

For Lease

717.293.4477



50 EAST 28TH DIVISION HIGHWAY
LITITZ, PA 17543



Jeffrey Kurtz, CCIM
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- Property Information Sheet
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Floor Plan

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► *Great Commercial Property*



*50 East 28th Division Highway
Lititz, PA 17543*

Available Square Feet:

5,513 square feet

Lease Rate

\$4.95/SF plus utilities

Description:

Terrific production, light industrial space with great access to highways and PA Turnpike. Wide open warehouse with high ceilings and two 13'6" x 17' overhead doors. Propane heat in warehouse. Plenty of agriculture uses or small contractor business.

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PROPERTY INFORMATION

Available Square Feet	5,513
Construction	Frame/metal/masonry
Year Constructed	1979
Heat	Propane/electric baseboard
Air Conditioning	Wall unit
Ceiling Height	8' – 17'

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Site Information

Water	Well
Sewer	Septic
Parking	10 spaces
Tax Account Number	(240) 87544-0-0000
Deed Reference Number	05016737
Zoning	Highway Commercial
Acres	1.48 acre
Road Access	Rt. 322
Municipality	Elizabeth Township
County	Lancaster County

Lease Information

Available Square Feet	5,513 square feet
Lease Rate	\$4.95/SF plus utilities
Monthly Rent	\$2,274
Annual Rent	\$27,289

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Property Photos

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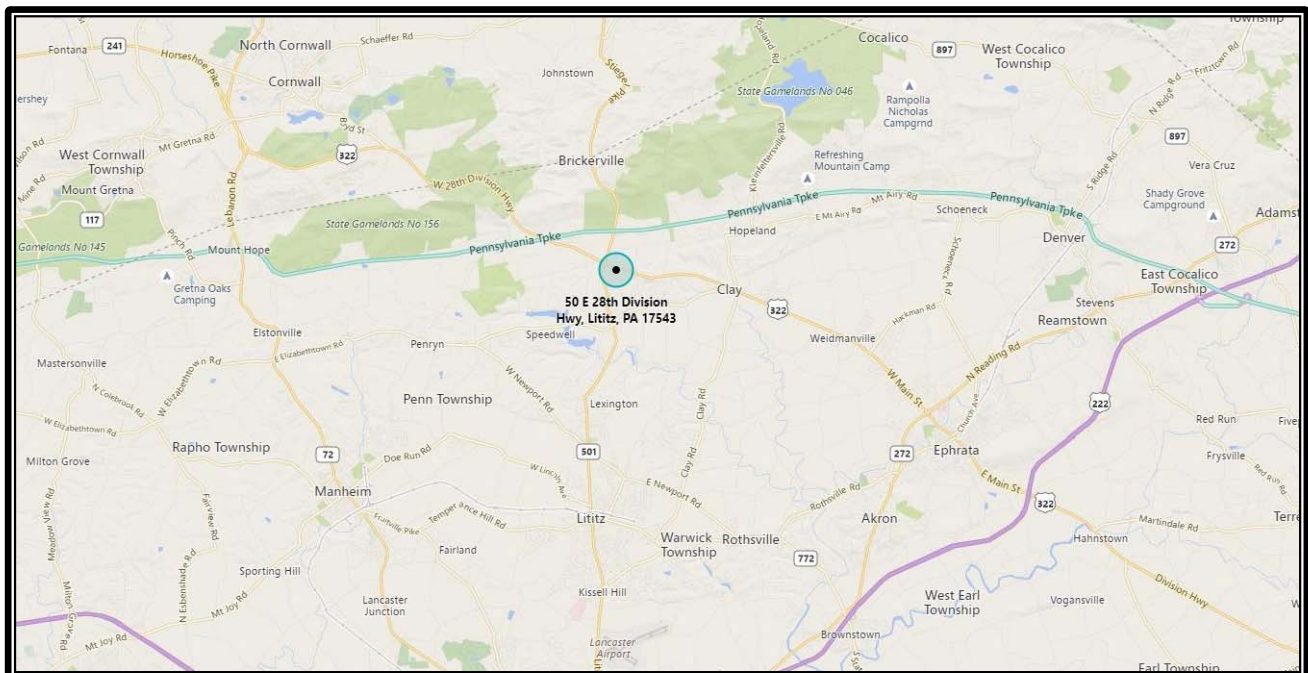
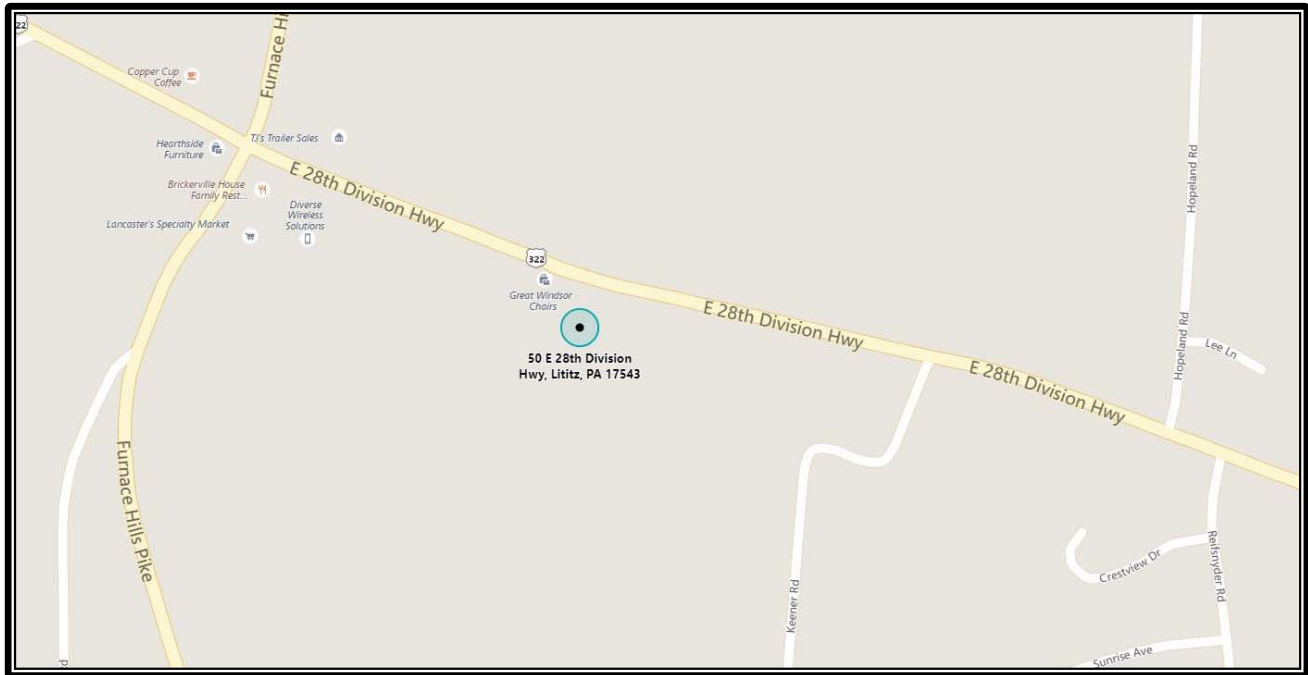
Property Photos

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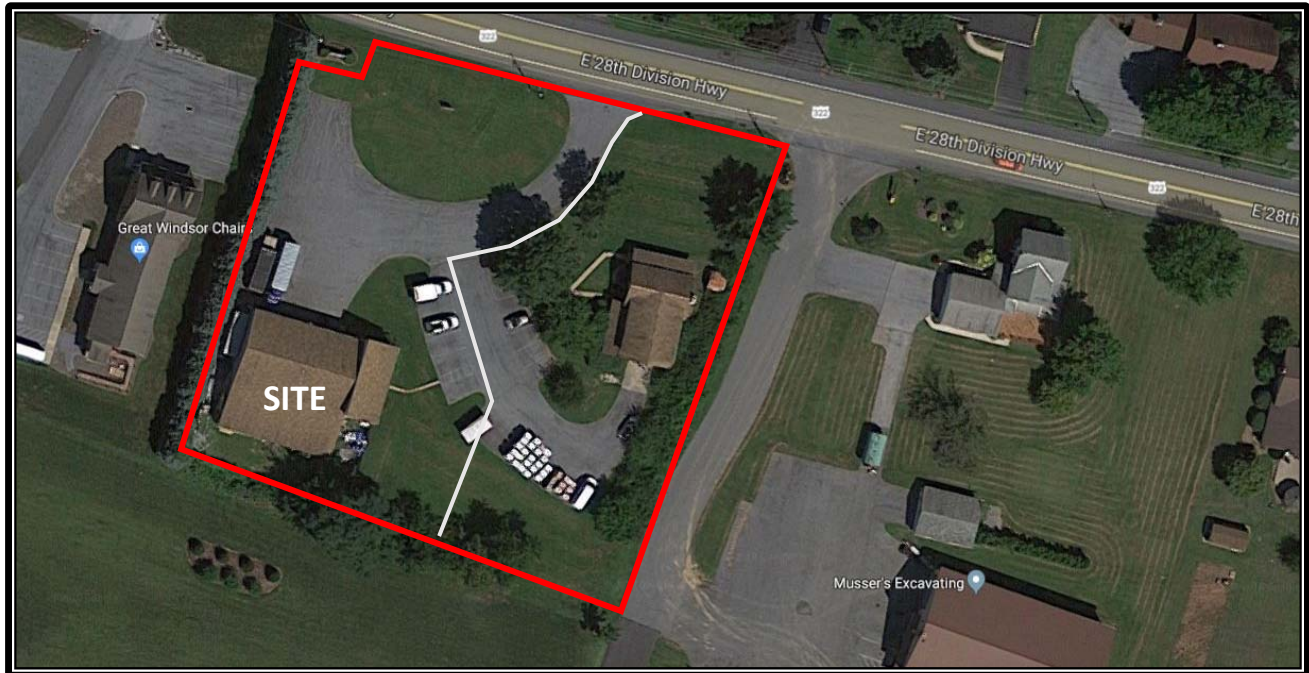
Location Maps

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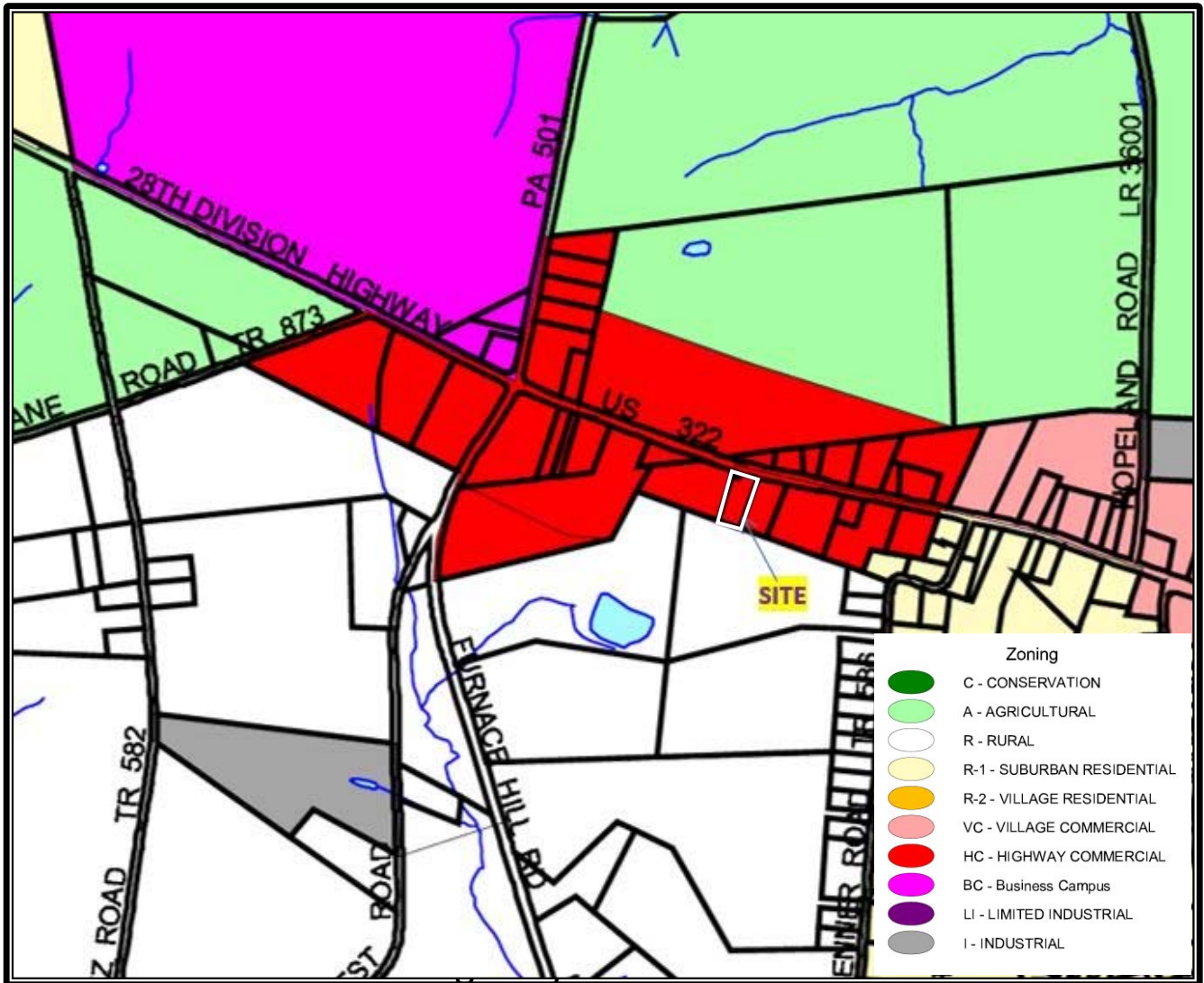
Aerial Photo/Tax Map

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Zoning Map

50 East 28th Division Highway
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SECTION 206 HIGHWAY COMMERCIAL ZONE (HC)

- A. Purpose - This Zone provides suitable locations for larger-scale and/or highway-oriented retail, service and entertainment businesses. The uses typically involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this Zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties.
- B. Permitted Uses
1. Agriculture and agricultural production, except intensive agriculture, including the raising of crops, forestry, horticulture and gardening, and the keeping and raising of livestock, other than intensive agricultural operations, subject to the standards listed in Section 303.
 2. Offices.
 3. Banks and similar financial institutions.
 4. Restaurants (but not including drive-thru or fast food restaurants, taverns and nightclubs).
 5. Retail sale of goods and services.
 6. Commercial greenhouses and retail sale of nursery and gardening materials (See Section 444).
 7. Hotels, motels and similar lodging facilities.
 8. Automobile, boat, farm machinery and trailer sales (including service or repair facilities as an accessory use and if conducted within a wholly enclosed building).
 9. Theaters and auditoriums.
 10. Offices, shops and storage facilities for contractors.
 11. Public uses.
 12. Dry cleaners, laundries and laundromats (See Section 423).
 13. Churches and related uses (See Section 415).
 14. Cemeteries, including mausoleums, columbaria, and crematoria (See Section 414).
 15. Bed and breakfasts (See Section 408).
 16. Municipal uses and structures.
 17. Home occupations and home businesses (See Section 433).
 18. Family day care homes (See Section 425).

19. Commercial day care facilities (See Section 418).
 20. Funeral homes (See Section 427).
 21. Automobile parts stores.
 22. 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.
 23. Single family detached dwellings.
 24. Mixed use – commercial with accessory residential use.
 25. Accessory uses customarily incidental to the above permitted uses.
- C. Special Exception Uses (Subject to the procedures presented in Section 604.3 of this Ordinance)
1. Amusement arcades (See Section 404).
 2. Automobile filling stations (including minor incidental repair) (See Section 406).
 3. Convenience stores, with and without gasoline fueling facilities (See Section 421).
 4. Educational institutions (See Section 441).
 5. Automobile service and repair facilities including but not limited to auto mechanics, drive-thru lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (See Section 407).
 6. Car washes (See Section 413).
 7. Home improvement and building supply stores (See Section 432).
 8. Drive-thru and/or fast food restaurants (See Section 422).
 9. Hospitals (See Section 434).
 10. Mini-warehouses (See Section 436).
 11. Light industrial uses, in accordance with the requirements of Article 207.
- D. Conditional Uses (Subject to the procedures presented in Section 704 of this Ordinance)
1. Adult-related facilities (See Section 402).
 2. Recreation facilities (See Section 419).
 3. Taverns (See Section 450).

4. Health and recreational facilities (See Section 429).
5. Nightclubs (See Section 438).
6. Shopping centers involving any use permitted in this Zone (See Section 447).
7. Beer Distributors.
8. Billboards (See Section 410).
9. Golf Driving Ranges (See Section 428).

E. Lot Area, Lot Width, and Lot Coverage Requirements - See the following table:

Utilized Public Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft.	200 ft.	50 %
Public Water	32,670 sq. ft.	150 ft.	60 %
Public Sewer	20,000 sq. ft.	125 ft.	70 %
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	80 %

F. Minimum Setback Requirements - (principal and accessory uses)

1. Front yard setback - All buildings, structures (except permitted signs), and outdoor loading area shall be setback at least thirty-five (35) feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be setback a minimum of twenty (20) feet from the street right-of-way.
2. Side yard setback - All buildings and structures (except permitted signs) shall be setback at least twenty-five (25) feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be setback at least fifteen (15) feet from the side lot lines, unless joint parking facilities 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, off-street parking lots, loading areas, and outdoor storage areas shall be setback at least twenty (20) feet from the rear lot line.
4. Buffer area - Any lot adjoining land within a residential zone shall maintain a fifty (50) foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially-zoned parcels. Such areas shall be used for a buffer area and screening.

G. Maximum Permitted Height - Thirty-five (35) feet.

H. Off-Street Loading - Off-street loading shall be provided as specified in Section 312 of this Ordinance.

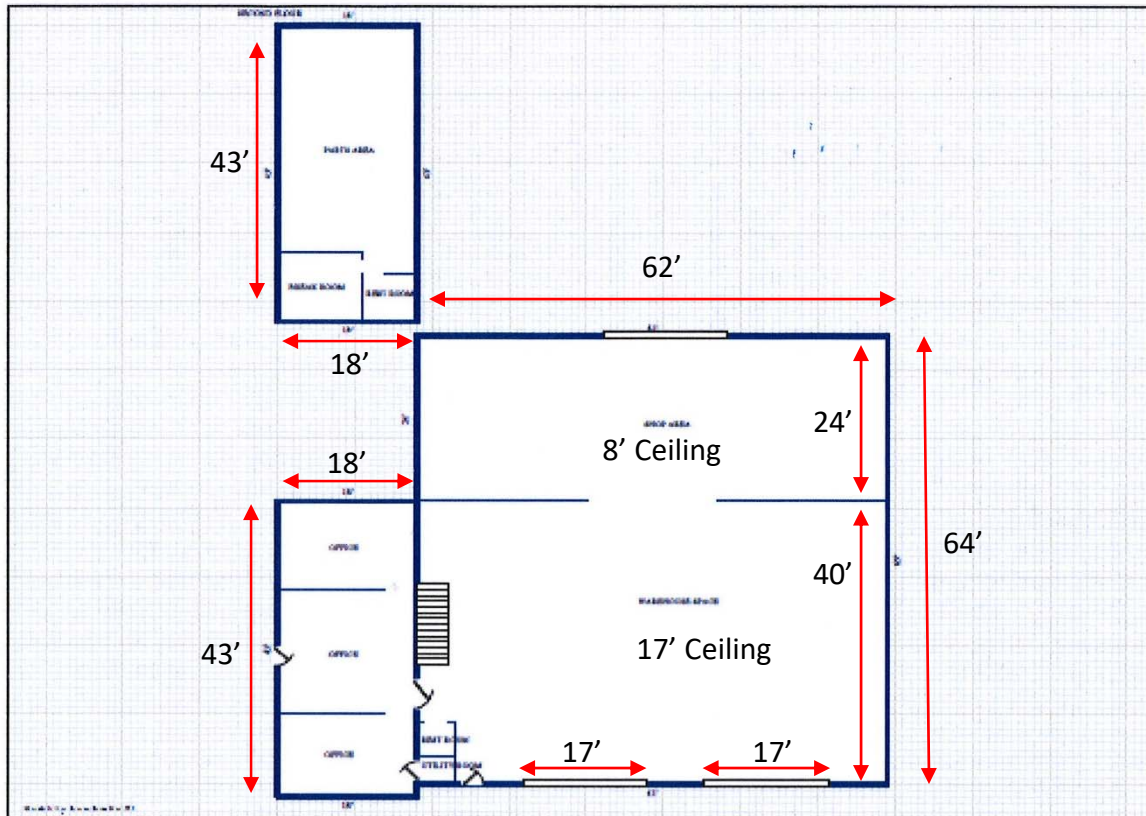
I. Off-Street Parking - Off-street parking shall be provided as specified in Section 313 of this Ordinance.

- J. Signs- Signs shall be permitted as specified in Section 314 of this Ordinance.
- K. Driveway and Access Drive Requirements - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance.
- L. Screening - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Section 317 of this Ordinance).
- M. Landscaping - 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 Section 317 of this Ordinance.)
- A minimum fifteen (15) foot wide buffer area shall be provided along all property lines. Such buffer area can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- N. Solid Waste Receptacles - 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 setback a minimum of fifty (50) feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
- O. All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.
- P. Commercial Operations Standards - All commercial 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.
- Q. Outdoor Storage - Within the (HC) 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. The outdoor storage areas for automobile sales uses need not be screened from adjoining roads.

Floor Plan

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Sketch, Building #1, Commercial



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor (OFFICE)	774.0	
	First Floor (WHSE.)	3965.0	4739.0
GBA2	Second Floor (PARTS)	774.0	774.0

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor (OFFICE)		
43.0 x 18.0		774.0
First Floor (WHSE.)		
65.0 x 61.0		3965.0
Second Floor (PARTS)		
43.0 x 18.0		774.0

Net BUILDING Area (rounded) 5513 3 Items (rounded) 5513

717.293.4477



An Affiliate of High Real Estate Group LLC
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