

For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



**15 & 37 NORTH LANE
LITITZ, PA 17543
(Three Properties & Two Buildings)**

William Boben, III, CCIM, SIOR

Call Today!  717.209.4012

 bboben@high.net



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Industrial/Commercial Realtors

► Office/Warehouse Property



15 & 37 North Lane
Lititz, PA 17543

Available Square Feet:

21,964 square feet

Sale Price:

\$1,175,000

Price reflects the purchase of this building and 37 North Lane for a total of 21,964 square feet.

Description:

Three properties and two buildings, well maintained, mixed use in the heart of Lititz.

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BUILDING I INFORMATION

Total Square Feet:	21,964 square feet
Construction:	Steel frame/masonry block
Building Exterior:	Brick/stucco
Year Constructed:	1973
Number of Stories:	Two-story building
Security System:	Central fire/safety system, card key access and exterior lighting
Ceiling Height:	Office: 9' Warehouse: 10' – 11'
HVAC:	Office: four (4) 10-ton gas fired split units (two units recently replaced) Warehouse: One (1) 5-ton heat pump
Restrooms:	Men's and women's in office Unisex in lower level
Roof:	Adhered rubber roof (age estimated 10 – 12 years)
Flooring:	Concrete floors/carpet tile/carpet

Wall Finishes:	Painted drywall
Lighting:	Overhead fluorescent bulbs with prismatic lens
Sprinklered:	Non-sprinklered
Electric:	120/208 volt; 3-phase with three (3) 225 amp sub-panels; four (4) separate meters
Water:	Public – W.T.M.A
Sewer:	Public – W.T.MA
Gas:	UGI provider
Windows:	Insulated units recently re-caulked
Loading Area:	Loading platform with double doors and man door
Parking:	Eight (8) on site spaces
Tax Account#:	370-98695-0-0000
Deed Reference:	T-58 0257
Zoning:	Industrial Zoning

GEOGRAPHIC INFORMATION

Municipality:	Lititz Borough
County:	Lancaster
Location:	Lititz
Topography:	Level
Acres:	0.37

TAX INFORMATION

Accessed Value:	\$568,400
Taxes (2015/16):	County: \$2,122.97
	Municipal: \$1,477.84
	School: \$11,792.82
	Total: \$15,393.63

Comments:	Property can be combined with 37 North Lane.
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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.



Front View



Side View



Rear View



Private Office



Lunch/Break Room



Lower Level Storage



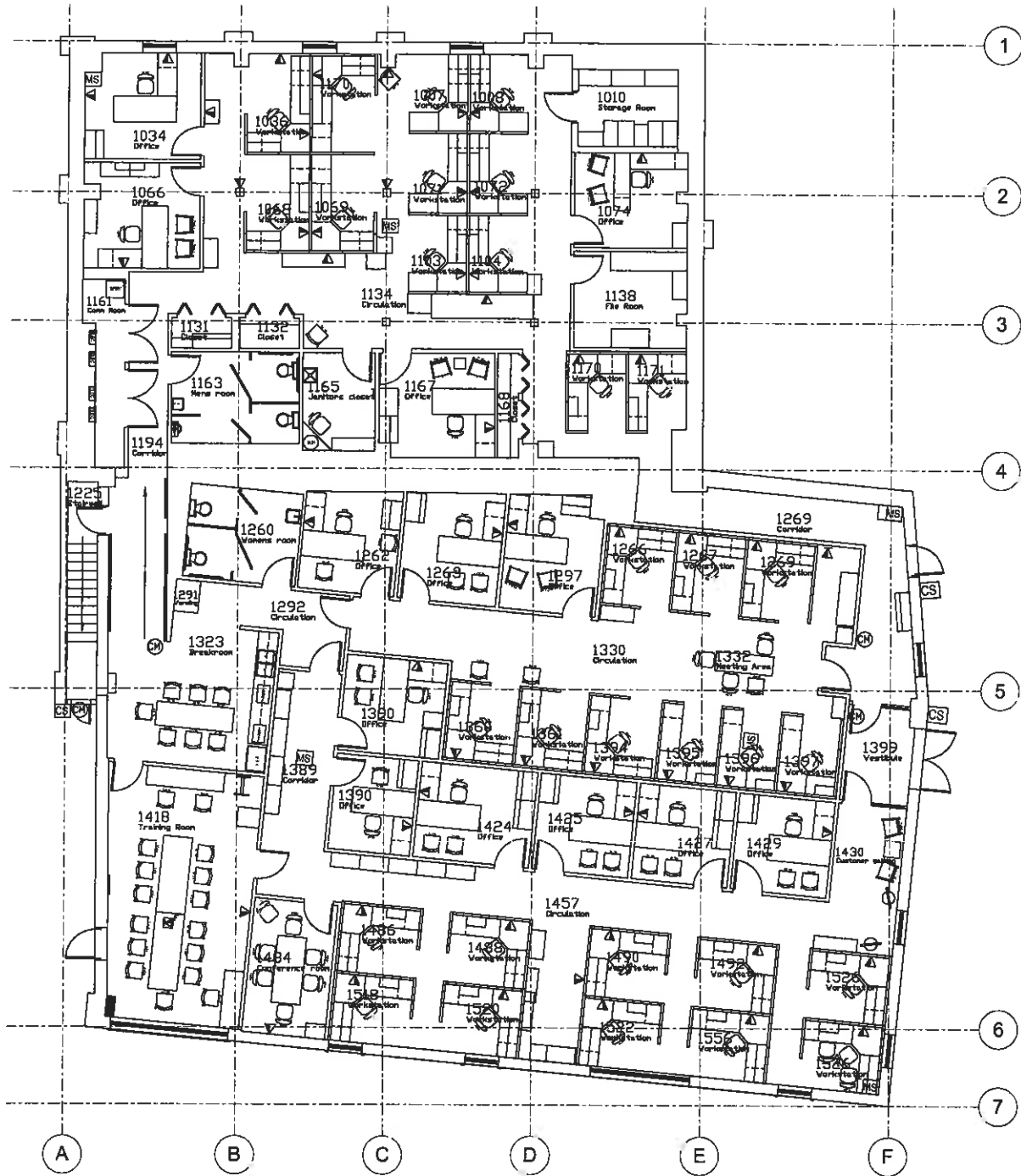
Lower Level Warehouse



Building Rear



Rear Loading Platform



BB&T Branch - Ice House
7 North Lane - 1st Floor Plan
Lititz, PA 17543

SYNOUS	SCALE 3/32"=1'-0"	DATE T. BANSAL 10/28/2013	EXIST



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ELECTRICAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS

MEP2

MEP2

MEP2

MEP2

MEP2

MEP2



▶ Warehouse



37 North Lane
Lititz, PA 17543

Available Square Feet:
8,149 +/- square feet

Sale Price:
\$1,175,000

Price reflects the purchase of this building and 15 North Lane for a total of 21,964 square feet.

Description:

Two story warehouse with grade access from both levels. In the heart of Downtown Lititz. Property ideal for redevelopment candidate.

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BUILDING II INFORMATION

Total Building Square Feet:	8,149 +/- square feet which includes lower level garage
Construction:	Masonry/limestone foundation with timber supported frame and reinforced steel I-beam
Exterior:	Metal building
Year Constructed:	1940/1985
Floor:	Lower level – concrete/second floor - wood
Number of Floors:	Two floors
Ceiling Height:	10' – 14' clear
HVAC:	Small area has A/C and electric Majority of the building is unheated
Electric:	200 amp service (verify)
Roof:	Metal
Sprinklers:	Non-sprinklered
Overhead Doors:	Two 10' x 10' overhead at lower level
Dock Doors:	One 8' x 8' step dock on second floor
Levelers:	

Current Use:	Storage
Water:	Public – Lititz Borough
Sewer:	Public – Lititz Borough
Parking:	33 +/- spaces (excludes property rear)
Account Parcel#:	370-19559-0-0000 & 370-10871-0-0000
Deed Reference:	D-580865 & T-580257
Zoning:	Industrial
Acres/Lot Size:	.20 + .31 = .51 acres
Topography:	Small section of property rear may be in 100 year floodplain – verify
Road Frontage/Access:	East Main Street to Sturgis Lane, left on North Lane
Date Available:	Immediate (short-term lease for parking)
Security System:	In lower level with Lititz Borough Police

GEOGRAPHIC INFORMATION

Municipality:	Lititz Borough
County:	Lancaster County
School District:	Warwick
Local Amenities:	Walk to shops, restaurants and Lititz Springs Park
Distance to Highway Access:	
Assessment:	\$32,100 + \$106,700 = \$139,000
Real Estate Taxes:	School: \$2,883.89
	County: \$519.16
	Municipality: \$361.40
	Total: \$3,764.45
Comments:	Property can be combined with 15 North Lane, but owner will not sell 15 North Lane first.

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Building Front – North Lane



Front Step Dock



Pedestrian Access



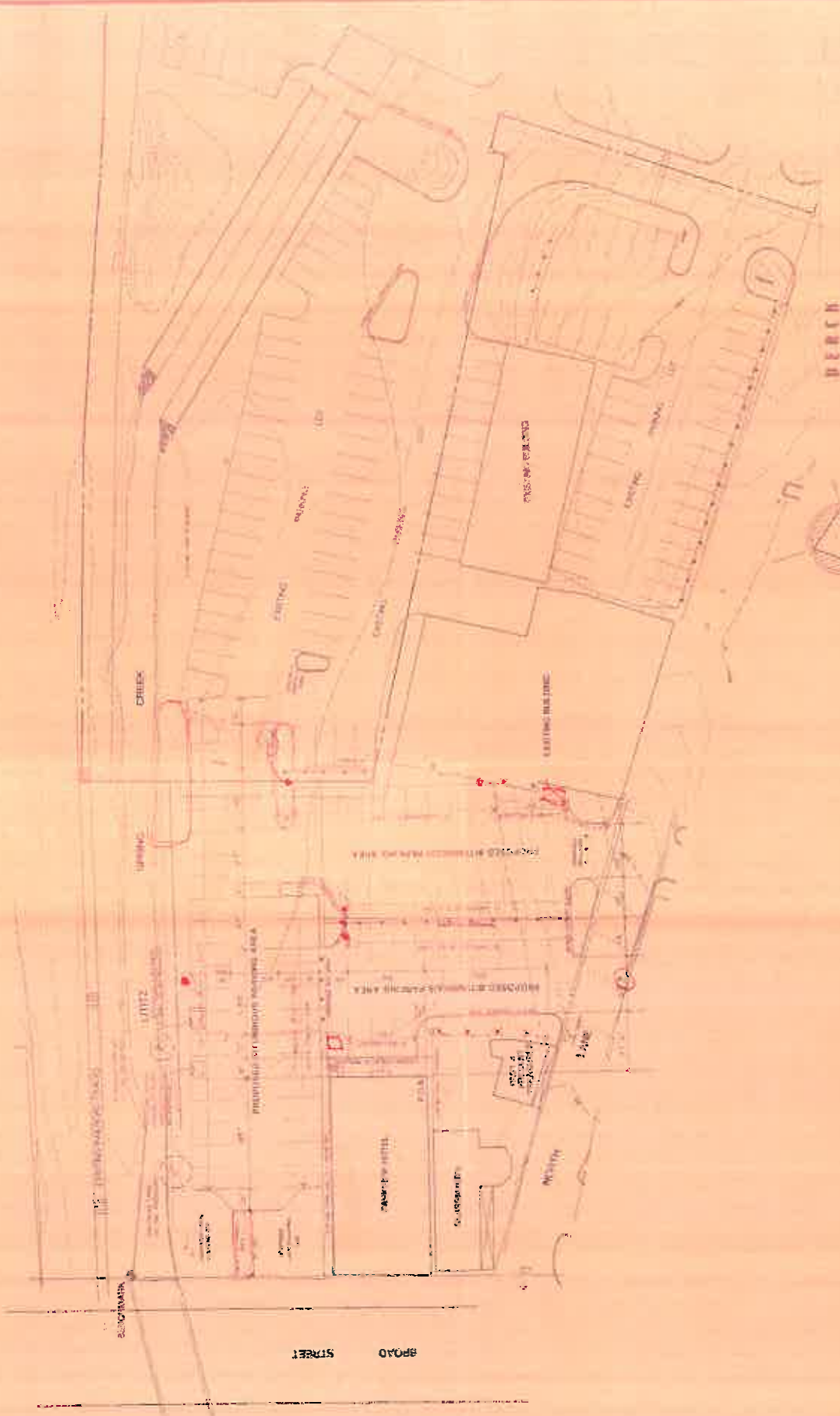
Property Rear



Access from Sturgis Lane



Upper Warehouse Floor



FARMERS' FIRST BANK
 PARKING LOT
 1917 1/2 NORTH
 PENNSYLVANIA



PLAN SCALE: 1" = 25'



DATE: 1917
 DRAWN BY: [Name]
 CHECKED BY: [Name]

BROAD STREET

SCHUMER

UNIT 2

UNIT 1

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

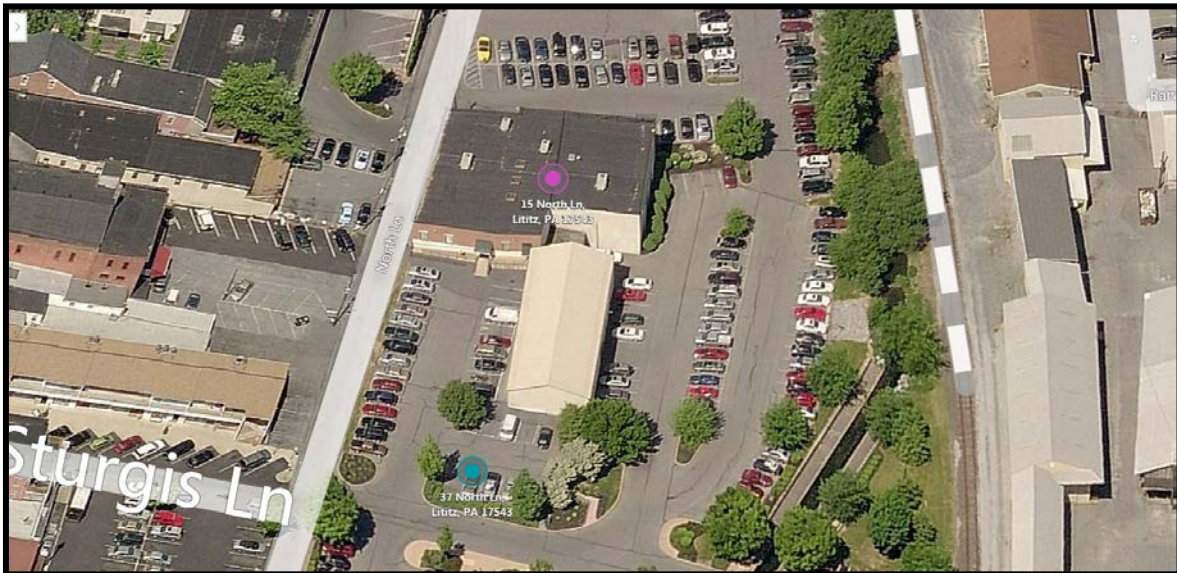
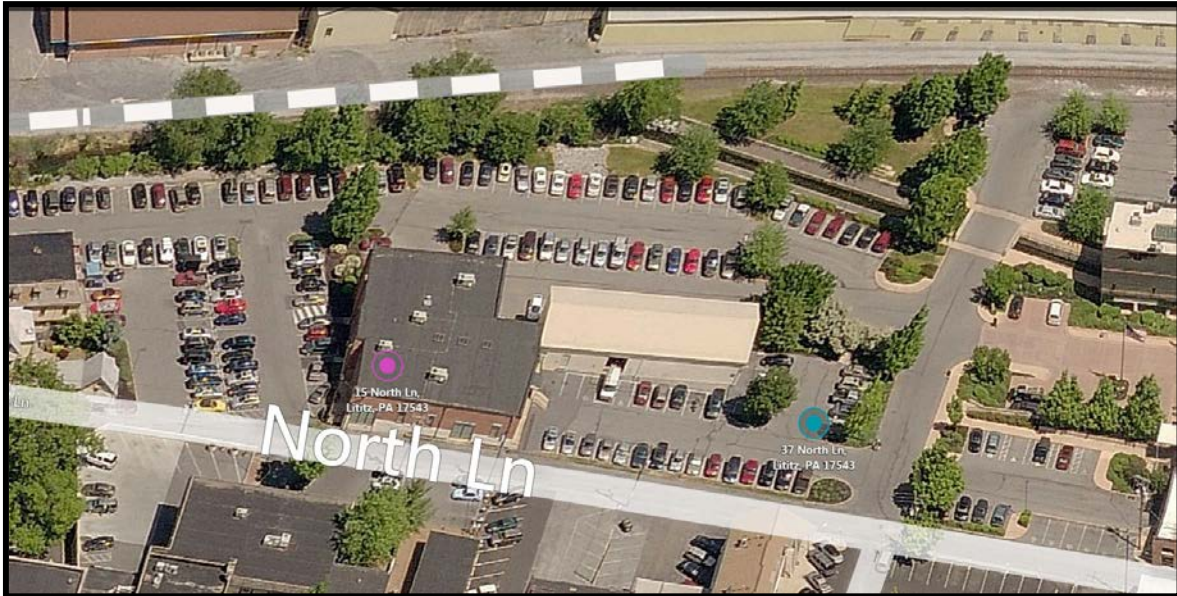
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AERIAL PHOTO

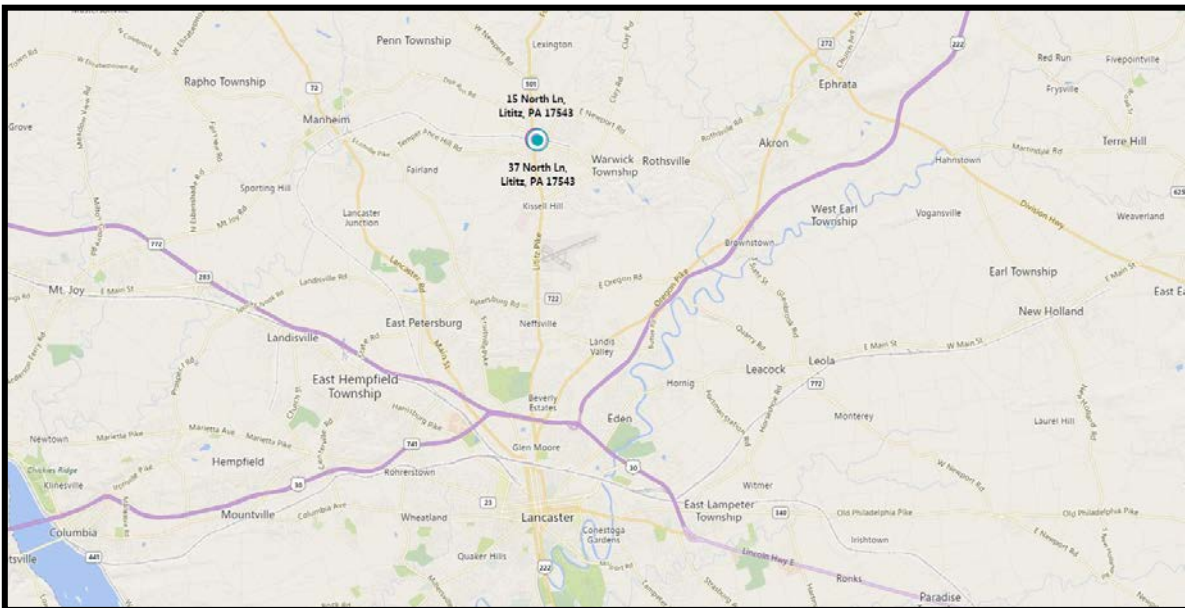
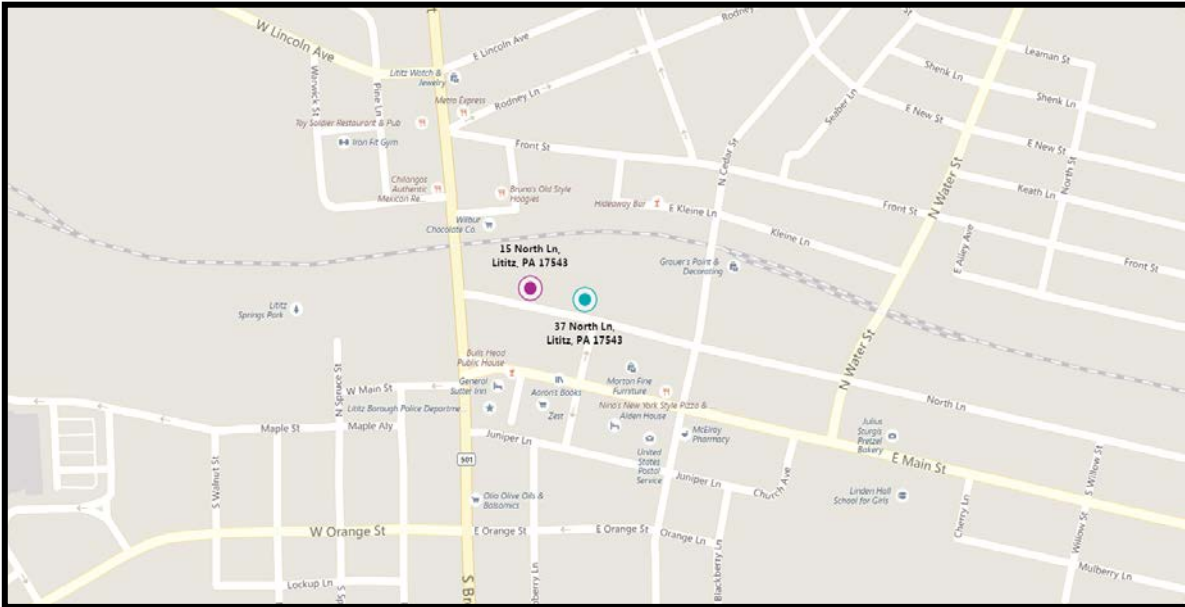


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Lititz, PA 17543

iHIGH ASSOCIATES LTD.
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1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

LOCATION MAP

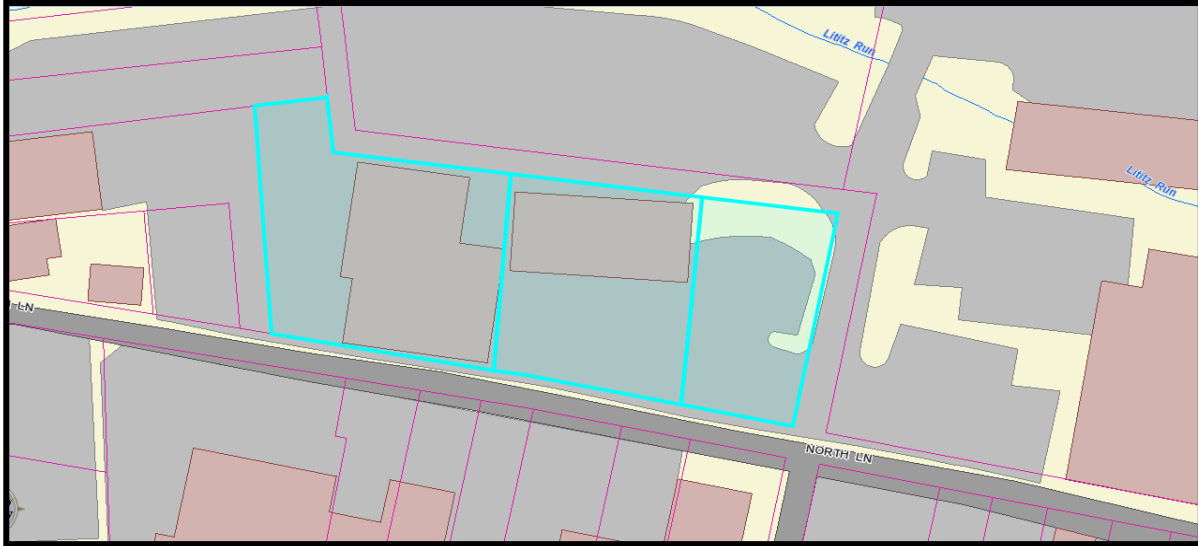


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TAX MAP

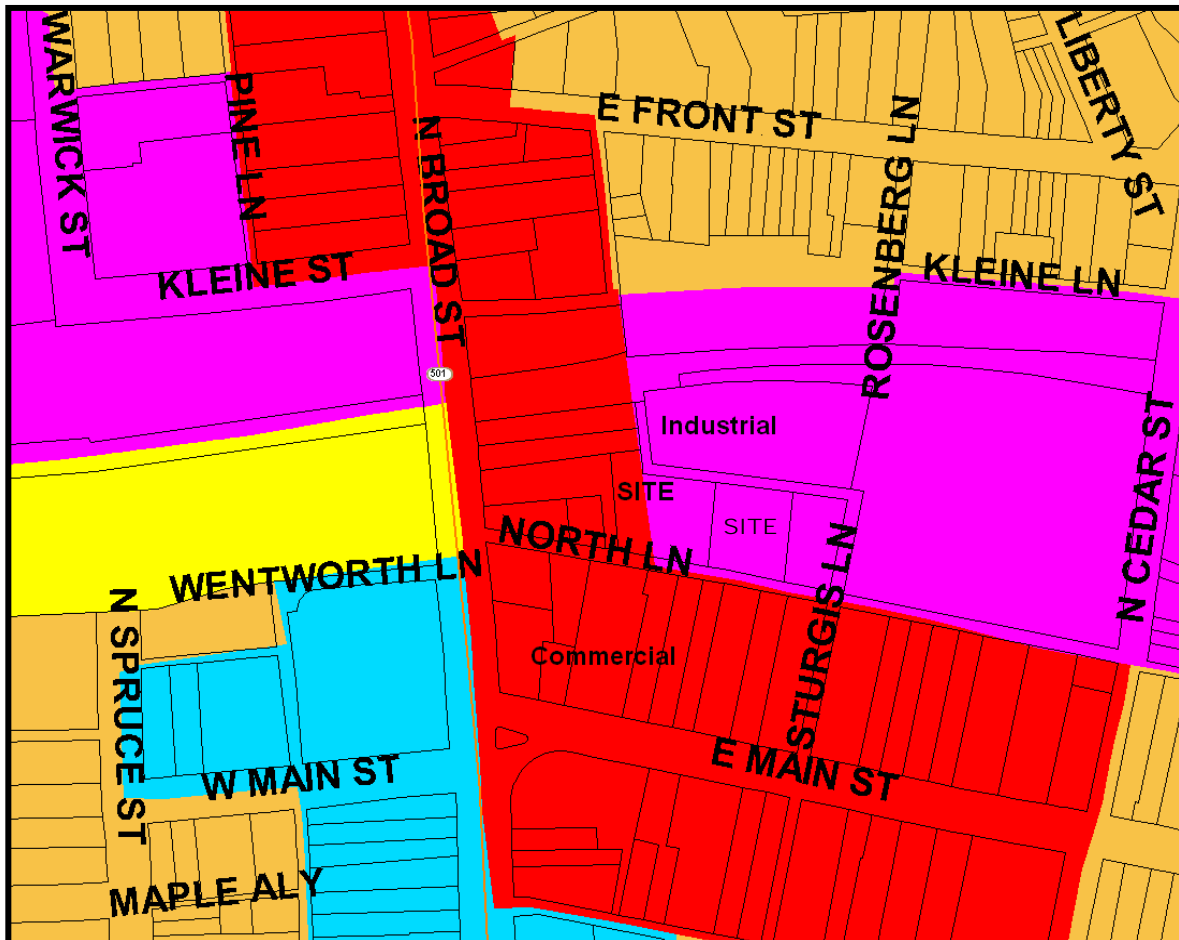


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ZONING MAP



15 & 37 North Lane
Lititz, PA 17543

Industrial Zoning District



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SECTION 213. Industrial Districts.

- A. Purpose. This District is intended to strengthen the Borough's economy and employment base by accommodating a wide range of industrial uses. Railroads and major roads provide access to the majority of the areas within this District.
- B. Permitted Uses.
1. Manufacturing businesses.
 2. Businesses involved with processing and assembling operations.
 3. Recycling centers/plants subject to Section 421.
 4. Warehouses and wholesaling.
 5. Self-service storage facilities.
 6. Building materials sales rooms.
 7. Contractors' equipment yards.
 8. Laboratories and medical laboratories.
 9. Essential services buildings and structures subject to Section 408.
 10. Public garages and public parking lots.
 11. Motor vehicle service stations.
 12. Motor vehicle washes.
 13. Motor vehicle repair garages and body shops.
 14. Business or professional offices.
 15. Business conversions subject to Section 418.
 16. Retail business up to 20,000 square feet on the ground floor.
 17. Medical or dental clinics.
 18. Banks or other financial institutions.
 19. Hotels and motels subject to Section 420.
 20. Restaurants and taverns, including restaurants with drive-in facilities.
 21. Non-profit clubs.
 22. Self-service laundries.
 23. Dry cleaners.
 24. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
 25. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.
 26. Personal services.
- C. Special Exception Uses.
1. Public/Municipal Buildings and Uses subject to Section 412.
 2. Greenhouses/nurseries subject to Section 419.
 3. Recreational, health, or fitness clubs conducted for profit.
 4. Commercial kennels subject to Section 409.

5. Veterinary clinics and animal hospitals subject to Section 409.
6. Day Care Centers as an accessory use to a permitted use subject to Section 402.
7. Home Businesses subject to Section 401.
8. Retail business of 20,000 square feet and greater on the ground floor, subject to the Form-Based Code Regulations of Article VIII.
9. Accessory Apartments subject to Section 416.
10. Apartments and Condominiums above ground floor offices or retail businesses.

D. Lot and Yard Requirements.

1. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section. Within the following table "square feet" and "feet" are abbreviated as "S.F." and " ft " respectively.

Minimum Lot Area (S. F.)	No Minimum
Minimum Lot Width (ft.)	No Minimum
Minimum Side Yard (ft.)	No Minimum
Minimum Rear Yard (ft.)	20
Maximum Impervious Area (%)	85

2. The front yard shall be equivalent to one-half (½) the width of the legal right-of-way of the street or streets on which the lot abuts. If the block on which the lot is located is more than fifty percent (50%) developed, the average setback of the existing structures on that block may be used as the minimum front yard building setback line.
3. A thirty-five (35) foot wide side yard is required on the side abutting a residential district without an intervening street, alley, lane or railroad right-of-way.
4. No setback is required adjacent to a railroad right-of-way.

E. Height Requirements.

All structures shall have a maximum height of 60 feet, and a minimum height of 20 feet.

F. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.

SECTION 214. Historical Areas and Historic Overlay.**A. Applicability of Regulations.**

1. Within the Historical Areas, the Zoning Officer shall review all applications in accordance with Article VI and the Historic Overlay District regulations of Section 426.
2. The Historical Areas are as shown on the Historic Resources Map in Article VIII.

SECTION 215. Floodplain District.**A. Purpose.**

1. The Floodplain District shall include the areas of the Borough of Lititz which are subject to periodic inundation by floodwaters. This inundation results in loss of life and property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditures for flood protection and relief; impairment of the tax base; and other adverse effects on the public health, safety and general welfare.
2. In the interest of public health, safety and welfare, the regulations of the Floodplain District are designed and intended to protect floodplains subject to and necessary for floodwaters, to permit and encourage the retention of open land uses so located and utilized and to guide incompatible development into more appropriate zoning districts.
3. In advancing these principles and the general purposes of this Zoning Ordinance and the Comprehensive Plan, and as a supplement to Section 101 of this Ordinance, the specific intent of these regulations include the following:
 - a. Regulating uses, activities and development, which, acting alone or in combination with other existing or future uses, activities and development, will cause unacceptable increases in flood heights, velocities, and frequencies.
 - b. Restricting or prohibiting certain uses, activities, and development from locating within areas subject to flooding.
 - c. Requiring all those uses, activities and developments that do occur in flood-prone areas to be protected and/or floodproofed against flooding and flood damage.
 - d. Informing individuals when buying lands and structures which are unsuited for intended purposes because of flood hazard.

B. District Boundaries.

1. The identified floodplain area shall be those areas of the Borough of Lititz, Lancaster County, which are subject to the one hundred (100) year flood, as identified in the Flood Insurance Study (FIS) dated April 19, 2005 and the accompanying maps as prepared for by the Federal Emergency Management Agency (FEMA), or the most recent revision thereof.
2. Where the complete and definite information necessary to delineate the boundary of the Floodplain District or to determine the 100-year flood elevation (approximate zones) is not available to the Zoning Officer in his consideration of an application for a permit, he shall require such on-site studies and/or surveys to be made as necessary to fix the precise boundaries of the Floodplain District and the elevation of the 100-year flood as defined in this Section. Such studies and surveys shall be signed, sealed and certified by a licensed, professional engineer registered by the Commonwealth of Pennsylvania to perform such studies and surveys. Such certification shall acknowledge the accuracy of the study or survey and the qualifications of the individual to perform such study or survey. Copies of such studies and surveys may be submitted by the Zoning Officer to the Borough Engineer and the United States Department of Agriculture's Soil Conservation Service, who shall have 30 days to comment. Any property owner whose property is so studied and/or surveyed to justify an application for a permit shall pay all costs of these studies and surveys.
3. All changes to the boundaries of the Floodplain District are subject to the review and approval of the Federal Insurance Administrator for compliance with the Rules and Regulations of the National Flood Insurance Program.

C. Boundary Disputes.

1. Should any person dispute the initial boundary determination of the Floodplain District as determined by the Zoning Officer from the information referred to in Section 215.C., an appeal may be made to the Zoning Hearing Board. The burden of proof in such an appeal shall be on the property owner. The property owner shall pay costs in accordance with established procedures for a Zoning Hearing Board appeal.
2. The provisions of this Section create an overlay zoning district which is applicable within floodplains in all zoning districts established by this Ordinance, as defined and delineated by this Section. To the extent that the provisions of this Section are applicable and more restrictive, they shall supersede conflicting provisions within all other Articles of this Ordinance, and all other ordinances of the Borough of Lititz shall remain in full force and effect.