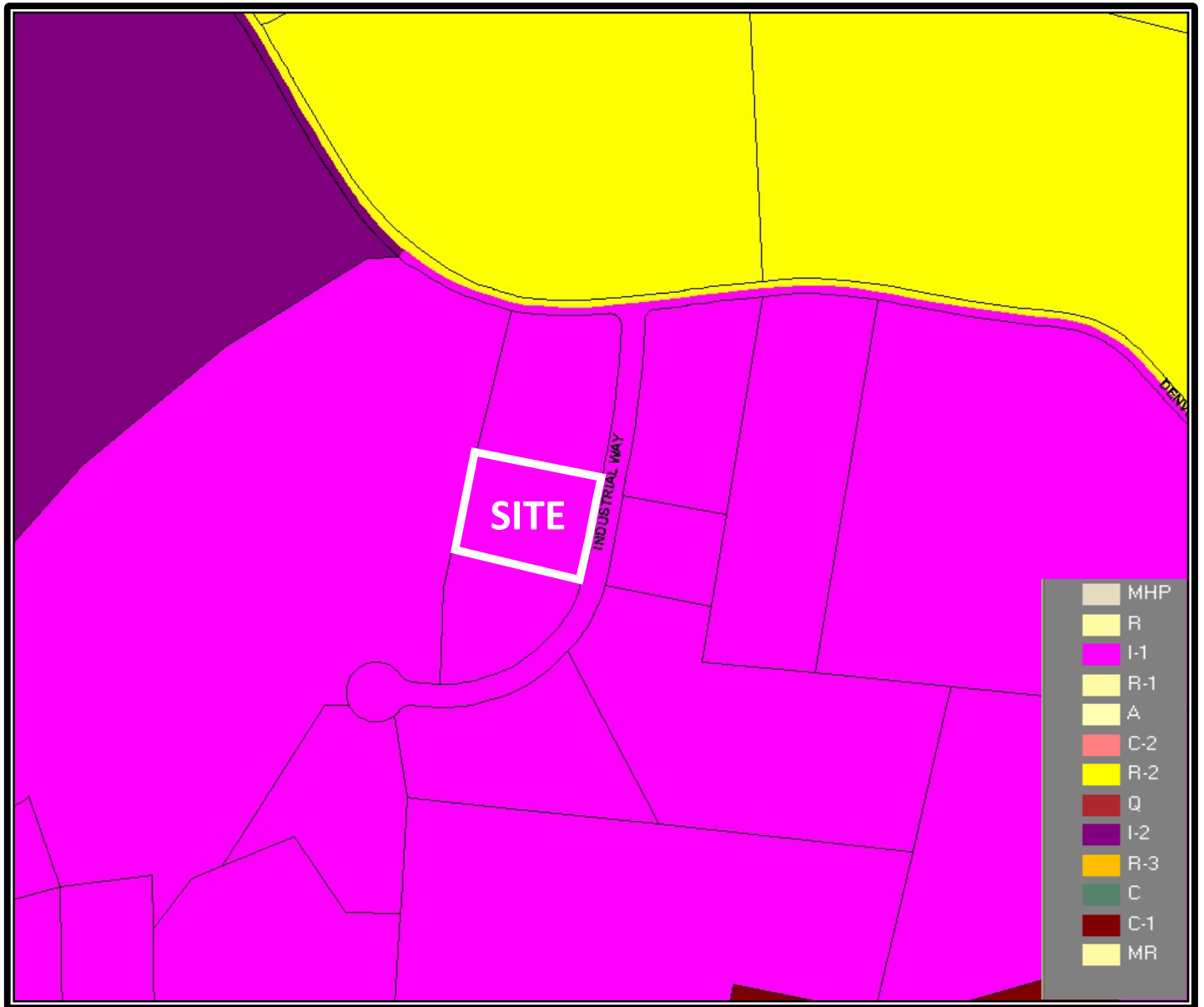












Light Industrial (I-1)

## § 220-23. Light Industrial Zone (I-1).



- A. Purpose. This zone provides for a range of light industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industrial parks have also been permitted. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- B. Permitted uses.
- (1) Agriculture (excluding commercial livestock and commercial produce operations), subject to the applicable standards listed in § 220-12 of this chapter;
  - (2) Bookbinding, printing and publishing operations;
  - (3) Excavation contractors;
  - (4) Facilities for the commercial processing and warehousing of agricultural products;
  - (5) Facilities for the warehousing, sales and service of agricultural vehicles, equipment, feed, or supplies;
  - (6) Forestry uses;
  - (7) Health and recreation clubs;
  - (8) Laboratories for medical, scientific or industrial research and development;
  - (9) Machine shop;
  - (10) Manufacturing, packaging, storage and/or wholesaling of the following:



- (a) Furniture, cabinets, fixtures, office supplies, and other household appointments;
  - (b) Scientific, specialized and technical instruments and equipment;
  - (c) Audiovisual components, computers, vending machines, electronic equipment and video games;
  - (d) Finished textile products;
  - (e) Brushes, brooms and combs;
  - (f) Hot tubs, spas, saunas, and swimming pools;
  - (g) Jewelry, and other precious metals;
  - (h) Photographic, lighting and timekeeping equipment;
  - (i) Small household appliances, excluding major appliances;
  - (j) Musical instruments and sporting equipment;
  - (k) Cosmetics, toiletries and pharmaceuticals;
  - (l) Optical, dental, and medical supplies and equipment;
  - (m) Small or novelty products from prepared materials;
  - (n) Paints, varnishes, lacquers, enamels, adhesives, and allied solvents; and
  - (o) Vehicles and machinery normally associated with domestic use (e.g., recreation vehicles, personal trailers, personal vehicle trailers, livestock trailers and other similar vehicles.
- (11)Municipal services and public utilities structures;
- (12)Offices;
- (13)Processing, packaging, storage and/or wholesaling of food products excluding:
- (a) Breweries and distilleries;
  - (b) Pickling processes;
  - (c) Rendering or slaughtering operations; and
  - (d) Sugar refineries.

- (14) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- (15) Repair shops for products permitted to be manufactured in this zone;
- (16) Sales, storage and/or wholesaling of the following:
- (a) Home and auto related fuels;
  - (b) Nursery and garden materials, and stock;
  - (c) Contractor supplies; and
  - (d) Lumber, tile, carpet, electrical, plumbing, heating, air conditioning, roofing, siding, doors, windows, and other structural components of buildings.
- (17) Sign makers;
- (18) Small engine repair shops;
- (19) Veterinary offices or animal hospitals;
- (20) Vocational and mechanical trade schools;
- (21) Welding shops;
- (22) Minor municipal service or utility facilities; **[Added 2-15-2006 by Ord. No. 2006-03<sup>1</sup>]**
- (23) Local planned center (see § 220-121.1). **[Added 10-1-2008 by Ord. No. 2008-03<sup>2</sup>]**
- (24) 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. 2008-03]**

---

1. Editor's Note: This ordinance also renumbered former Subsection B(22) as B(23).

2. Editor's Note: This ordinance also provided for the renumbering of former Subsection B(23) as Subsection B(25).

(25) Accessory uses customarily incidental to the above permitted uses including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less, and accessory day-care facilities, as defined herein.

C. Special exception uses (subject to the review procedures of § 220-142C).

(1) 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]**

(2) Billboards (see § 220-71).

(3) Communication towers and equipment (see § 220-82).

(4) 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]**

(5) Mass transportation depots (see § 220-104).

(6) Mini-warehouses (see § 220-106).

(7) Municipal service ventures (see § 220-129).

(8) Recycling stations for paper, glass, plastic, and metal products (see § 220-114).

(9) Truck or motor freight terminals (see § 220-124).

(10) Warehousing and wholesale trade establishments (see § 220-126).

(11) Regional planned center (see § 220-121.1). **[Added 10-1-2008 by Ord. No. 2008-03]**

(12) Power generation facilities (see § 220-129.2). **[Added 6-19-2014 by Ord. No. 2014-05]**

(13) Wind and/or solar farms (see § 220-129.3). **[Added 6-19-2014 by Ord. No. 2014-05]**

D. Conditional uses (subject to the review procedures of § 220-151 of this chapter).

(1) Automobile auctions and/or automobile parking or storage compounds (see § 220-67); and



- (2) Off-track betting parlors (see § 220-112).
- E. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet.
- F. Maximum lot coverage: 75%.
- G. Minimum lot width: 200 feet.
- H. 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 50 feet from the adjoining right-of-way. 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. See § 220-60 of this chapter for additional information.
  - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and 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 least 20 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 fifty-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 25 feet of any property line.

- I. 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.
- J. 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.
- K. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.
- L. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- M. 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.
- N. 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.)
- O. 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 parking lot and/or loading area shared by adjoining uses.
- P. 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 50 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.

- Q. 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.
- R. Outdoor storage. Within the (I-1) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section.
- S. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.







1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201

Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

495 Highlands Boulevard  
Suite 103

Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

*Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*