

FOR LEASE



142 WALNUT STREET
DENVER, PA 17517

Jeff Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

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- Property Photos
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- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Floor Plan
- ESRI Site Map
- ESRI Executive Summary

For Lease

142 Walnut Street
Denver, PA 17517



► *Office/Flex and Warehouse Space*



*142 Walnut Street
Denver, PA 17517*

Available Square Feet

26,745 +/- total square feet

Lease Rate

\$2.25 - \$2.95/SF N/N/N

Description

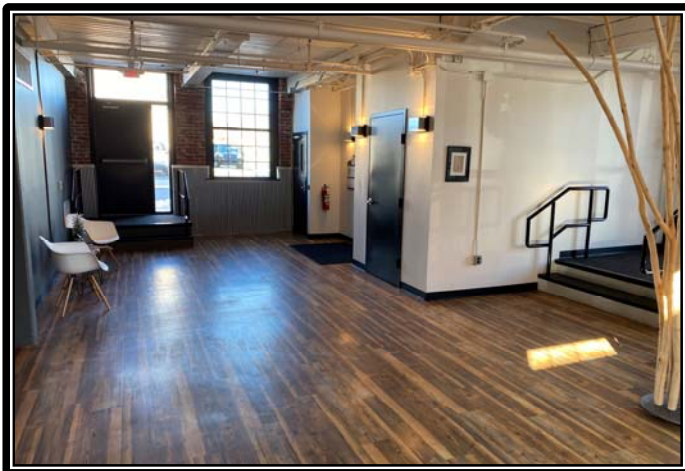
Affordable warehouse space with loading docks and private access. 16' clear ceiling heights in warehouse portion. Leased as-is for heated drop storage. Renovations can be provided for long term tenant to create a professional office with flex warehouse space.

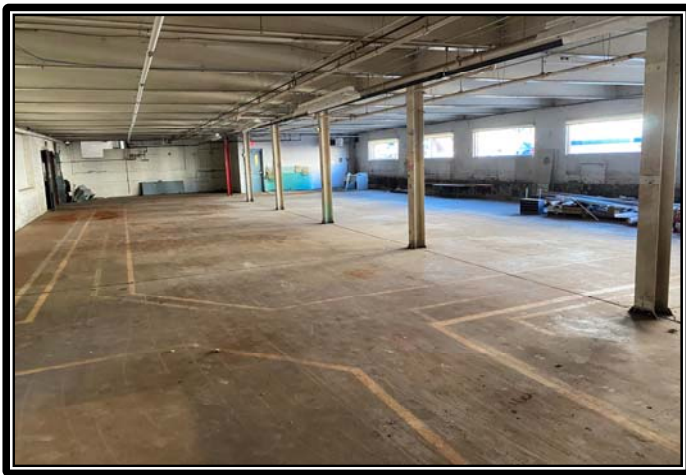
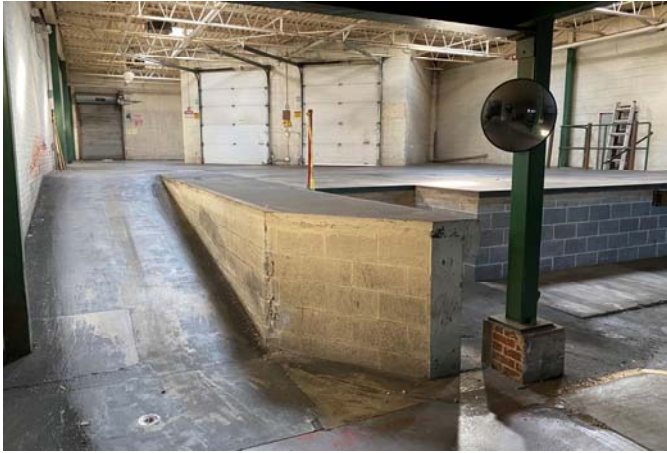
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| | <u>Flex/Office Information</u> | <u>Warehouse Information</u> |
|-------------------------|---------------------------------------|-------------------------------------|
| Flex/Office Square Feet | 7,125 +/- square feet | 19,620 +/- square feet |
| Lease Rate | \$2.95/SF N/N/N | \$2.35/SF N/N/N |
| Construction Type | Brick | Brick |
| Air Conditioning | No air conditioning | No air conditioning |
| Heating | Gas | Gas |
| Electric | 4000 amp service | 4000 +/- amp service |
| Lighting | Fluorescent | Fluorescent |
| Ceiling | Exposed ceilings | 16 foot clear ceiling height |
| Docks | None | Two dock doors |

BUILDING INFORMATION

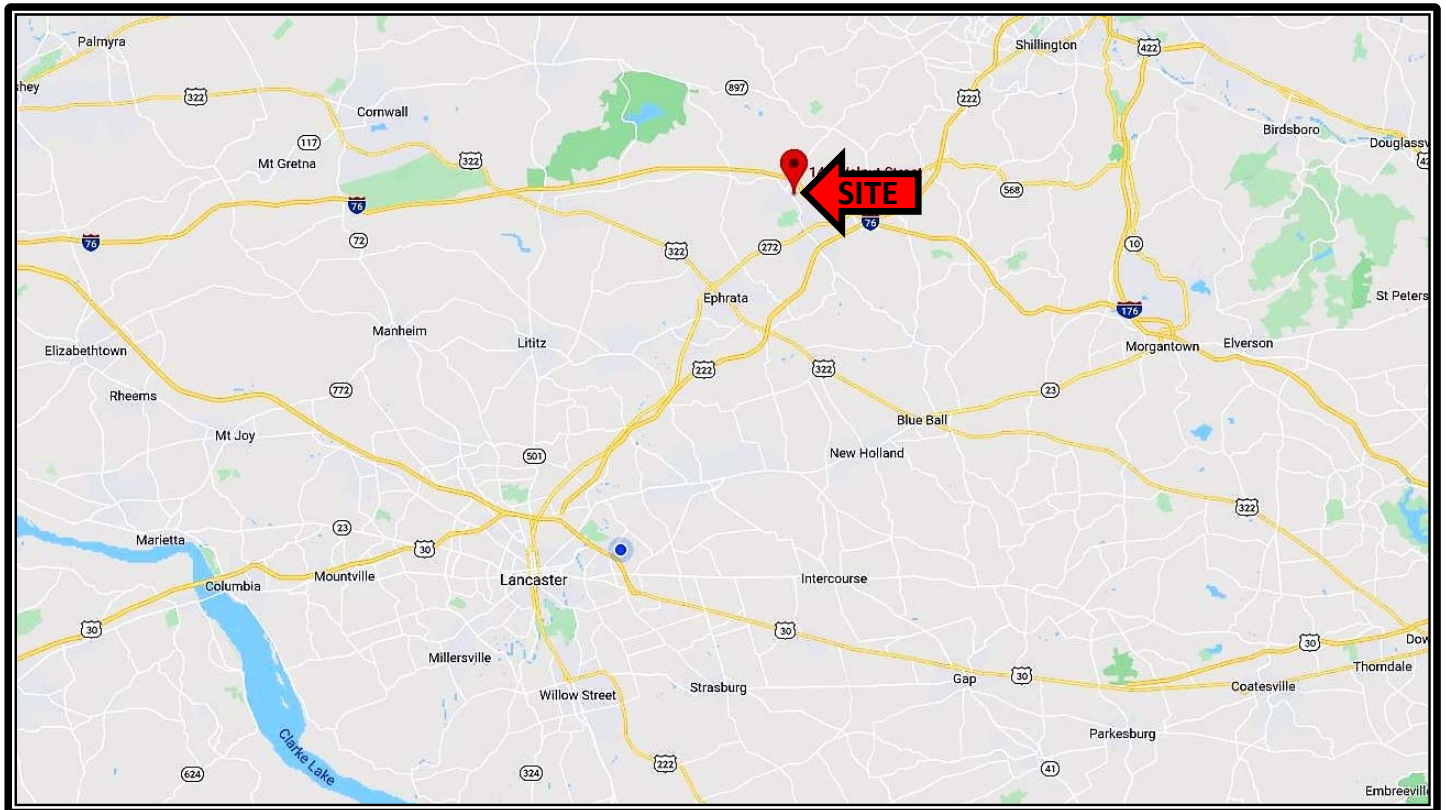
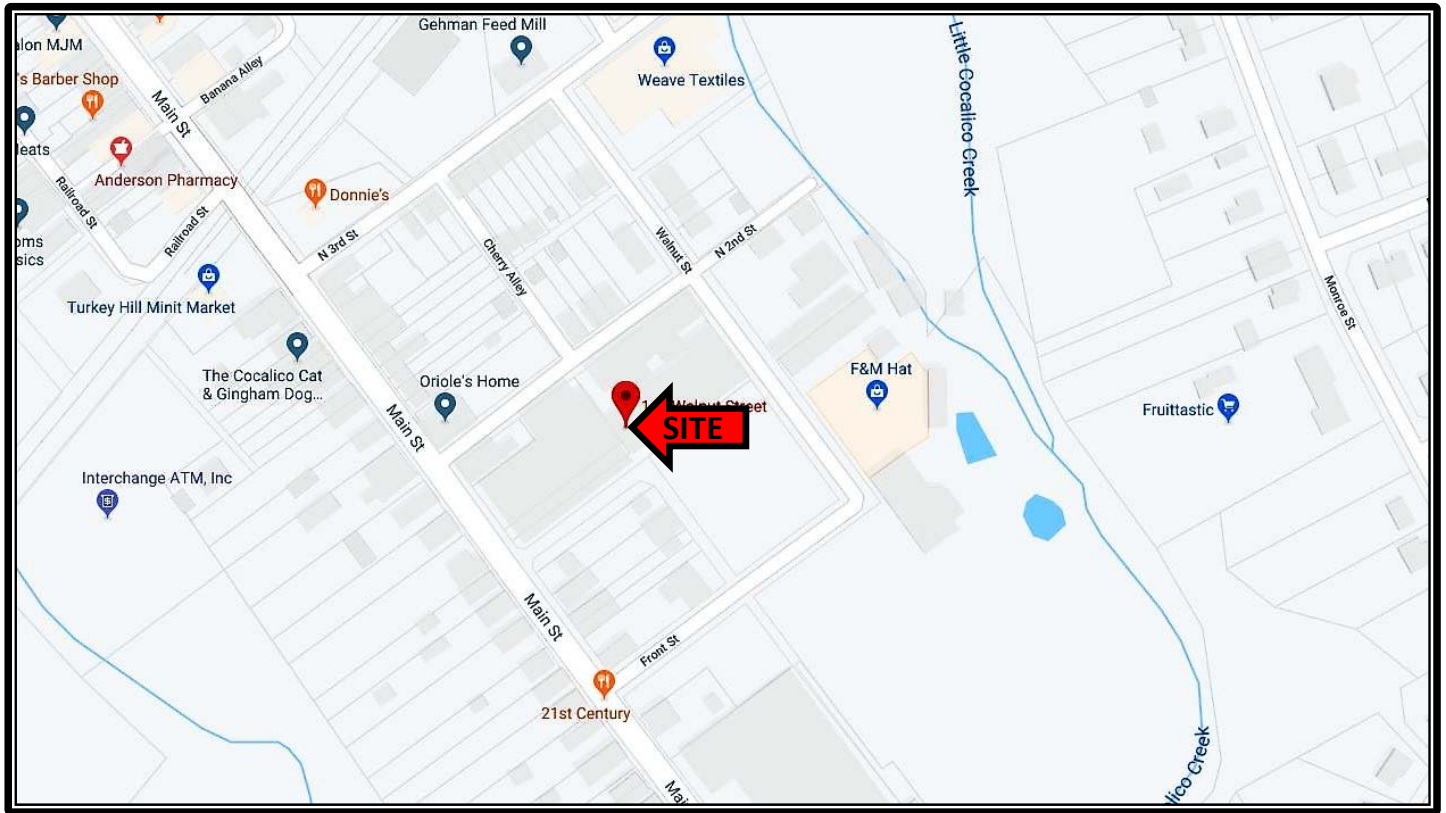
| | |
|--------------------|-------------------|
| Tax Account Number | 140-81706-0-0000 |
| Deed Reference | 5943815 |
| Zoning | Industrial zoning |
| Municipality | Denver Borough |
| County | Lancaster County |
| Acres | .85 acre |
| CAM Charges | \$1.60/SF |

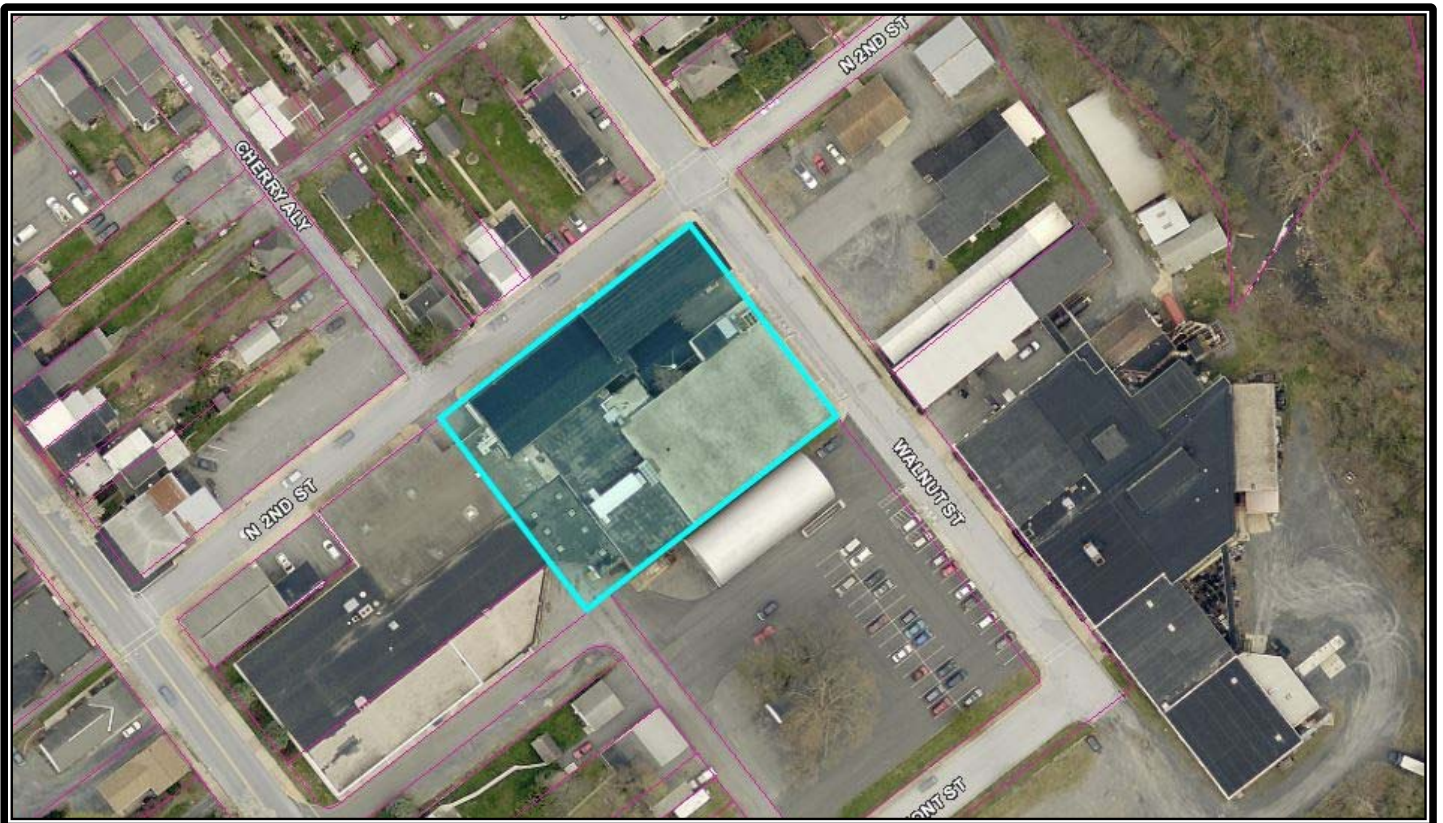


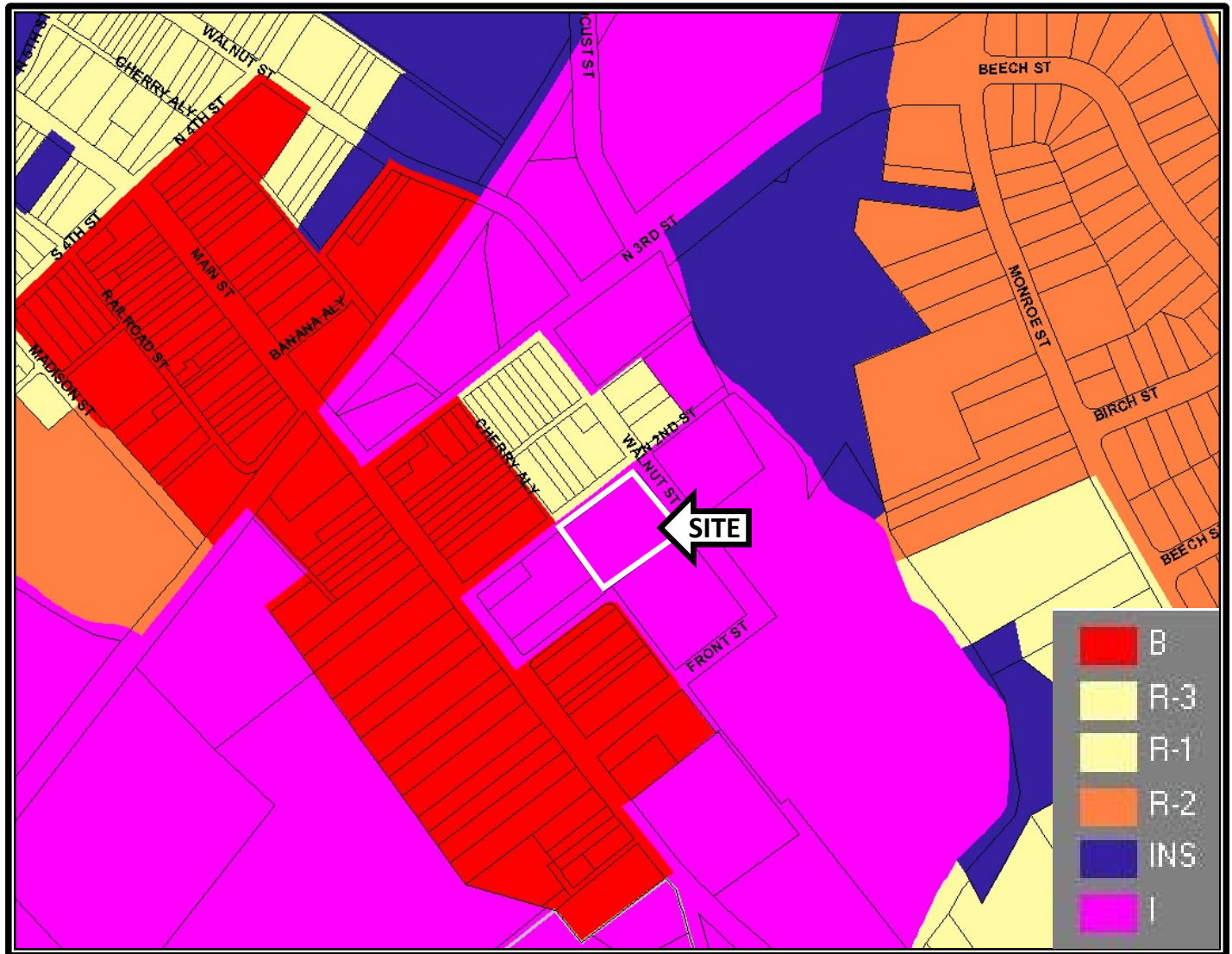


Location Maps

142 Walnut Street
Denver, PA 17517







Industrial Zoning

Chapter 200. Zoning

Article V. District Regulations

§ 200-19. Industrial District (I).

- A. Purpose. The purposes of the Industrial District are to provide areas which are suitable for industrial, assemblage, procession, storage, manufacturing, heavy commercial, and office uses, so as to prevent conflicts between these uses and other land uses, to protect the environment by limiting the types of industries in the Borough to those which are compatible with it, and to promote local jobs and a strong local tax base. In order to encourage the reuse of vacant or underutilized manufacturing/warehousing facilities within industrially zoned areas, specified commercial and other compatible uses are additionally allowed.

[Amended 4-14-2014 by Ord. No. 617]

- B. Uses permitted by right. Each of the following principal uses and their accessory uses are permitted by right in the Industrial District, provided that the use type, dimensional and all other applicable requirements of this chapter are satisfied:

[Amended 4-14-2014 by Ord. No. 617]

Any manufacturing, compounding, processing, packaging and/or treatment of products, such as apparel, bakery goods, candy, confections, dairy products, cosmetics, musical instruments, toys and novelties, clocks, jewelry, optical products, electronic devices and scientific and precision instruments

Bottling industry

Building material yard

Car wash (See also § **200-66.**)

Disassembly plant and/or operations, provided that it is totally enclosed within a building

Dry cleaners, laundries and laundromats (See also § **200-72.**)

Food processing, canning and packaging

Municipal use (See also § **200-86.**)

Office

Printing/publishing

Public utilities service structures and buildings

Research, engineering or testing laboratories

Self-service storage facility (See also § **200-98.**)

Warehouse

Wholesale trade

Woodworking, cabinetmaking, furniture making

Commercial uses, as follows:

- (a) Art studio.

- (b) Bakery.
- (c) Bank without drive-thru.
- (d) Medical office.
- (e) Mixed-use building containing uses as authorized by this § **200-19B** or are legal nonconforming uses.
- (f) Museum.
- (g) Performing arts studio.
- (h) Personal services.
- (i) Professional offices.
- (j) Restaurant without drive-through facilities. (See also § **200-93**.)
- (k) Retail.
- (l) Body-piercing/tattoo parlor.

C. Special exception uses. Each of the following principal uses and their accessory uses may be permitted in the Industrial District when special exceptions are granted by the Zoning Hearing Board as provided for in Article **XII** and other provisions of this chapter:

- (1) Junkyard or salvage yard. (See also § **200-79**.)
- (2) Modular/mobile home manufacturing.
- (3) Motor freight terminal. (See also § **200-85**.)
- (4) Planned development. (See also § **200-90**.)
- (5) Solid waste disposal area or facility. (See also § **200-99**.)
- (6) Welding shop.
- (7) Any use of the same general character as those uses permitted by right. Evidence shall be submitted documenting the degree to which the proposed use will emit smoke, dust, odor, or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, chemical pollutants of sewer lines, increased stormwater runoff, and the additional traffic generated by the proposed facility. Such evidence may include the proposed use of proven structural or technological innovations.
- (8) College, university or vocational school. (See also § **200-97**.)
[Added 4-14-2014 by Ord. No. 617]
- (9) Health and fitness club. (See also § **200-75**.)
[Added 4-14-2014 by Ord. No. 617]
- (10) Planned development. (See also § **200-90**.)
[Added 4-14-2014 by Ord. No. 617]
- (11) Tavern. (See also § **200-93**.)
[Added 4-14-2014 by Ord. No. 617]

D. Accessory uses.

- (1) Each accessory use in the Industrial District shall comply with the minimum yard requirements of Subsection **F**, except as specifically provided for elsewhere in this chapter.
- (2) Each of the following accessory uses shall be permitted in the Industrial District only if such use complies with the relevant standards contained in Article **VI** of this chapter.

- (a) Bus shelter.
 - (b) Outdoor storage or display.
 - (c) Alternative energy system.
[Amended 10-31-2011 by Ord. No. 603]
 - (d) Temporary structure or use.
 - (e) Other accessory uses which are clearly incidental to the permitted principal use.
- (3) Any accessory which violates a provision of Article **VI** or **VII** of this chapter is prohibited in the Industrial District.
- E. Lot area, width, depth and height requirements. Each of the following dimensional requirements shall apply to each use in the Industrial District, except as specifically provided for elsewhere in this chapter:

(I) Industrial District

Lot Area, Width, Depth and Height Regulations

| | Minimum Lot Area | Minimum Lot Width¹ | Maximum Building Height |
|----------------------|-------------------------|--------------------------------------|--------------------------------|
| Principal Use | (square feet) | (feet) | (stories/feet) |
| Any uses | None | 25 | 3/35 |

NOTES:

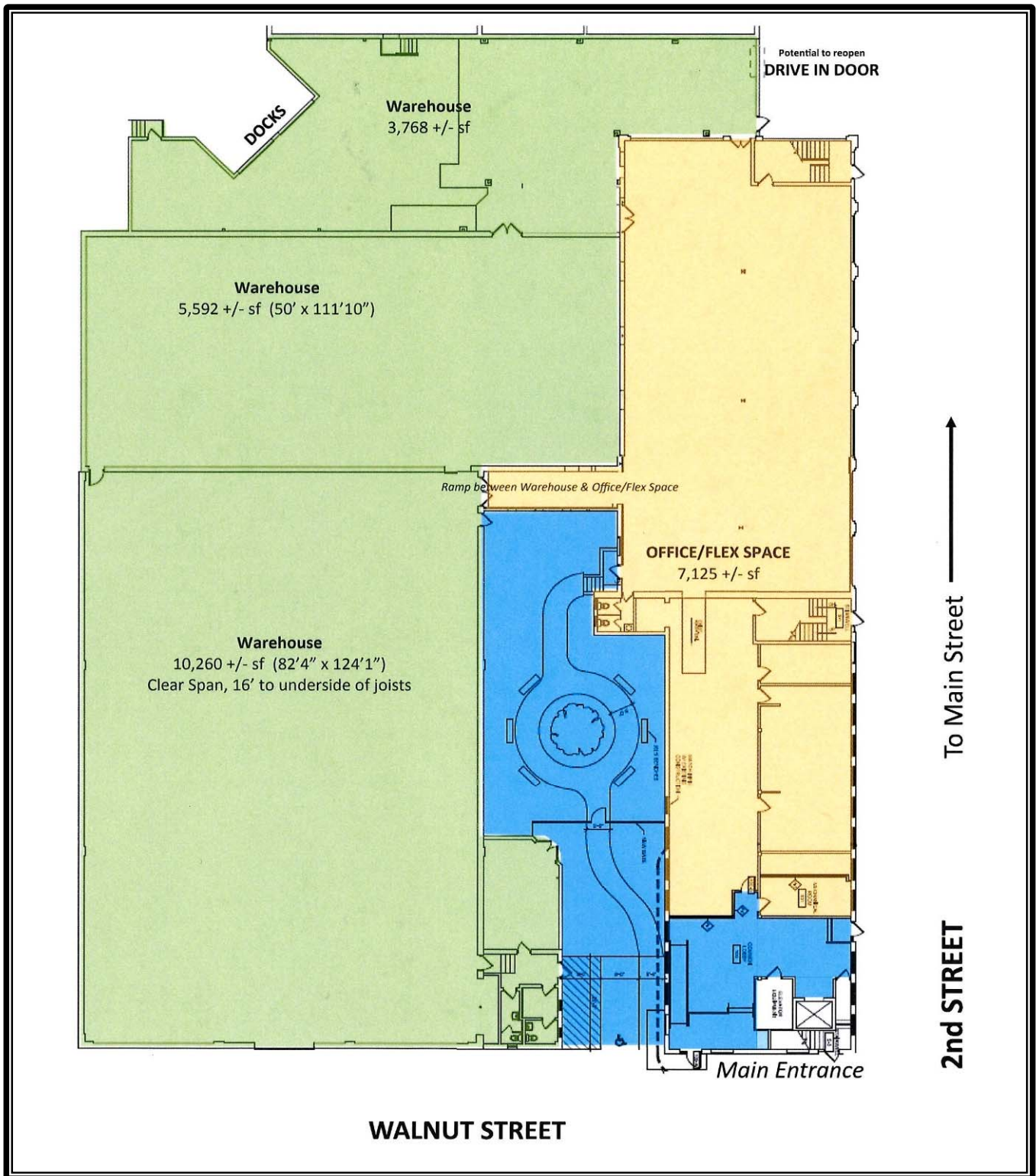
¹Measured at the minimum front yard listed in Subsection **F** for the particular use.

- F. Minimum yard requirements. Each of the following minimum yard requirements shall apply to each use in the Industrial District, except as specifically provided for elsewhere in this chapter:

(I) Industrial District Minimum Yard Requirements

| | Front Yard | Each Side Yard | Rear Yard |
|----------------------|-------------------|-----------------------|------------------|
| Principal Use | (feet) | (feet) | (feet) |
| All uses | 30 | 6 | 20 |

- G. Supplementary district regulations. The supplementary district regulations in Article **VI** shall apply, where applicable, as additional requirements for this district.
- H. Minimum off-street parking and loading requirements. Off-street parking and loading shall be provided for in accordance with Article **VIII** of this chapter.
- I. Signs and advertising structures. Signs shall be permitted in accordance with Article **IX** of this chapter.



Office Space: Yellow
Warehouse Space: Green
Common Area: Blue



Site Map

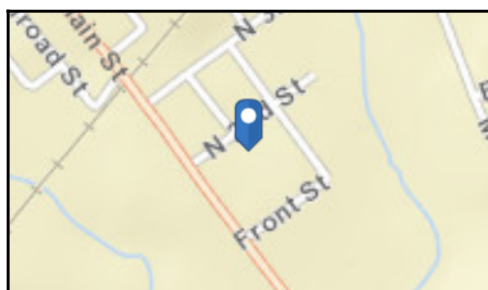
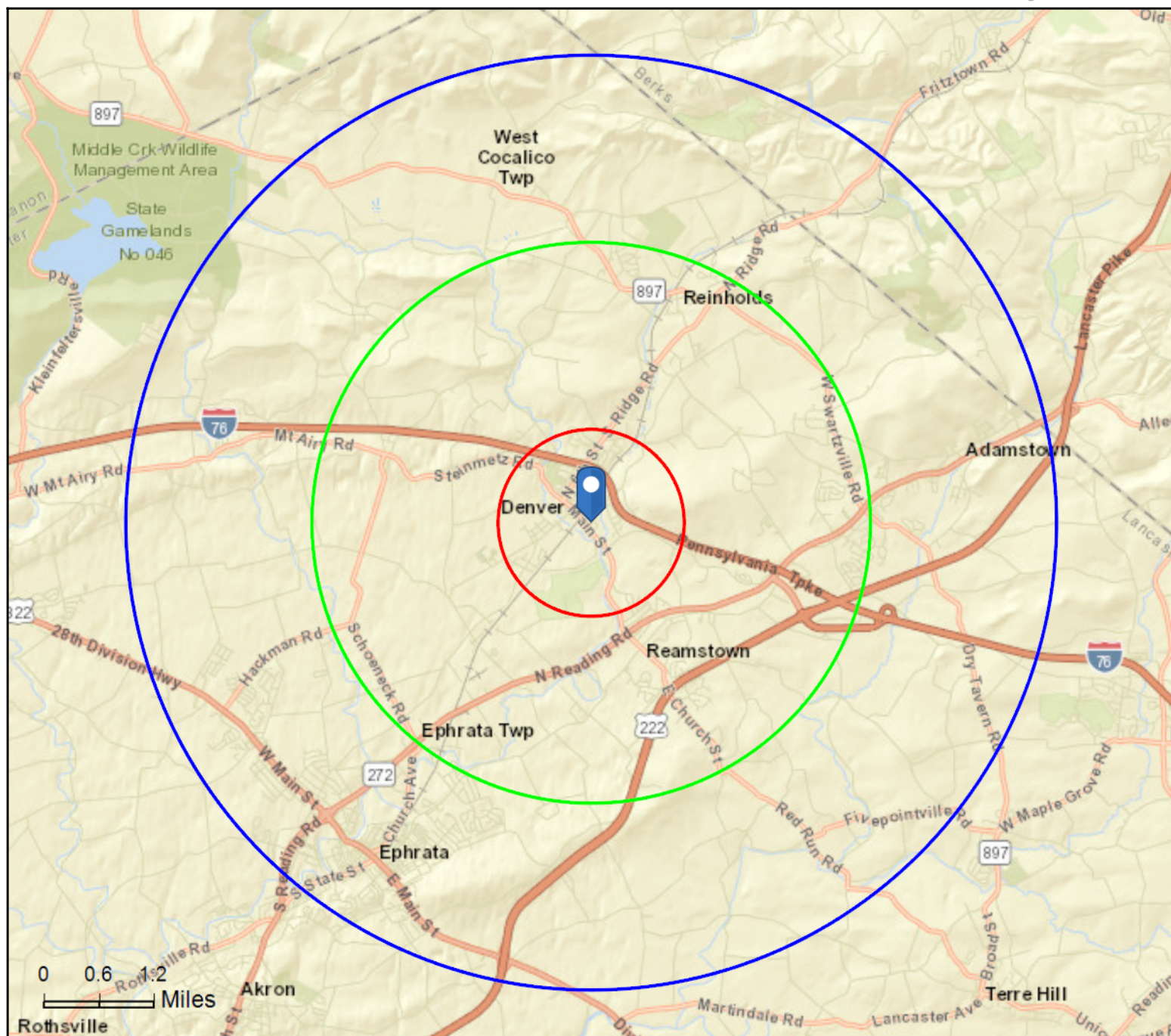
142 Walnut St, Denver, Pennsylvania, 17517

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 40.23083

Longitude: -76.13366





Executive Summary

142 Walnut St, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.23083
Longitude: -76.13366

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 3,727 | 16,124 | 42,807 |
| 2010 Population | 4,218 | 16,944 | 46,448 |
| 2019 Population | 4,303 | 17,512 | 49,134 |
| 2024 Population | 4,365 | 17,851 | 50,583 |
| 2000-2010 Annual Rate | 1.25% | 0.50% | 0.82% |
| 2010-2019 Annual Rate | 0.22% | 0.36% | 0.61% |
| 2019-2024 Annual Rate | 0.29% | 0.38% | 0.58% |
| 2019 Male Population | 48.4% | 49.6% | 49.4% |
| 2019 Female Population | 51.6% | 50.4% | 50.6% |
| 2019 Median Age | 39.3 | 39.3 | 39.1 |

In the identified area, the current year population is 49,134. In 2010, the Census count in the area was 46,448. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 50,583 representing a change of 0.58% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2019 White Alone | 92.2% | 94.2% | 93.0% |
| 2019 Black Alone | 1.0% | 1.0% | 1.2% |
| 2019 American Indian/Alaska Native Alone | 0.3% | 0.2% | 0.2% |
| 2019 Asian Alone | 2.3% | 2.2% | 2.3% |
| 2019 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2019 Other Race | 1.7% | 1.0% | 1.6% |
| 2019 Two or More Races | 2.6% | 1.5% | 1.8% |
| 2019 Hispanic Origin (Any Race) | 5.9% | 3.5% | 4.6% |

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2019 Wealth Index | 67 | 92 | 91 |
| 2000 Households | 1,435 | 5,598 | 15,630 |
| 2010 Households | 1,593 | 6,073 | 17,300 |
| 2019 Total Households | 1,626 | 6,259 | 18,224 |
| 2024 Total Households | 1,648 | 6,368 | 18,724 |
| 2000-2010 Annual Rate | 1.05% | 0.82% | 1.02% |
| 2010-2019 Annual Rate | 0.22% | 0.33% | 0.56% |
| 2019-2024 Annual Rate | 0.27% | 0.35% | 0.54% |
| 2019 Average Household Size | 2.60 | 2.78 | 2.68 |

The household count in this area has changed from 17,300 in 2010 to 18,224 in the current year, a change of 0.56% annually. The five-year projection of households is 18,724, a change of 0.54% annually from the current year total. Average household size is currently 2.68, compared to 2.67 in the year 2010. The number of families in the current year is 13,204 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

142 Walnut St, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.23083
Longitude: -76.13366

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2019 Percent of Income for Mortgage | 13.9% | 13.9% | 14.7% |
| Median Household Income | | | |
| 2019 Median Household Income | \$61,980 | \$70,434 | \$67,061 |
| 2024 Median Household Income | \$68,493 | \$78,319 | \$76,143 |
| 2019-2024 Annual Rate | 2.02% | 2.14% | 2.57% |
| Average Household Income | | | |
| 2019 Average Household Income | \$73,744 | \$84,284 | \$83,253 |
| 2024 Average Household Income | \$84,220 | \$96,524 | \$95,239 |
| 2019-2024 Annual Rate | 2.69% | 2.75% | 2.73% |
| Per Capita Income | | | |
| 2019 Per Capita Income | \$27,279 | \$30,245 | \$30,761 |
| 2024 Per Capita Income | \$31,109 | \$34,578 | \$35,127 |
| 2019-2024 Annual Rate | 2.66% | 2.71% | 2.69% |

Households by Income

Current median household income is \$67,061 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,143 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$83,253 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$95,239 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,761 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,127 in five years, compared to \$36,530 for all U.S. households

| | | | |
|------------------------------------|-------|-------|--------|
| Housing | | | |
| 2019 Housing Affordability Index | 142 | 144 | 137 |
| 2000 Total Housing Units | 1,472 | 5,757 | 16,132 |
| 2000 Owner Occupied Housing Units | 1,069 | 4,548 | 11,737 |
| 2000 Renter Occupied Housing Units | 366 | 1,051 | 3,893 |
| 2000 Vacant Housing Units | 37 | 158 | 502 |
| 2010 Total Housing Units | 1,663 | 6,302 | 18,002 |
| 2010 Owner Occupied Housing Units | 1,165 | 4,831 | 12,940 |
| 2010 Renter Occupied Housing Units | 428 | 1,242 | 4,360 |
| 2010 Vacant Housing Units | 70 | 229 | 702 |
| 2019 Total Housing Units | 1,700 | 6,509 | 19,035 |
| 2019 Owner Occupied Housing Units | 1,123 | 4,790 | 13,048 |
| 2019 Renter Occupied Housing Units | 503 | 1,469 | 5,177 |
| 2019 Vacant Housing Units | 74 | 250 | 811 |
| 2024 Total Housing Units | 1,723 | 6,621 | 19,563 |
| 2024 Owner Occupied Housing Units | 1,126 | 4,843 | 13,390 |
| 2024 Renter Occupied Housing Units | 522 | 1,524 | 5,334 |
| 2024 Vacant Housing Units | 75 | 253 | 839 |

Currently, 68.5% of the 19,035 housing units in the area are owner occupied; 27.2%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 18,002 housing units in the area - 71.9% owner occupied, 24.2% renter occupied, and 3.9% vacant. The annual rate of change in housing units since 2010 is 2.51%. Median home value in the area is \$201,687, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.76% annually to \$220,098.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

142 Walnut Street
Denver, PA 17517



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

525 Highlands Boulevard
Suite 107
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

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