

For Lease

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



55 DOE RUN ROAD
MANHEIM, PA 17545

Jeff Kurtz

Call Today! ☎ 717.293.4554

✉ jkurtz@high.net

Ruth M. Devenney, CCIM, SIOR

Call Today! ☎ 717.293.4552

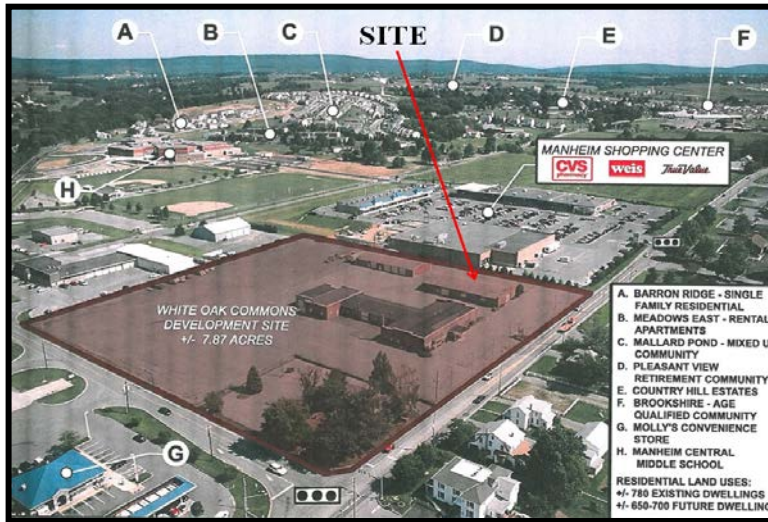
✉ rdevenney@high.net



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Restaurant/Site



55 Doe Run Road
Manheim, PA 17545

Available Square Feet:

8,450 square feet

Lease Rate:

\$12.00/SF N/N/N

Description:

TBD proposed restaurant for pub or similar type use.

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BUILDING INFORMATION

Total Building Square Feet:	8,450 square feet
Construction:	TBD
Condition:	New
Year Constructed:	2016
Floor Type:	Concrete
Number of Floors:	One
Ceiling Height:	TBD
Ceiling Type:	TBD
HVAC:	TBD
Roof:	TBD
Wall Finishes:	TBD
Lighting:	TBD

Electric:	200 amp service, 3 phase
Water:	Public
Sewer:	On site
Parking:	On site
Tax Account#:	500-63798-0-0000 & 500-56253-0-0000
Deed Reference:	0506-5236 & 0563-2987
Zoning:	Commercial Zoning
Acres/Lot Size:	7.8 +/- acres
Topography:	Level
Road Frontage/Access:	Doe Run Road

GEOGRAPHIC INFORMATION

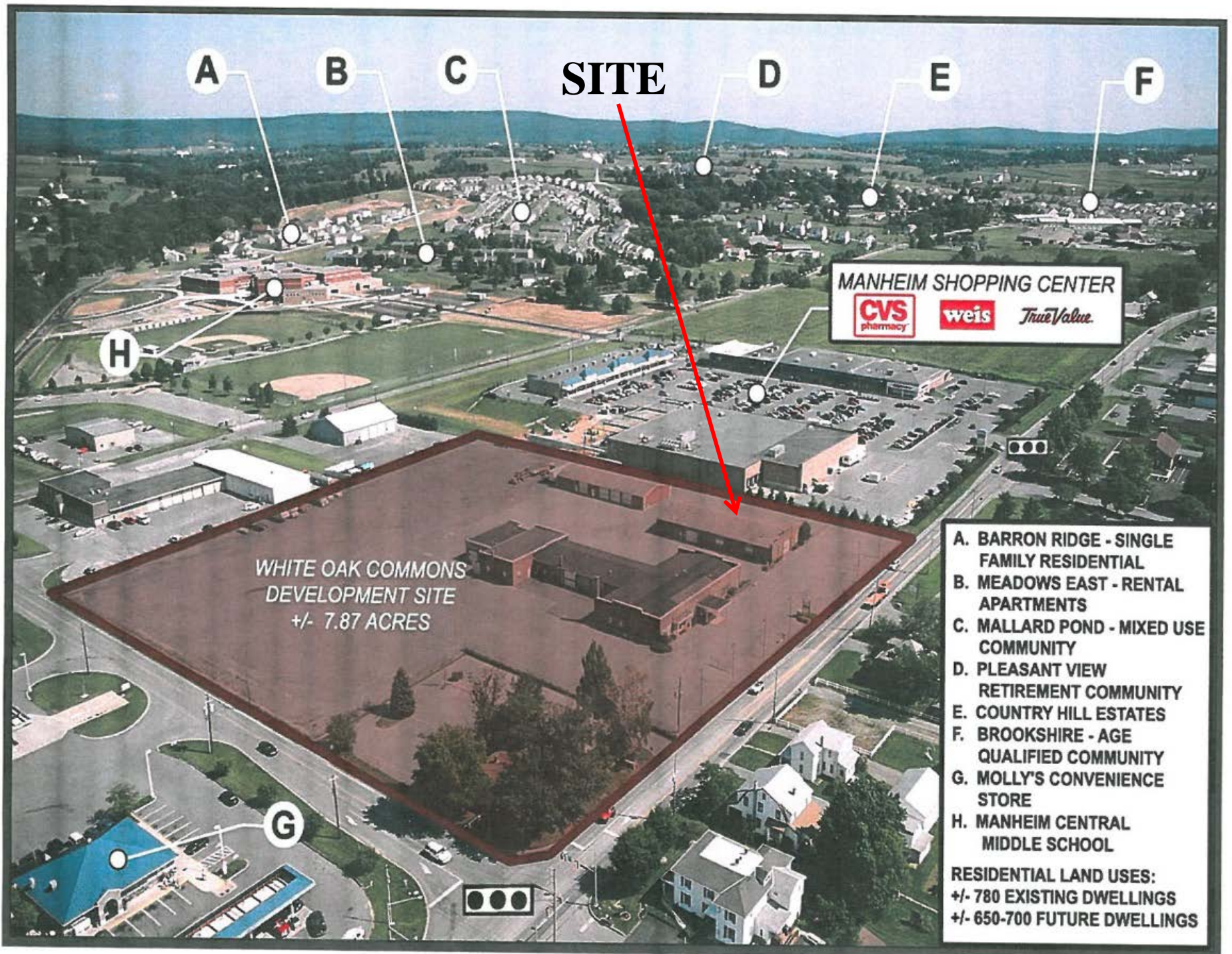
Municipality:	Penn Township
County:	Lancaster County

LEASE INFORMATION

Square Feet Available:	8,450 square feet
Price per SF:	\$12.00/SF N/N/N
Monthly Rent:	\$8,450
Annual Rent:	\$101,400
CAM:	TBD

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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.



SITE

MANHEIM SHOPPING CENTER
CVS pharmacy weis True Value

**WHITE OAK COMMONS
DEVELOPMENT SITE
+/- 7.87 ACRES**

- A. BARRON RIDGE - SINGLE FAMILY RESIDENTIAL**
 - B. MEADOWS EAST - RENTAL APARTMENTS**
 - C. MALLARD POND - MIXED USE COMMUNITY**
 - D. PLEASANT VIEW RETIREMENT COMMUNITY**
 - E. COUNTRY HILL ESTATES**
 - F. BROOKSHIRE - AGE QUALIFIED COMMUNITY**
 - G. MOLLY'S CONVENIENCE STORE**
 - H. MANHEIM CENTRAL MIDDLE SCHOOL**
- RESIDENTIAL LAND USES:**
 +/- 780 EXISTING DWELLINGS
 +/- 650-700 FUTURE DWELLINGS

AERIAL PHOTO

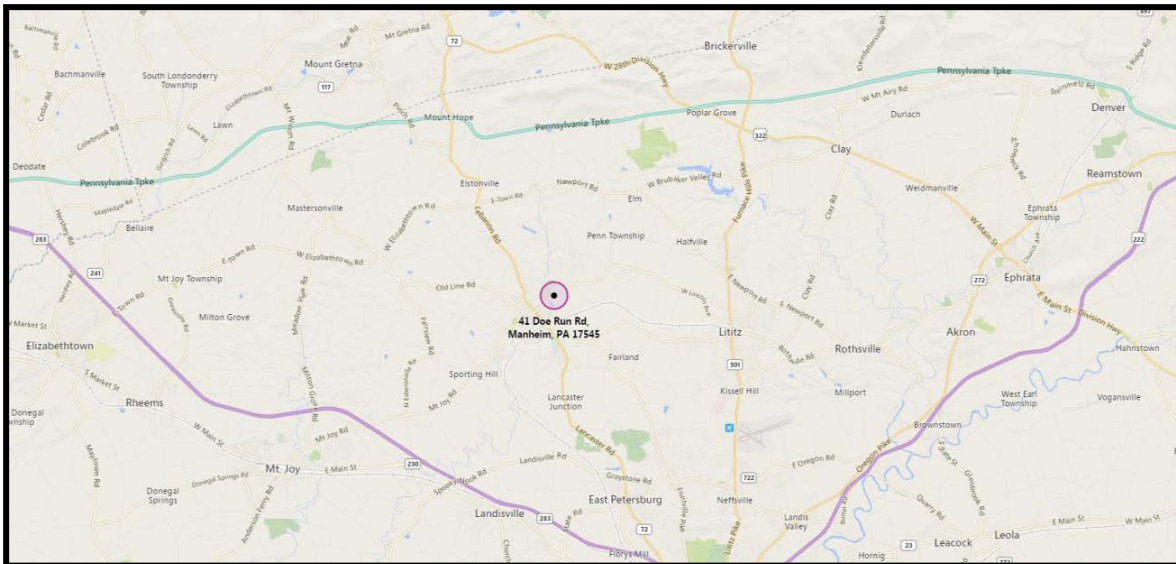
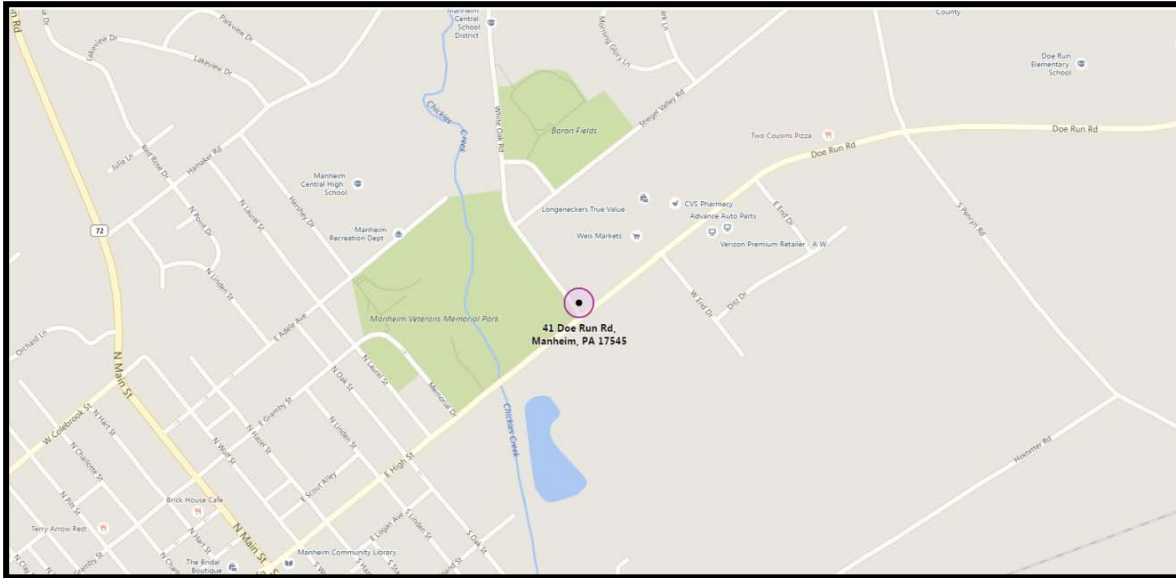


55 Doe Run Road
Manheim, PA 17545



1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
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LOCATION MAP



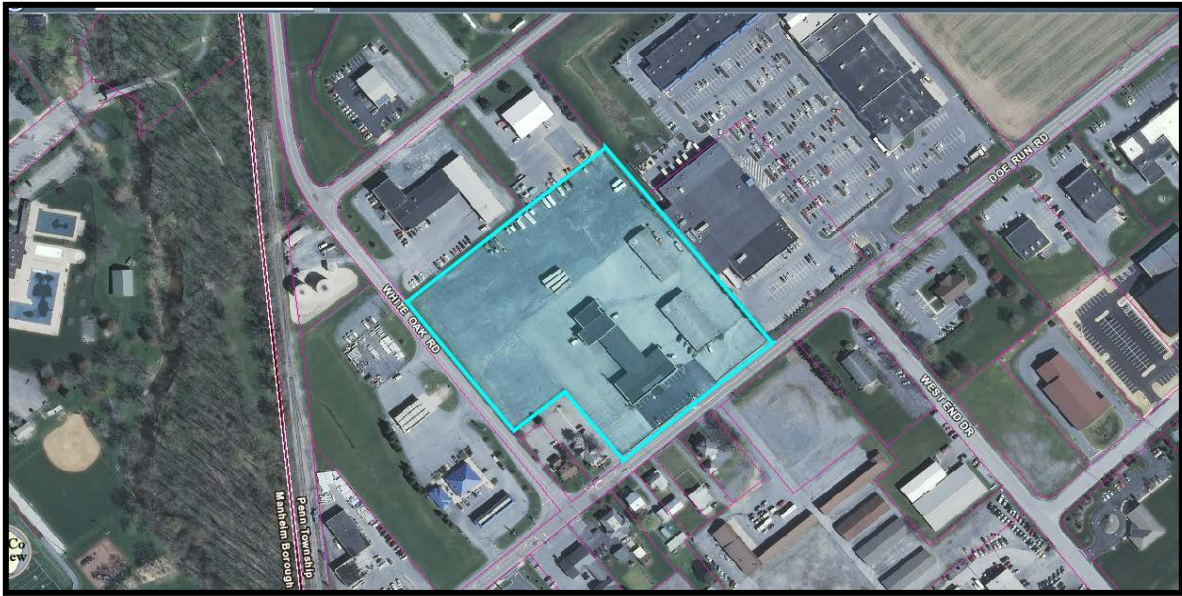
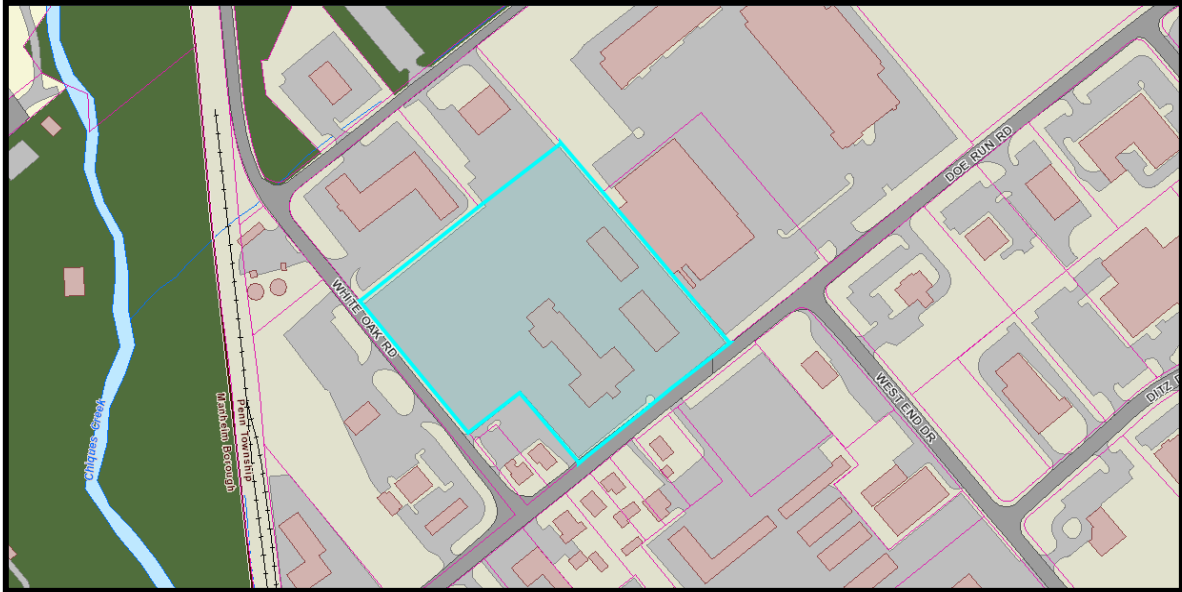
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TAX MAP



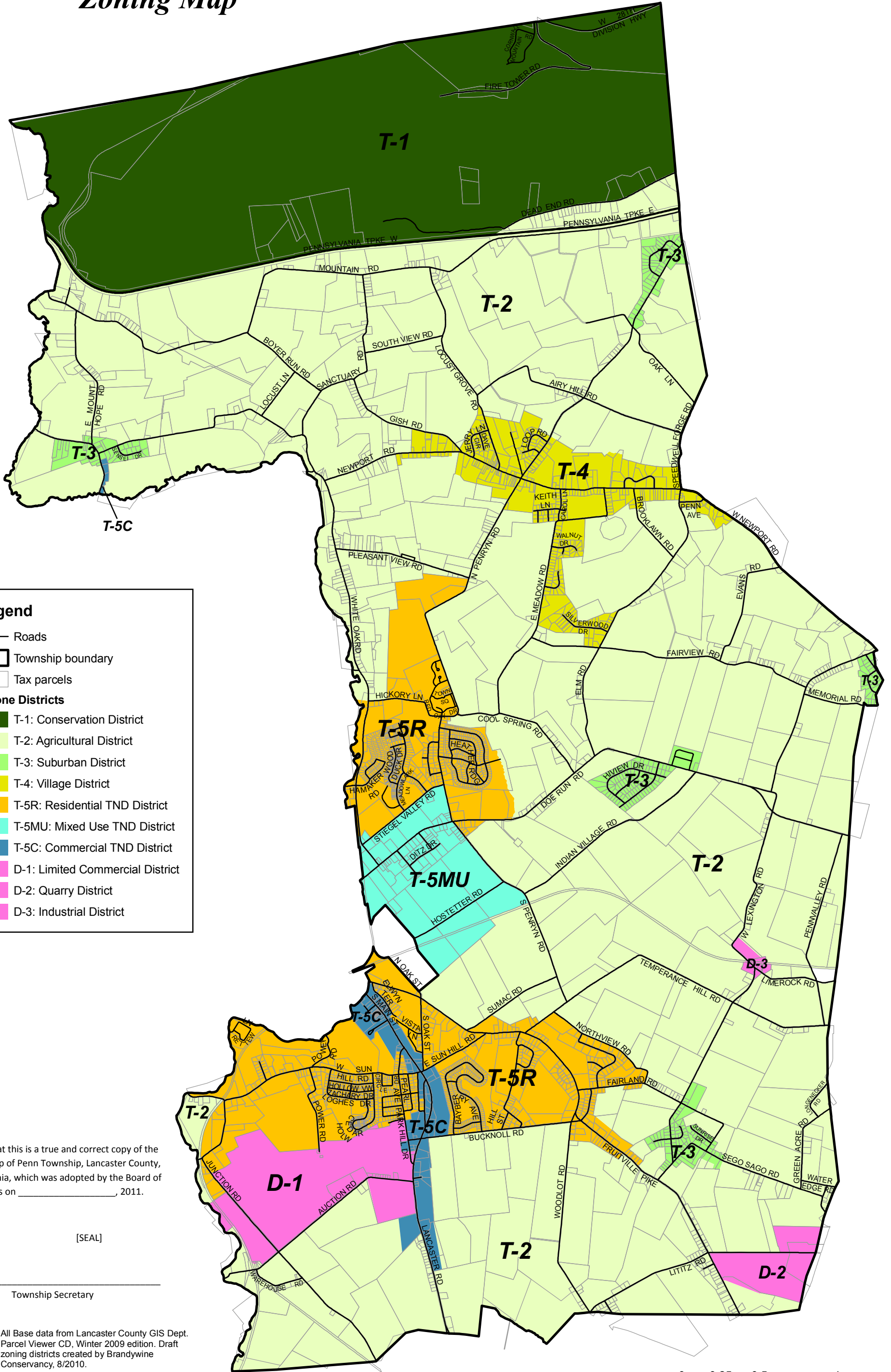
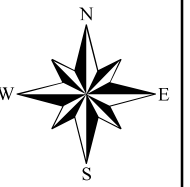
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Penn Township Lancaster County, Pennsylvania

Zoning Map



Legend

- Roads
- ▭ Township boundary
- ▭ Tax parcels

T-Zone Districts

- T-1: Conservation District
- T-2: Agricultural District
- T-3: Suburban District
- T-4: Village District
- T-5R: Residential TND District
- T-5MU: Mixed Use TND District
- T-5C: Commercial TND District
- D-1: Limited Commercial District
- D-2: Quarry District
- D-3: Industrial District

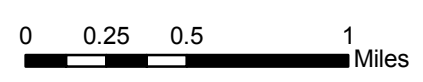
I certify that this is a true and correct copy of the Zoning Map of Penn Township, Lancaster County, Pennsylvania, which was adopted by the Board of Supervisors on _____, 2011.

[SEAL]

Township Secretary

Data sources: All Base data from Lancaster County GIS Dept. Parcel Viewer CD, Winter 2009 edition. Draft zoning districts created by Brandywine Conservancy, 8/2010.

Map created: May 13, 2011 by Brandywine Conservancy
Map adopted: May 9, 2011



§27-208. T-5 Commercial TND (T-5C) District. - Penn Township

1. Area and Bulk Regulations.

Use	Required Public Utilities	Minimum Lot Area ^{1,2} (square feet unless otherwise noted)	Minimum Lot Width ³ (feet)	Build-to Line	Minimum Side Yard Setback		Minimum Rear Yard Setback	Building Height (Maximum)	Lot Coverage (%) Maximum [Ord. 2012-03]
					One	Com.			
Ag and Forestry Uses	None	20 acres	150	50	50	100	50	150	10
TND	W/S	See §27-463							50
Other Lawful Use/Industrial Uses	W/S	32,000	150	15	20	40	50	40	30

Use	Required Public Utilities	Minimum Lot Area ^{1,2} (square feet unless otherwise noted)	Minimum Lot Width ³ (feet)	Build-to Line	Minimum Side Yard Setback		Minimum Rear Yard Setback	Building Height (Maximum)	Lot Coverage (%) Maximum [Ord. 2012-03]
					One	Com.			
Nonresidential Uses/Mixed Use Buildings (inc. Live-Work units)	W/S	15,000	100	15	15	30	30	40	50 [Ord. 2012-03]

W=public water; S=public sewer

¹All uses relying upon on-lot sewer must comply with §27-317 of this Chapter.

²Unless otherwise specified in Part 4.

³The lot width at the street line shall not be less than 70 percent of the minimum required lot width, and in no case shall the lot width exceed the lot depth.

[Ord. 2012-05]

2. Permitted Density.

A. TND option shall be permitted, regardless of dwelling types, in accordance with the following:

(1) Minimum density of six du/acre provided that a density of less than six du/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six du/acre times net acreage of the residential area. The residential area shall be determined in accordance with §27-463.3.B(2)(a) and shall exclude any land to be used for nonresidential or mixed use purposes, including live-work units and apartments of nonresidential space.

(2) Maximum density of 8 du/acre provided that a density of greater than 6 du/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over the permitted number or through approved density bonuses in accordance with §27-463.7.

B. Nonresidential and mixed use development, including live-work units, and apartments over nonresidential space shall be permitted without receipt of TDRs, except as may be required for lot coverage.

3. Lot Coverage.

A. The maximum lot coverage for uses other than agriculture and forestry may be increased up to 70 percent subject to the receipt of one TDR per 4,000 square feet of coverage or fraction thereof. [Ord. 2012-03]

B. In the context of a new subdivision or TND, permitted lot coverage may be calculated on the basis of net tract acreage, with permitted coverage allocated variably to individual lots. Notes shall be placed on recorded subdivision/land development plans indicating the available coverage on each lot.

4. *Off-Street Loading.* In addition to the requirements of §27-313 of this Chapter, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential district, nor any side of a building facing an adjoining street.

5. *Design Standards.*

A. All new development or redevelopment within the T-5 District shall meet the requirements of Part 8, "Form Based Code," regulations of this Chapter, except that the development of five residential lots of less shall not be required to meet the requirements of §§27-808 to 27-813.

B. If a proposed development is of a type depicted in Appendix 27-A or Appendix 27-B, the applicant shall demonstrate consistency with the design concepts stated and illustrated in therein.

C. All mechanical equipment which is not enclosed within a building shall be fully and completely screened from view in a manner compatible with the architectural and landscaping style of the overall property.

D. All utility lines servicing the buildings shall be placed underground within the lot lines of the property on which the use is located.

E. All parking shall be located behind the plane of the primary facade. No parking shall be located between the primary facade and the right-of-way line. All new development or redevelopment within the T-5 District shall meet the requirements of Part 8, "Form Based Code," regulations of this Chapter.

6. *Screening.* A visual screen must be provided along any adjoining lands within the T-5R District, regardless of whether or not the parcel is developed.

7. *Landscaping.*

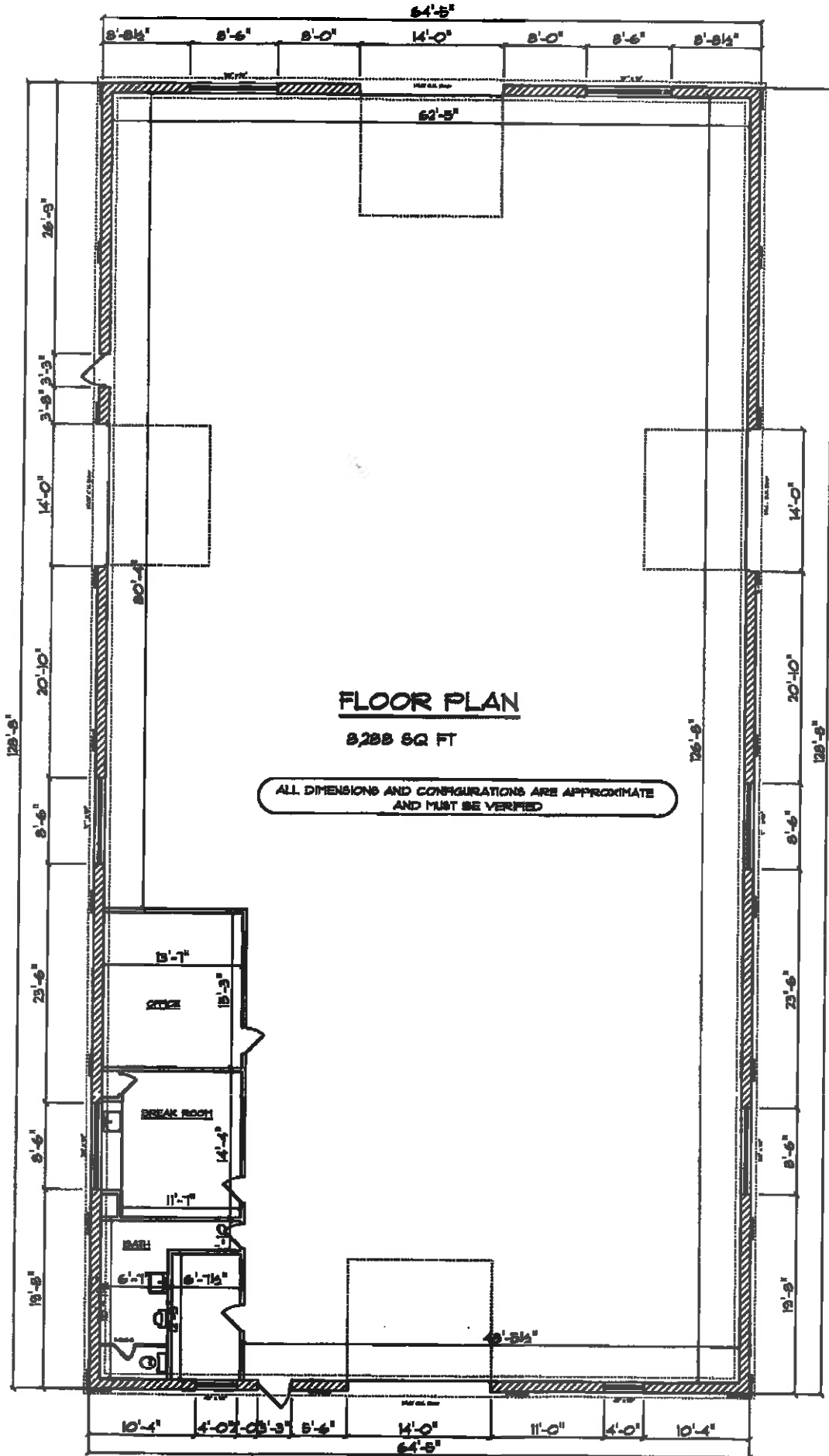
A. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.

B. A minimum 10-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.

8. *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. For a listing of some regulations, refer to §27-319 of this Chapter.

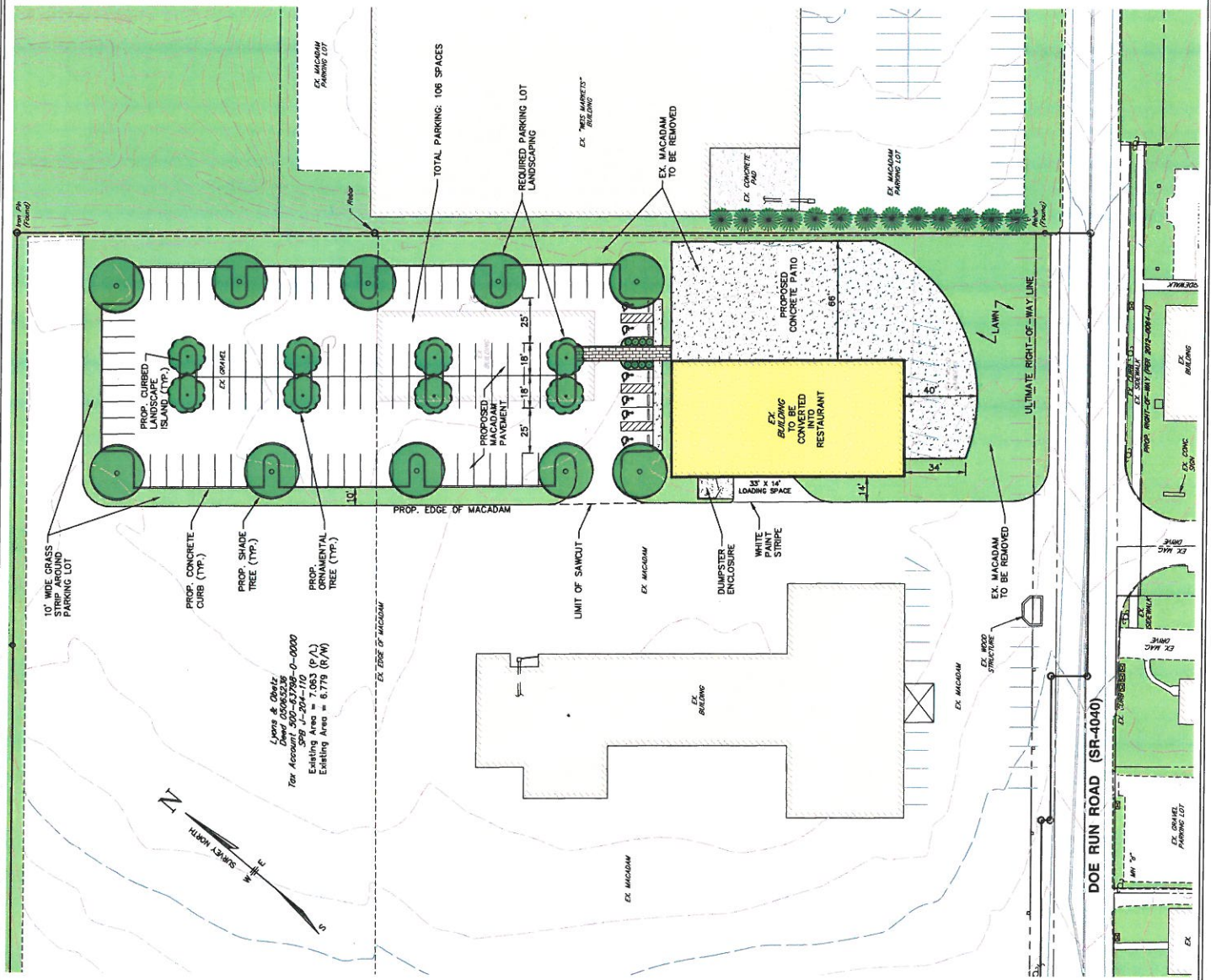
9. *Outdoor Storage.* Outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this Section.

(Ord. 2011-02, 5/9/2011, §27-209; as amended by Ord. 2012-03, 4/9/2012, §§7, 8; and by Ord. 2012-05, 11/13/2012, §10)



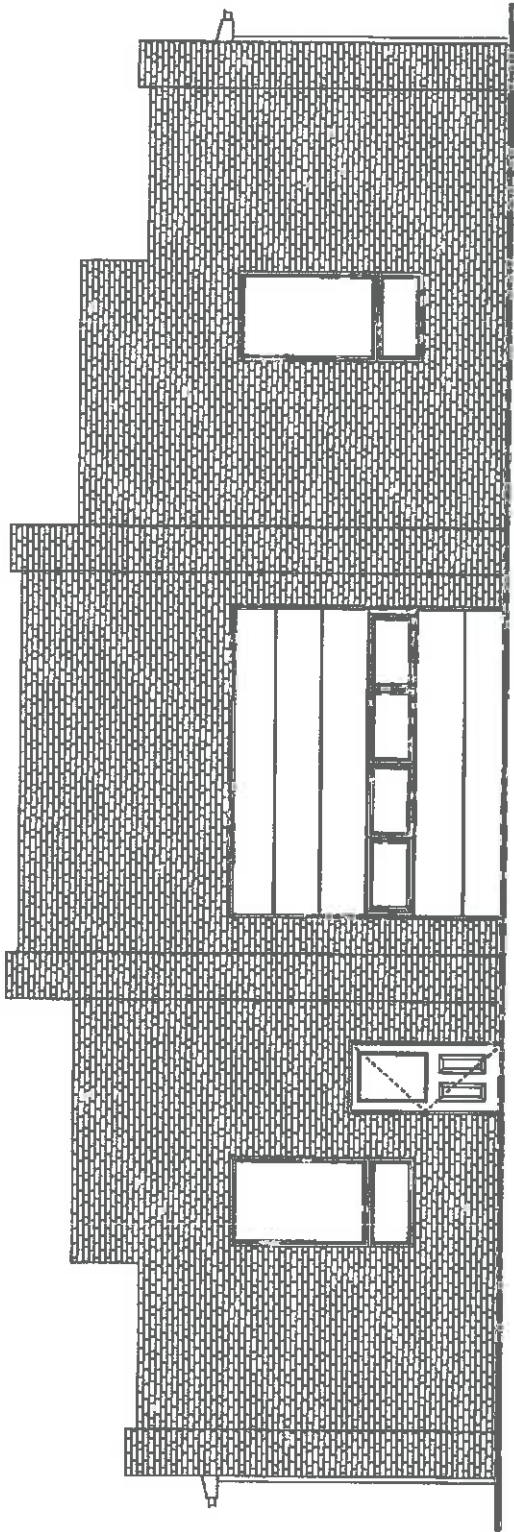
Project Title: _____

Checked By:	TCM
Drawn By:	TCM
Project No.:	14024
Date:	6/30/15
File:	14024sk-RestaurantLdg
Layout:	Site Plan-COLOR
Scale:	1"=40'
Sheet No.:	1 of 1



Lyons & Obetz
 David 650655236
 For Account: 300-43795-0-0000
 Existing Area = 7,083 (P/L)
 Existing Area = 6,778 (P/W)

1-2-2



FRONT ELEVATION

BUILDER:



48 DOE RUN ROAD
MANHEIM, PA, 17346
P - 717-665-7130
F - 717-665-2123



GOODY'S HOME DESIGN INC.
187 PENN. AVENUE
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P - 717-665-3400 F - 717-665-4488
www.goodyshomedesign.com

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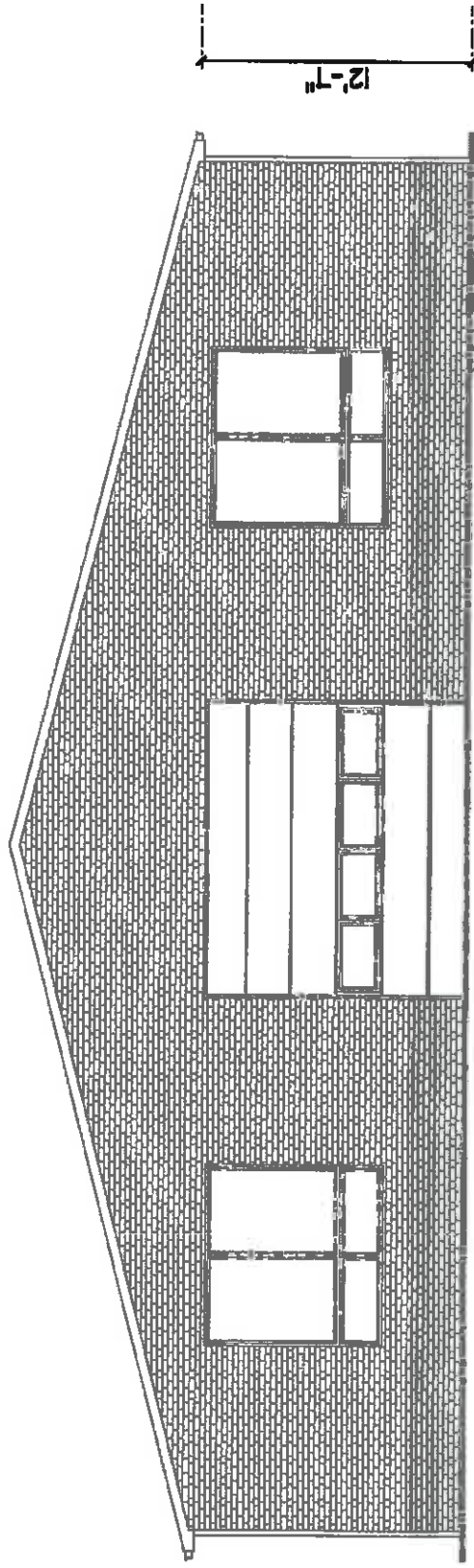
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December 12, 2011

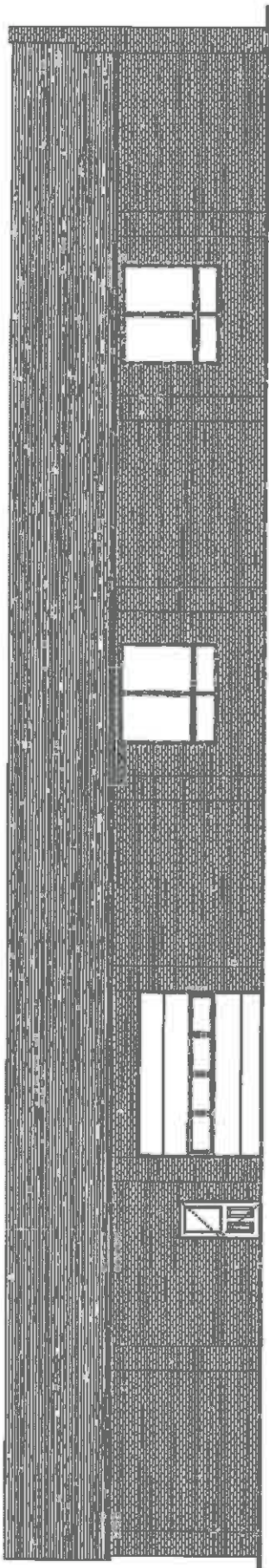
11-2-2 Morley and Obetz

DOE RUN ROAD
MANHEIM PA 17346

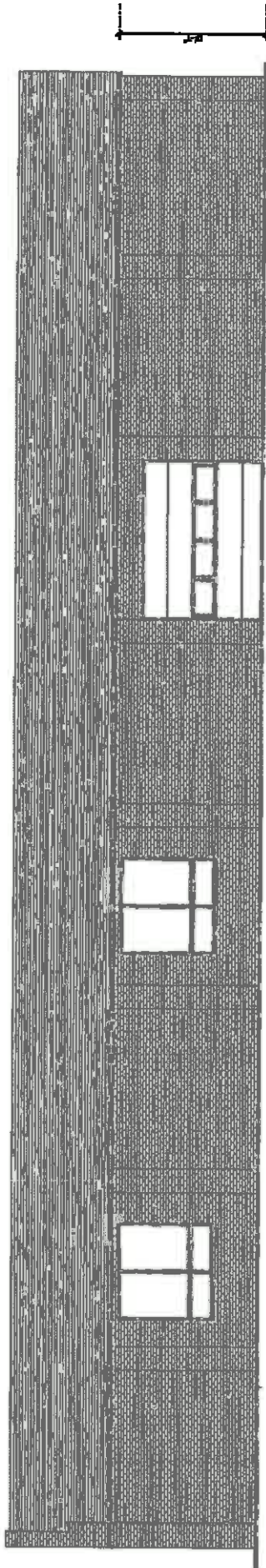
THIS IS A PRINT-OUT FOR ACTUAL BUILDING DRAWINGS CONTACT THE BUILDING OWNER



BACK ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Exhibit B
The Warehouse

Scope of Work

The Landlord agrees to complete the following items at Landlord's costs:

- General contractor's conditions, architectural, design and permitting fees for scope below.
- New roof on facility.
- Glass roll up grade level doors where current grade level doors exist.
- Current docks will be replaced with glass storefronts
- Exterior will be reskinned as per photo.
- All personnel doors will be replaced with new doors with glass vision panels.
- Paving all asphalt areas, as shown on Exhibit A.
- Construct patio as shown on plan.
- Construct line, and add planting beds to parking lot as shown on plan.
- Get all water, sewer EDUS for building.
- Stub water and sewer adequate for Tenant's needs into building.
- Provide utilities to building adequate to run "brew pub".
- Broom clean all industrial floors after construction of shell completed.
- Signage on directory..

The following items will be at Tenant's cost, if desired by Tenant:

- General contractor's conditions, architectural, design and permitting fees for all other items needed to open "brew pub"
- Sprinkler system flow monitors, and fire alarm will have horn strobes or as required by codes.
- Install HVAC systems.
- Energy efficient lighting throughout.
- Add new emergency and exit lighting as dictated by demising wall and codes. This means that appropriate signs will be displayed as required by code.
- Signage on building.
- Phone and data lines.
- All connections to Tenant's equipment furniture/kitchen..
- Any permitting or inspections of any connections (electric and air) required by municipality.
- Security system.
- Furniture and equipment and distribution of utilities to such equipment.
- Gas piping for equipment, if needed.\.

Date

Tenant's Initials

Landlord's Initials