

For Lease

717.697.2422



1610 N. 7TH STREET (FRONT)
LEBANON, PA 17046



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

For Lease

717.697.2422



► *Pad-Site*



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

*1610 N. 7th Street (front)
Lebanon, PA 17046*

Acreage:

1.5 +/- Acres

Lease Price:

\$50,000/AC as is

Description:

Located next to a busy convenience store, gas station and Subway, this flat land along busy Lebanon Road averaging 6,599 daily traffic along PA Route 343 and 5,989 daily traffic along Sandhill Road. Location serves a dense local community as well as traffic heading north to employment centers and Route 22, I-81 and I-78. Flexible zoning allows for many different uses.

LAND INFORMATION

Acreage	1.5+/- Acres
Possible Uses	Flexible zoning allows for many different uses.
Tax Identification #	27-2339358-377405-0000
Deed Book	02081-2684

GEOGRAPHIC INFORMATION

Zoned	C2-B General Commercial
Municipality	North Lebanon Township
County	Lebanon County

UTILITIES

Water, Sewer	Public on site for gas station/convenience store
--------------	--

For Lease

1610 N. 7th Street
Lebanon, PA 17046

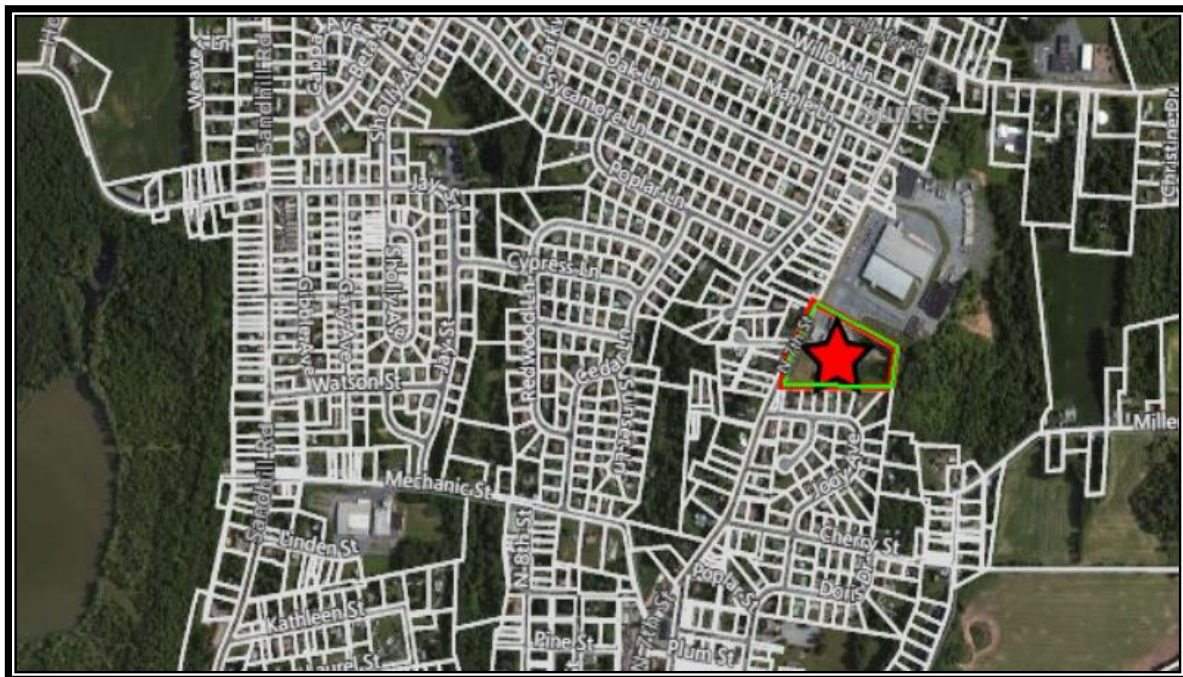
TRAFFIC COUNTS

Both Directions

6,599 AADT Dir Both @ PA Route 343
1,045 AADT Dir Both @ Mechanic Street
5,989 AADT Dir Both @ Sandhill Road

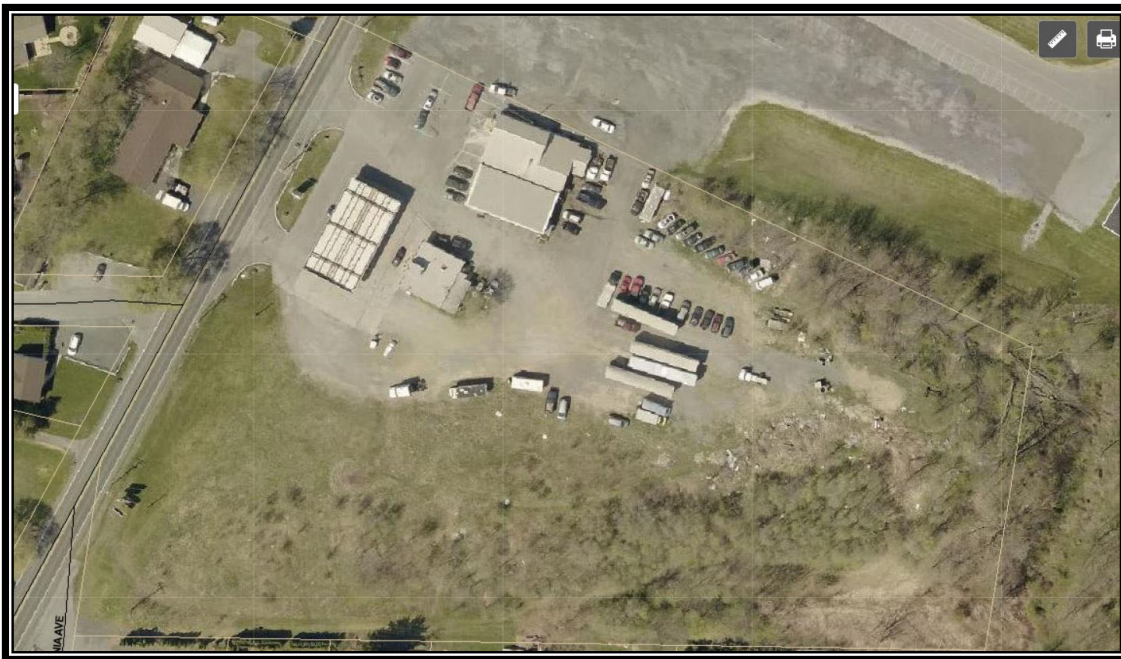
DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,394	49,936	71,596
Households	3,268	19,588	27,906
Avg. HH Income	\$60,863	\$61,412	\$68,352



Photos

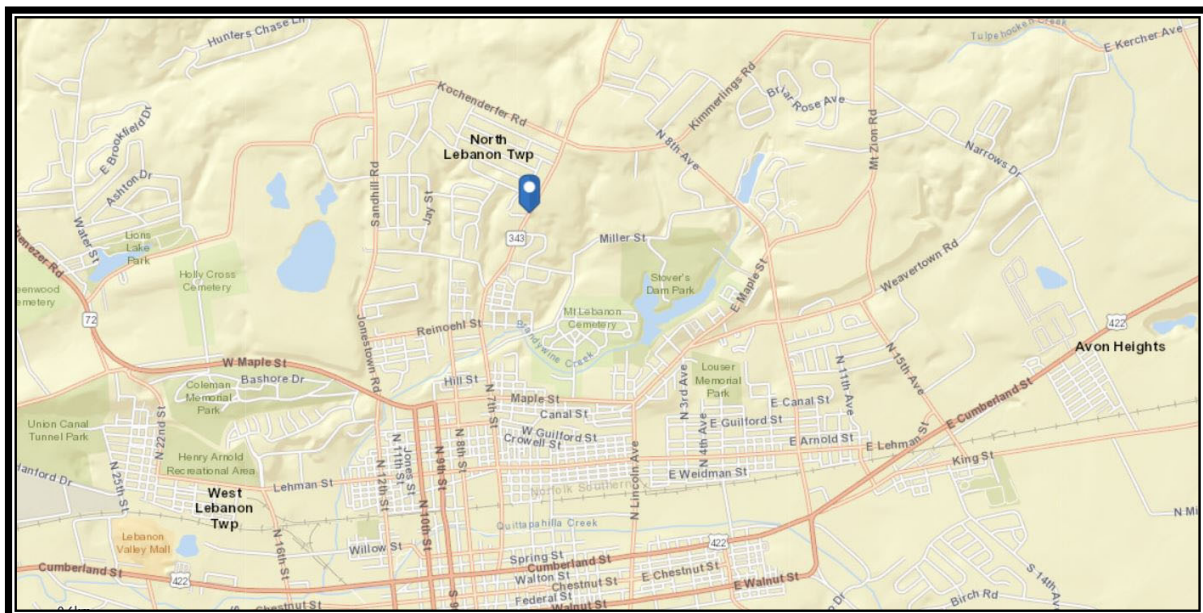
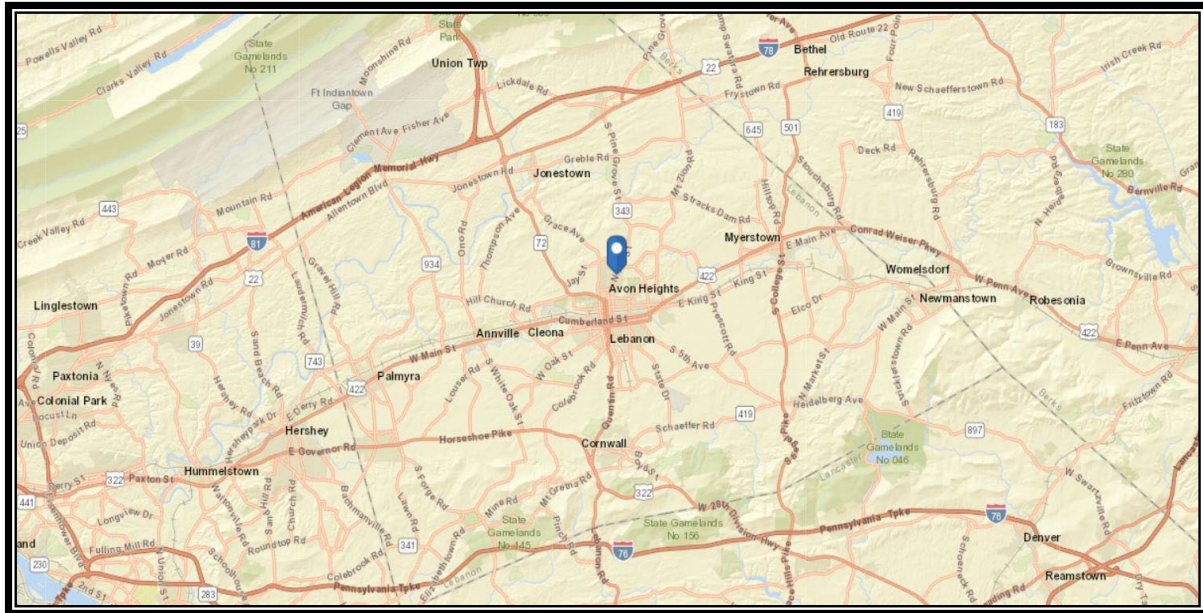
1610 N. 7th Street
Lebanon, PA 17046



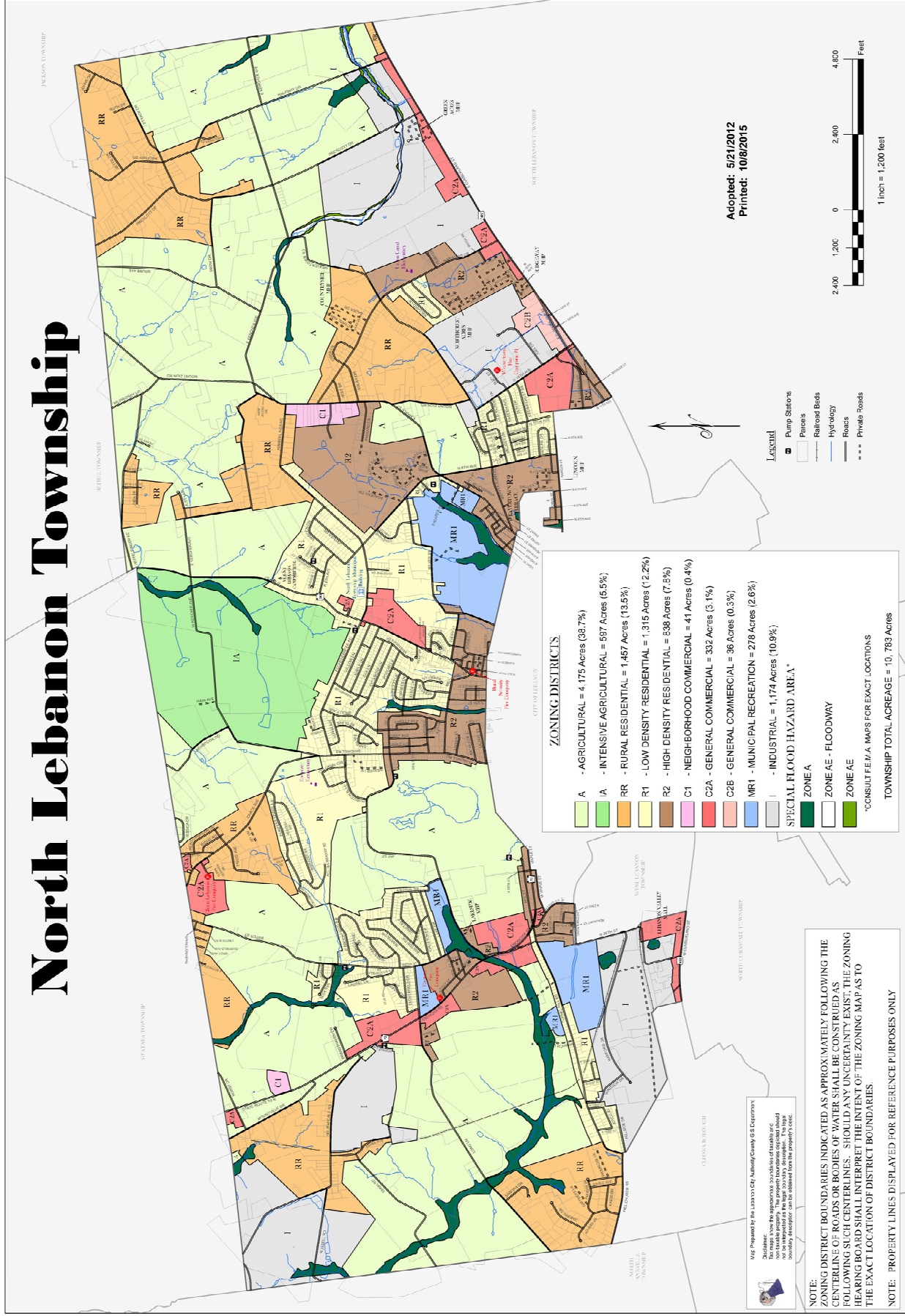
Location Maps

1610 N. 7th Street
Lebanon, PA 17046

1610 N. 7th Street
Lebanon, PA 17046



North Lebanon Township



Adopted: 5/21/2012
Printed: 10/8/2015

*Township of North Lebanon, PA
Wednesday, January 23, 2019*

Chapter 27. Zoning

Part 8. GENERAL COMMERCIAL DISTRICTS (C-2)

A.. C-2A, General Commercial Districts — A.

§ 27-801. Intent.

[Ord. 6-4-84, 6/4/1984, § 11.01; as amended by Ord. 2-2001, 12/26/2001, § II]

The regulations of this district are designed to accommodate commercial activity within the Township. Since these enterprises are for the most part dependent on traffic generated by a major thorough fare, these uses are grouped together to facilitate shopping via automobile. The requirements contained in this Part are designed to promote safe and expedient conveyance of the resulting high traffic volumes.

§ 27-802. Permitted Uses.

[Ord. 6-4-84, 6/4/1984, § 11.02; as amended by Ord. 1-2001, 2/19/2001, § XXIV; by Ord. 22001, 12/26/2001, § II; by Ord. 5-2005, 12/19/2005, § XIV; and by Ord. 2-2014, 5/19/2014, § XI]

1. Stores for the retailing of all consumer goods not otherwise prohibited by law.
2. Multiple commercial use complexes and shopping centers provided that the following conditions are met:
 - A. The multiple commercial use complex or shopping center shall consist of a group of two or more commercial uses, planned, designed, and constructed as one principal structure. Each commercial establishment within the complex shall share at least one party wall with another establishment.
 - B. The minimum lot size shall be determined by the total gross floor area of the principal structure, according to the following table:

Total Gross Floor Area	Minimum Lot Area Required
0 to 20,000 square feet	1 acre
20,001 to 40,000 square feet	2 acres
Greater than 40,000 square feet	2 acres plus 1 acre for each 15,000 square feet (or fraction thereof) in excess of the initial 40,000 square feet of floor area.
 - C. Such use shall comply in all respects with the lot width, lot coverage, yard and building height requirements of § 27-804 of this Part.
3. Personal service shops including barber shops, beauty parlors, tailors, shoe repair, dry cleaning, laundromats, etc.

4. Clinics and offices of Pennsylvania-licensed medical practitioners.
5. Banks, savings and loan associations, finance agencies, and other offices providing business or professional services.
6. Messenger, dispatch, express, and courier services.
7. Taxi and bus passenger stations, and transfer trucking facilities.
8. Mortuary and undertaking establishments.
9. Indoor amusement enterprises such as arenas, bowling alleys, dance halls, and other recreation or entertainment establishments.
10. Drive-in movie theaters.
11. Restaurant facilities of all types, including drive-in, drive through or fast food, tea rooms, cafes, and other places serving food or beverages, including private, membership, or social clubs and beverage distribution centers.
12. Printing and publishing firms.
13. Shops for contractors, plumbers, heating, painting, and upholstering specialists.
14. Hotels, motels, and boarding houses.
15. Automobile dealers and automobile washes.
16. Gasoline stations and repair garages subject to the following regulations:
 - A. No repair work shall be performed out-of-doors.
 - B. All automotive parts, dismantled and derelict vehicles, and similar articles shall be stored only within an enclosed building.
 - C. All gasoline and petroleum pumps shall be located outside of buildings, no less than 35 feet from any right-of-way line or property line.
 - D. All fuel, oil or similar combustible petroleum product storage tanks shall be located underground at least 35 feet from any road right-of-way line or lot line.
 - E. Automotive vehicles without valid, current license plates and/or state inspection shall be restricted according to § 27-1318 of this chapter.
17. All other uses, which in the opinion of the Zoning Administrator are similar to the above uses and in harmony with the intent of the regulations for this district. When a proposed use is not sufficiently similar to enable the Zoning Administrator to make a ruling, the Zoning Hearing Board may make a determination as authorized in § 27-204, Subsection 5, of this chapter.
18. Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided that the use complies with the conditions listed herein and the applicable requirements specified in Part 20 of this chapter.
 - A. Automobile body shops provided that the following conditions are met:
 - (1) All work shall be conducted indoors.
 - (2) Paint booths shall be adequately filtered and vented to minimize exhaust of noxious fumes.

- (3) Flammable and/or combustible materials shall be stored within a fireproof enclosure within the principal structure or within an accessory building located no less than 50 feet from any lot line.
 - (4) Outdoor storage of auto parts or equipment shall not be permitted at any time.
 - B. Lumber, coal and fuel distribution yards provided the following conditions are met:
 - (1) All principal and accessory buildings, storage areas, scales, distribution areas, and parking facilities shall be a minimum of 100 feet from any lot line or road right-of-way line.
 - (2) Fuel storage tanks shall be placed underground at least 50 feet from any lot line or road right-of-way line or above ground at least 100 feet from any lot line or road right-of-way line.
19. Day-care center shall be a permitted use, provided that the following conditions are met:
- A. The property shall be served by public water and sewer facilities.
 - B. Applicants shall obtain written approval or licensure of the day-care center from the Pennsylvania Department of Welfare.
 - C. Plans for the construction or modification of the facility shall be reviewed/approved by the Pennsylvania Department of Labor and Industry, and written proof of said review/approval shall be provided.
 - D. Unloading and loading of children from vehicles shall only be permitted on the driveway or on the approved parking area.
 - E. Off-street parking shall be provided at the rate of one space for each employee, plus four spaces for the first 10 licensed capacity slots for children, plus one space for each additional 10 slots for children approved for the center. Off-street parking shall also be provided for vehicles owned and operated by the facility as a part of its day-care services.
 - F. Play areas for children shall be fenced and shall be located no closer than five feet to any lot line or road right-of-way, except that play area setbacks may be reduced to 25 feet from side and rear lot lines when a dense screen planting is established and maintained within the setback area.
20. Self-storage facilities, provided that the following conditions are met:
- A. Self-service storage facilities, mini-warehouses are permitted provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations and ordinances.
 - B. One off-street parking space shall be provided for each 25 storage units, plus one per each 250 square feet of office space, plus two per any residential use associated with an on-site manager.
 - C. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide when cubicles open onto both sides of the lane.
 - D. Required parking spaces may not be rented as, or used for, vehicular storage.
 - E. Except as noted above, all storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above.

- F. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.
- G. Warehouses shall be used solely for the dead storage of property. The applicant shall adequately demonstrate that all rental and/or use contracts shall specifically prohibit the following examples of uses expressly prohibited upon the site:
 - (1) Auctions, commercial wholesale or retail sales, or garage sales.
 - (2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - (3) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 - (4) The establishment of a transfer and storage business.
 - (5) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- H. The self-storage facilities will be surrounded by a six foot to eight foot high fence with the construction plan and materials to be approved by the Township.
- I. All outdoor lights shall be shielded to direct light and glare only onto the site and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.
- J. Design Standards. Design review shall be required for all new construction and expansions of self-service storage buildings to ensure the development has a high quality design and is appropriate to the desired character of the zone it is located in and the adjacent neighborhood.
 - (1) Fences and Walls. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site. The design guidelines for fences and walls and the following provisions shall apply to self-service storage facilities:
 - (a) Decorative metal, wrought iron or chain-link fences are preferred.
 - (b) Barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
 - (c) Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
 - (2) Self-service storage facilities shall be one story.
 - (3) Materials. Self-service storage facility buildings shall be surfaced in high-quality materials that are approved by the Board of Supervisors.
 - (4) All driveway and parking areas shall be paved.
 - (5) Self-storage facilities and warehouses shall be constructed of high-quality materials.

§ 27-803. Performance Required.

[Ord. 6-4-84, 6/4/1984, § 11.03; as amended by Ord. 2-2001, 12/26/2001, § II]

All of the above listed uses must be nonobjectionable in terms of smoke or dust emission, odors, noise, heat, vibration, visual impact, or glare, and shall not be injurious or have an adverse effect on adjacent

areas of the Township as a whole. Should the Zoning Administrator feel there is any possibility of the above mentioned dangers, the applicant must prove the contrary to the Zoning Hearing Board as an Administrative Review procedure before a permit is issued.

§ 27-804. Lot Area, Building Height and Yard Requirements.

[Ord. 6-4-84, 6/4/1984, § 11.04; as amended by Ord. 2-2001, 12/26/2001, § II]

1. A lot area, lot width, lot coverage, yard depth, and building height satisfying the requirements of the following table, unless otherwise specified heretofore in §§ 27-802 and 27-805, shall be provided for every dwelling unit and/or principal nonresidential building or use hereafter erected, altered, or established in this district.

District Requirements:

Lot Requirements			Yard Requirements			
Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Front	One Side	Total Side	Rear
1 acre	200'	50'	60'	30'	60'	30'

- A. Where a side or rear yard adjoins a residential district, said yards shall be no less than 50 feet.
- B. No building shall exceed 2 1/2 stories or 35 feet in height unless authorized as a special exception by the Zoning Hearing Board.

§ 27-805. Minimum Off-Street Parking and Loading Requirements.

[Ord. 6-4-84, 6/4/1984, § 11.05; as amended by Ord. 2-2001, 12/26/2001, § II]

Off-street parking and loading shall be provided in accordance with Part 14 of this chapter.

§ 27-806. Signs and Advertising Structures.

[Ord. 6-4-84, 6/4/1984, § 11.06; as amended by Ord. 2-2001, 12/26/2001, § II]

Signs shall be permitted in accordance with Part 15 of this chapter.

§ 27-807. Supplementary District Regulations.

[Ord. 6-4-84, 6/4/1984, § 11.07; as amended by Ord. 2-2001, 12/26/2001, § II]

The Supplementary District Regulations in Part 12 shall apply, where applicable, as additional requirements for this district.

§ 27-808. Environmental Improvements and Energy Conservation Requirements.

[Ord. 6-4-84, 6/4/1984, § 11.08; as amended by Ord. 2-2001, 12/26/2001, § II]

The environmental and energy requirements in Part 13 shall apply, where applicable, as additional requirements for this district.

B.. C-2B, General Commercial Districts — B.

§ 27-811. Intent.

[Ord. 6-4-84, 6/4/1984, § 11.01; as added by Ord. 2-2001, 12/26/2001, § II]

The regulations of this district are designed to accommodate commercial activity within the Township. Since these enterprises are for the most part dependent on traffic generated by a major thorough fare, these uses are grouped together to facilitate shopping via automobile. The requirements contained in this Part are designed to promote safe and expedient conveyance of the resulting high traffic volumes.

§ 27-812. Permitted Uses.

[Ord. 6-4-84, 6/4/1984; as added by Ord. 2-2001, 12/26/2001, § II]

All other uses, including sexually oriented businesses, which in the opinion of the Zoning Administrator are similar to the above uses and are in harmony with the intent of the regulations for this District. When a proposed use is significantly similar to enable the Zoning Administrator to make a ruling, the Zoning Hearing Board may make a determination as authorized in § 27-204, Subsection 1E, of this chapter.

§ 27-812.1. Permitted Uses.

[Ord. 6-4-84, 6/4/1984, § 11.02; as added by Ord. 2-2001, 12/26/2001, § II; as amended by Ord. 5-2005, 12/19/2005, § XIV; and by Ord. 2-2014, 5/19/2014, § XI]

1. Stores for the retailing of all consumer goods not otherwise prohibited by law.
2. Multiple commercial use complexes and shopping centers provided that the following conditions are met:
 - A. The multiple commercial use complex or shopping center shall consist of a group of two or more commercial uses, planned, designed, and constructed as one principal structure. Each commercial establishment within the complex shall share at least one party wall with another establishment.
 - B. The minimum lot size shall be determined by the total gross floor area of the principal structure, according to the following table:

Total Gross Floor Area	Minimum Lot Area Required
0 to 20,000 square feet	1 acre
20,001 to 40,000 square feet	2 acres
Greater than 40,000 square feet	2 acres plus 1 acre for each 15,000 square feet (or fraction thereof) in excess of the initial 40,000 square feet of floor area.
 - C. Such use shall comply in all respects with the lot width, lot coverage, yard and building height requirements of § 27-814 of this Part.
3. Personal service shops including barber shops, beauty parlors, tailors, shoe repair, dry cleaning, laundromats, etc.
4. Clinics and offices of Pennsylvania-licensed medical practitioners.
5. Banks, savings and loan associations, finance agencies, and other offices providing business or professional services.
6. Messenger, dispatch, express, and courier services.

7. Taxi and bus passenger stations, and transfer trucking facilities.
8. Mortuary and undertaking establishments.
9. Indoor amusement enterprises such as arenas, bowling alleys, dance halls, and other recreation or entertainment establishments.
10. Drive-in movie theaters.
11. Restaurant facilities of all types, including drive-in, drive through or fast food, tea rooms, cafes, and other places serving food or beverages, including private, membership, or social clubs and beverage distribution centers.
12. Printing and publishing firms.
13. Shops for contractors, plumbers, heating, painting, and upholstering specialists.
14. Hotels, motels, and boarding houses.
15. Automobile dealers and automobile washes.
16. Gasoline stations and repair garages subject to the following regulations:
 - A. No repair work shall be performed out-of-doors.
 - B. All automotive parts, dismantled and derelict vehicles, and similar articles shall be stored only within an enclosed building.
 - C. All gasoline and petroleum pumps shall be located outside of buildings, no less than 35 feet from any right-of-way line or property line.
 - D. All fuel, oil, or similar combustible petroleum product storage tanks shall be located underground at least 35 feet from any road right-of-way line or lot line.
 - E. Automotive vehicles without valid, current license plates and/or state inspection shall be restricted according to § 27-1318 of this chapter.
17. All other uses, including sexually oriented businesses, which in the opinion of the Zoning Administrator are similar to the above uses and in harmony with the intent of the regulations for this district. When a proposed use is not sufficiently similar to enable the Zoning Administrator to make ruling, the Zoning Hearing Board may make a determination as authorized in § 27-204, Subsection 1E, of this chapter. Any adult bookstores, adult motion picture theaters and cabarets shall comply with Chapter 27, Part 23 of the Code of Ordinances of North Lebanon Township.
18. Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided that the use complies with the conditions listed herein and the applicable requirements specified in Part 20 of this chapter.
 - A. Automobile body shops provided that the following conditions are met:
 - (1) All work shall be conducted indoors.
 - (2) Paint booths shall be adequately filtered and vented to minimize exhaust of noxious fumes.
 - (3) Flammable and/or combustible materials shall be stored within a fireproof enclosure within the principal structure or within an accessory building located no less than 50 feet from any lot line.

- (4) Outdoor storage of auto parts or equipment shall not be permitted at any time.
- B. Lumber, coal and fuel distribution yards provided the following conditions are met:
 - (1) All principal and accessory buildings, storage areas, scales, distribution areas, and parking facilities shall be a minimum of 100 feet from any lot line or road right-of-way line.
 - (2) Fuel storage tanks shall be placed underground at least 50 feet from any lot line or road right-of-way line or above ground at least 100 feet from any lot line or road right-of-way line.
- 19. Day-care center shall be a permitted use, provided that the following conditions are met:
 - A. The property shall be served by public water and sewer facilities.
 - B. Applicants shall obtain written approval or licensure of the day-care center from the Pennsylvania Department of Welfare.
 - C. Plans for the construction or modification of the facility shall be reviewed/approved by the Pennsylvania Department of Labor and Industry, and written proof of said review/approval shall be provided.
 - D. Unloading and loading of children from vehicles shall only be permitted on the driveway or on the approved parking area.
 - E. Off-street parking shall be provided at the rate of one space for each employee, plus four spaces for the first 10 licensed capacity slots for children, plus one space for each additional 10 slots for children approved for the center. Off-street parking shall also be provided for vehicles owned and operated by the facility as a part of its day-care services.
 - F. Play areas for children shall be fenced and shall be located no closer than five feet to any lot line or road right-of-way, except that play area setbacks may be reduced to 25 feet from side and rear lot lines when a dense screen planting is established and maintained within the setback area.
- 20. Self-storage facilities, provided that the following conditions are met:
 - A. Self-service storage facilities, mini-warehouses are permitted provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations and ordinances.
 - B. One off-street parking space shall be provided for each 25 storage units, plus one per each 250 square feet of office space, plus two per any residential use associated with an on-site manager.
 - C. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide when cubicles open onto both sides of the lane.
 - D. Required parking spaces may not be rented as, or used for, vehicular storage.
 - E. Except as noted above, all storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above.
 - F. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.

- G. Warehouses shall be used solely for the dead storage of property. The applicant shall adequately demonstrate that all rental and/or use contracts shall specifically prohibit the following examples of uses expressly prohibited upon the site:
- (1) Auctions, commercial wholesale or retail sales, or garage sales.
 - (2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - (3) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 - (4) The establishment of a transfer and storage business.
 - (5) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- H. The self-storage facilities will be surrounded by a six foot to eight foot high fence with the construction plan and materials to be approved by the Township.
- I. All outdoor lights shall be shielded to direct light and glare only onto the site and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.
- J. Design Standards. Design review shall be required for all new construction and expansions of self-service storage buildings to ensure the development has a high quality design and is appropriate to the desired character of the zone it is located in and the adjacent neighborhood.
- (1) Fences and Walls. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site. The design guidelines for fences and walls and the following provisions shall apply to self-service storage facilities:
 - (a) Decorative metal, wrought iron or chain-link fences are preferred.
 - (b) Barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
 - (c) Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
 - (2) Self-service storage facilities shall be one story.
 - (3) Materials. Self-service storage facility buildings shall be surfaced in high-quality materials that are approved by the Board of Supervisors.
 - (4) All driveway and parking areas shall be paved.
 - (5) Self-storage facilities and warehouses shall be constructed of high-quality materials.

§ 27-813. Performance Required.

[Ord. 6-4-84, 6/4/1984, § 11.03; as added by Ord. 2-2001, 12/26/2001, § II]

All of the above listed uses must be nonobjectionable in terms of smoke or dust emission, odors, noise, heat, vibration, visual impact, or glare, and shall not be injurious or have an adverse effect on adjacent areas or the Township as a whole. Should the Zoning Administrator feel there is any possibility of the above mentioned dangers, the applicant must prove the contrary to the Zoning Hearing Board as an Administrative Review procedure before a permit is issued.

§ 27-814. Lot Area, Building Height and Yard Requirements.

[Ord. 6-4-84, 6/4/1984, § 11.04; as added by Ord. 2-2001, 12/26/2001, § II]

1. A lot area, lot width, lot coverage, yard depth and building height satisfying the requirements of the following table, unless otherwise specified heretofore in §§ 27-812.1 and 27-815, shall be provided for every dwelling unit and/or principal nonresidential building or use hereafter erected, altered, or established in this district.

District Requirements:

Min. Lot Area	Lot Requirements		Yard Requirements			
	Min. Lot Width	Max. Lot Coverage	Front	One Side	Total Side	Rear
1 acre	200'	50'	60'	30'	60'	30'

- A. Where a side or rear yard adjoins a residential district, said yards shall be no less than 50 feet.
- B. No building shall exceed 2-1/2 stories or 35 feet in height unless authorized as a special exception by the Zoning Hearing Board.

§ 27-815. Minimum Off-Street Parking and Loading Requirements.

[Ord. 6-4-84, 6/4/1984, § 11.05; as added by Ord. 2-2001, 12/26/2001, § II]

Off-street parking and loading shall be provided in accordance with Part 14 of this chapter.

§ 27-816. Signs and Advertising Structures.

[Ord. 6-4-84, 6/4/1984, § 11.06; as added by Ord. 2-2001, 12/26/2001, § II]

Signs shall be permitted in accordance with Part 15 of this chapter.

§ 27-817. Supplementary District Regulations.

[Ord. 6-4-84, 6/4/1984, § 11.07; as amended by Ord. 2-2001, 12/26/2001, § II]

The supplementary district regulations in Part 12 shall apply, where applicable, as additional requirements for this district.

§ 27-818. Environmental Improvements and Energy Conservation Requirements.

[Ord. 6-4-84, 6/4/1984, § 11.08; as added by Ord. 2-2001, 12/26/2001, § II]

The environmental and energy requirements in Part 13 shall apply, where applicable, as additional requirements for this district.

717.697.2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

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.

5000 Ritter Road, Suite 201 | Mechanicsburg, PA 17055 | 717.697.2422 | www.highassociates.com