

FOR LEASE

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



501 ALEXANDER DRIVE
EPHRATA, PA 17522

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- Property Profile
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- Aerial Photo/Tax Map
- Zoning Map
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Office Space



501 Alexander Drive
Ephrata, PA 17522

Available Square Feet
2,500 square feet

Lease Price
\$5.25/SF NNN

CAM Charge
\$1.00/SF

Description
Reasonably priced office with natural light and separate entry from the outside as a co-tenant with the existing industrial tenants. This is office space only.

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BUILDING INFORMATION

Total Square Feet Available	2,500 square feet
Total Office Square Feet	2,500 square feet on two floors
Year Constructed	1979
Construction Type	Masonry
Ceiling Height	8 to 10 feet
HVAC	Gas FWA furnace
Electric	12,470 volt, 2000 KVA, 600 amps, 3-phase
Sprinklered	Yes

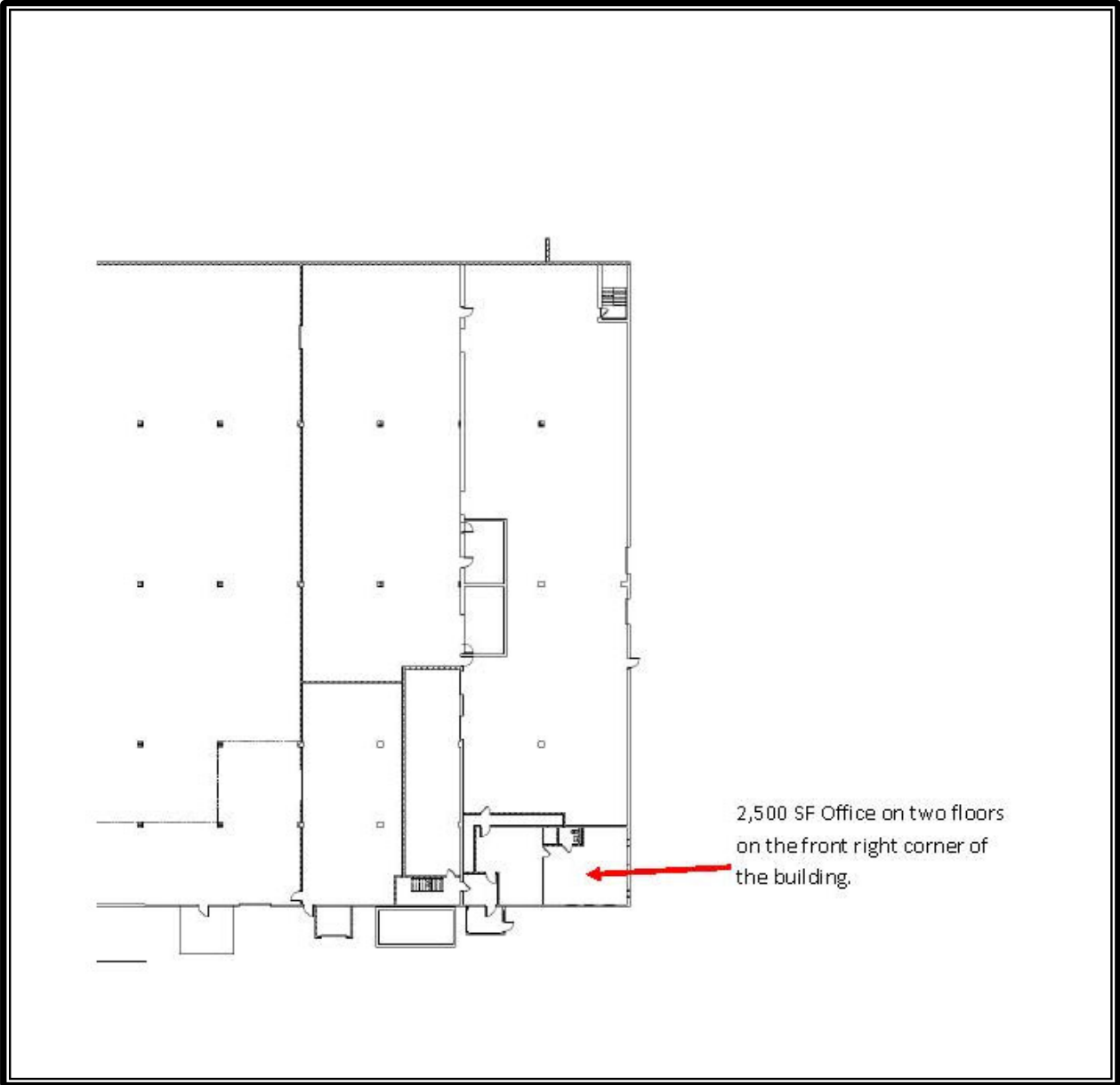
Roof	Rubber, Flat
Water	Well
Sewer	Public
Parking	115 car parking on-site
Tax Account #	270-58837-0-0000
Deed Reference	6383033
Zoning	Industrial zoning
Municipality	Ephrata Township
County	Lancaster
Acres	7.8 acres
Additional Comments	Property has three wells and public sewer designed for 500,000 gallons a day capacity. Outside storage available.

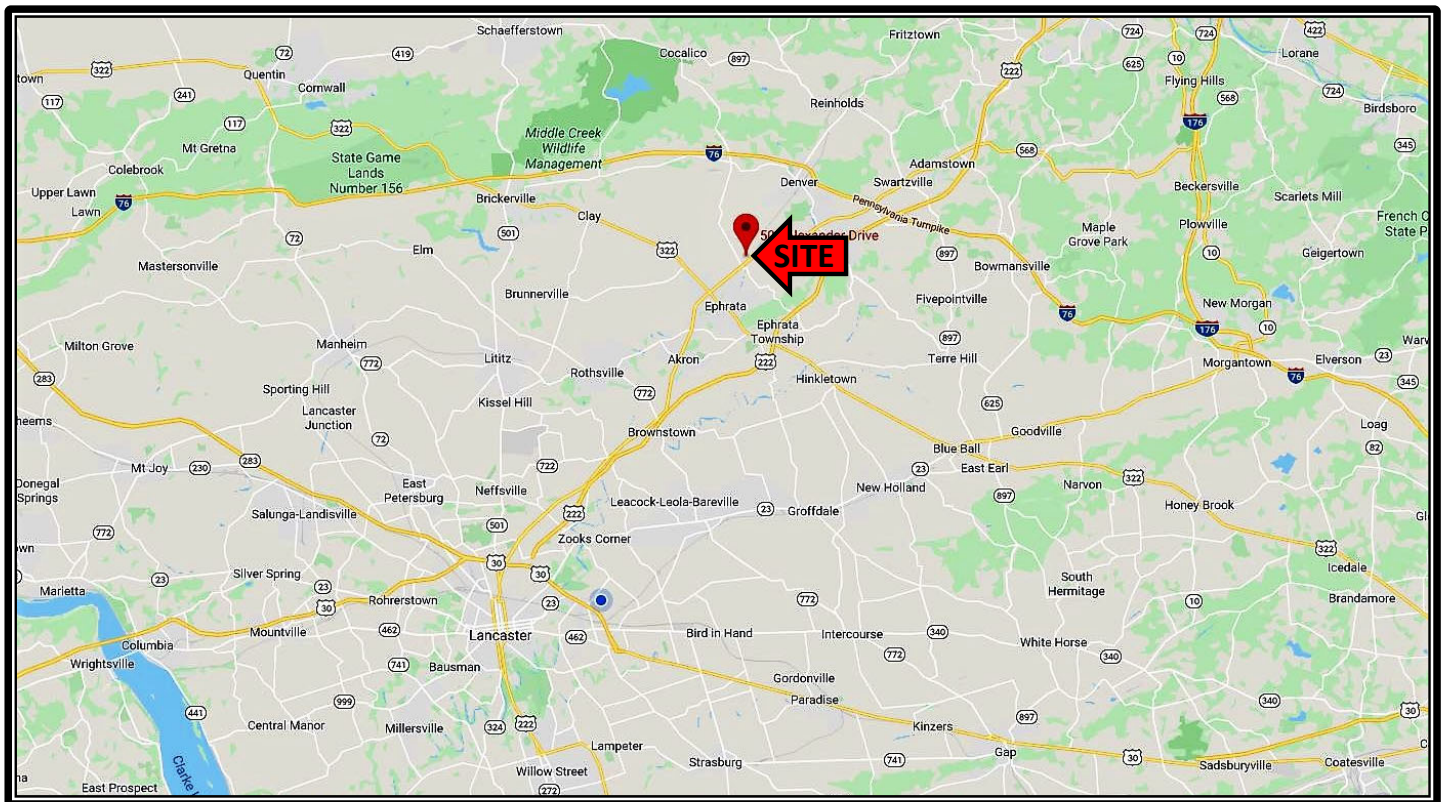
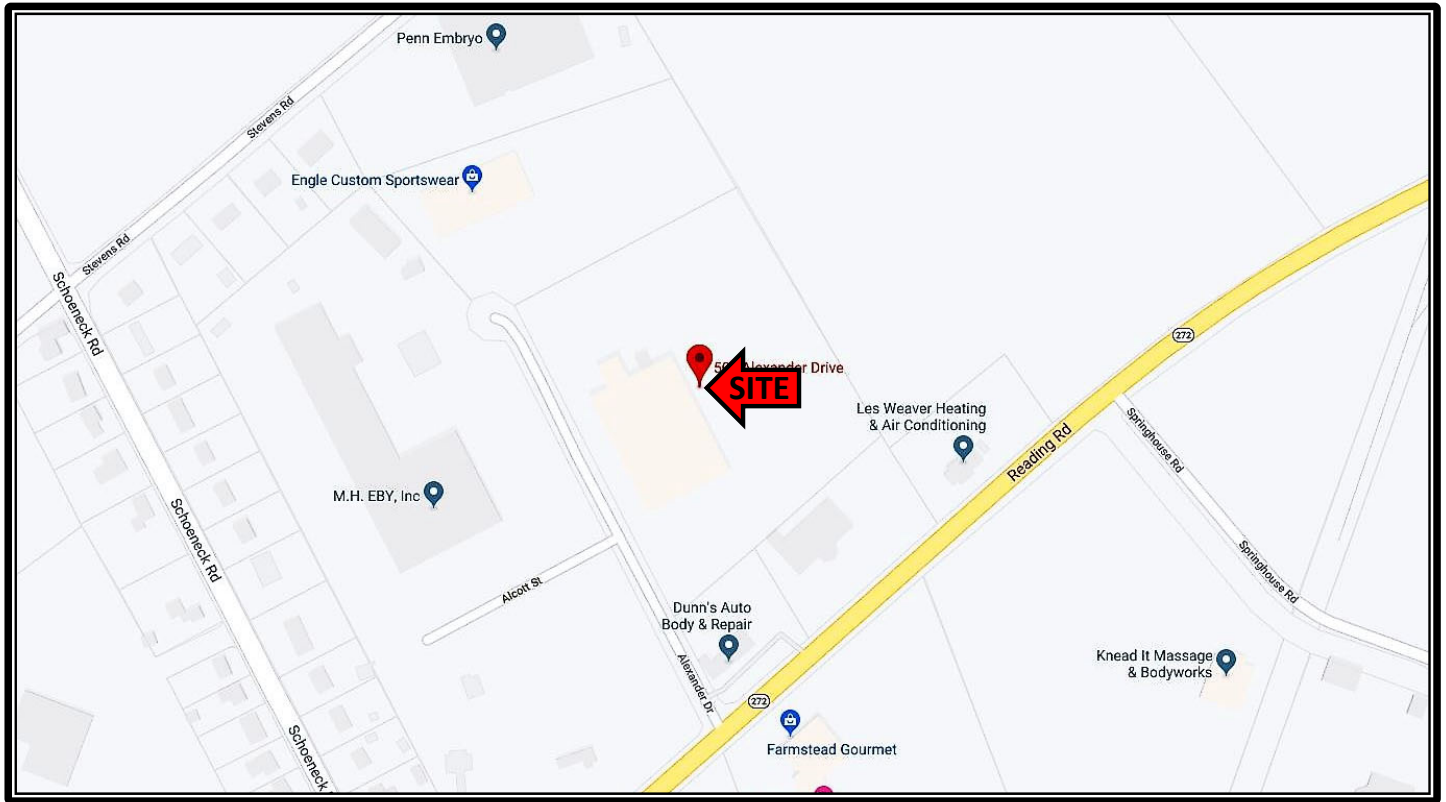
Real Estate Taxes (2020)

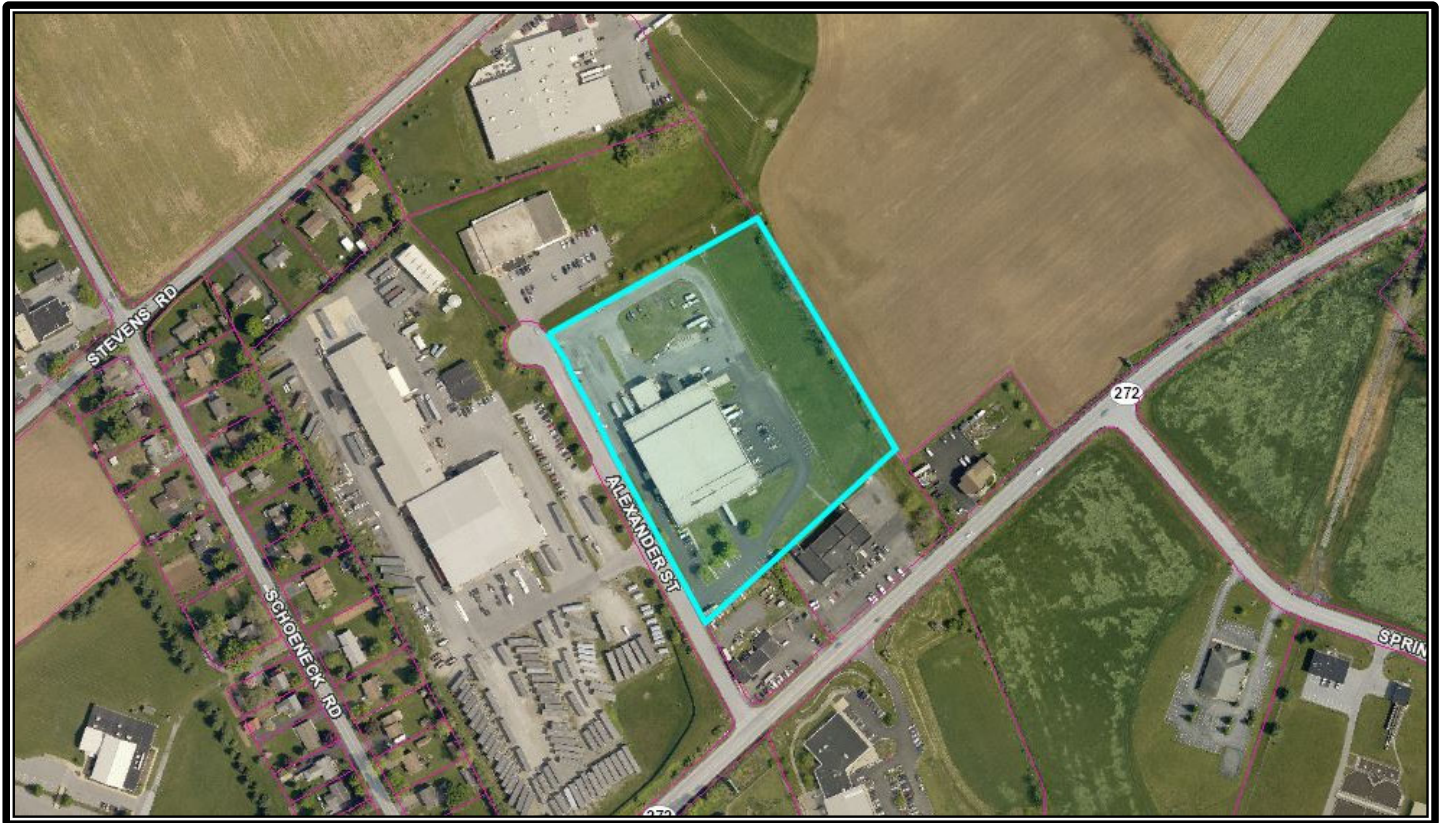
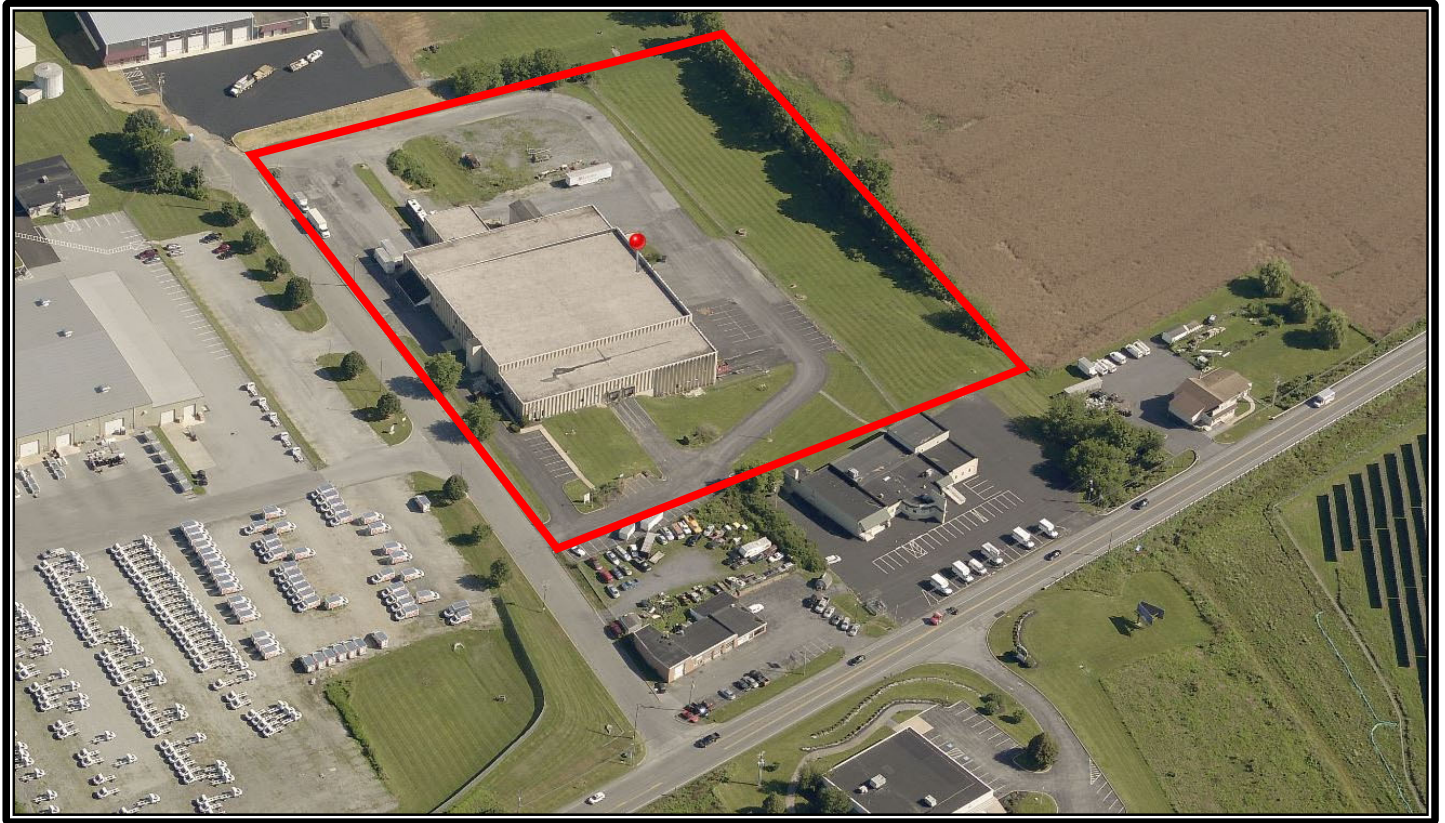
Property Assessment	\$1,536,000
School Taxes	\$ 26,496
County Taxes	\$ 4,471
Municipal Taxes	<u>\$ 1,797</u>
Total Taxes	\$ 32,764

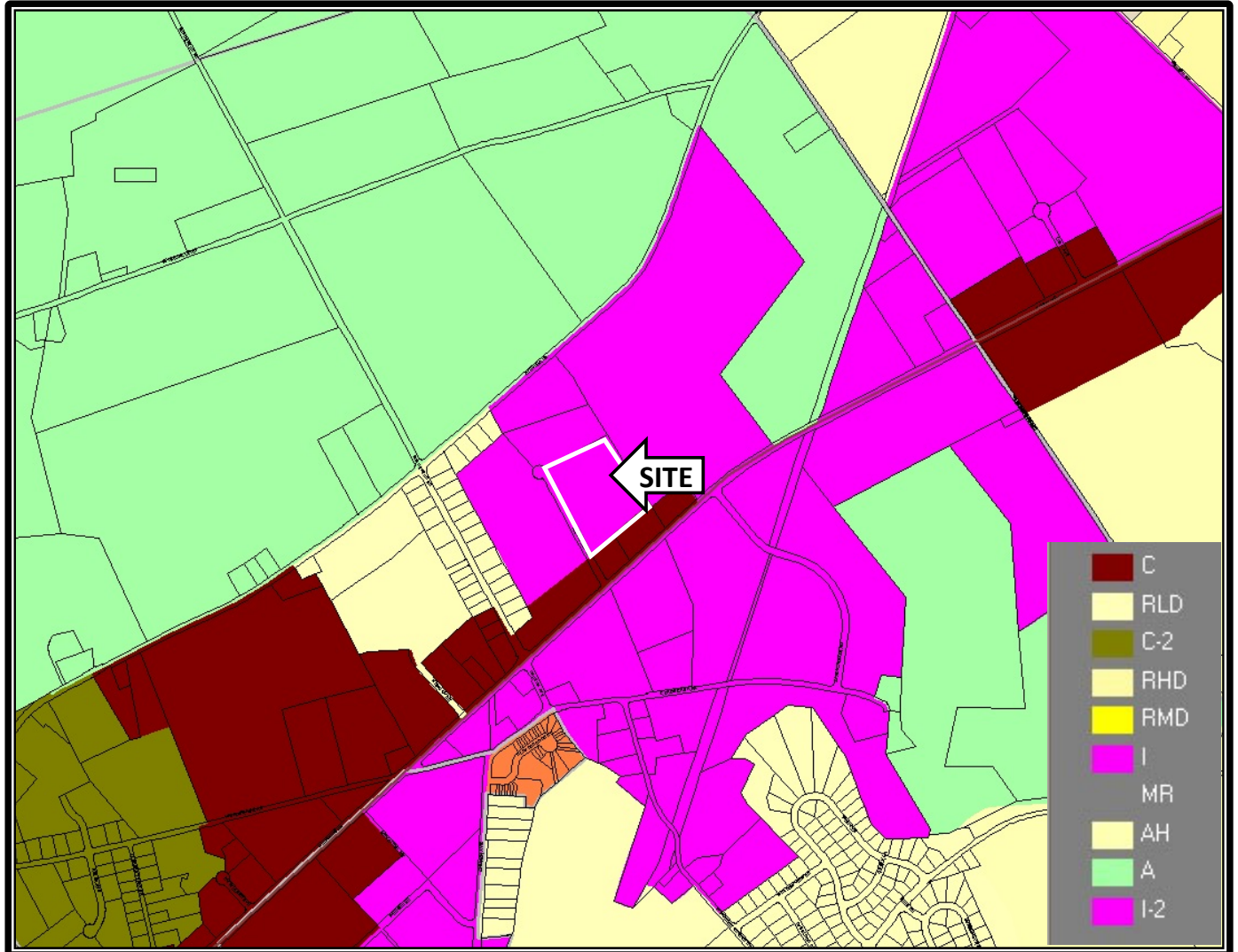
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Industrial Zoning

Section 407. INDUSTRIAL (I) DISTRICT

A. Intended Purpose

The regulations of this district are intended to maximize industrial potential while ensuring compatibility with the surrounding districts. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

B. Uses and Structures

1. Permitted

- a. Wholesale businesses and warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials (see Section 649).
- b. Offices for scientific, agricultural, or industrial research and development.
- c. Laboratories for scientific, agricultural, or industrial research and development.
- d. Light manufacturing of beverages, confections, food products (exclusive of meat and fish packing), ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, dies, patterns, professional and scientific instruments, handicraft products, electronics and small parts assembly and/or manufacture.
- e. Essential services buildings and structures (see Section 627).
- f. Self-service storage facilities (see Section 649).
- g. Truck and motor freight terminal (see section 647)
- h. Customary accessory uses and buildings incidental to the above permitted uses.

2. Special Exceptions

The following are permitted subject to the issuance of a permit by the Zoning Hearing Board.

- a. Billboards (see Section 614).
- b. Commercial communications antennas (see Section 624).
- f. Salvage yard (see Section 645).
- g. Large Solar Energy Production Facility (See Section 657)
- h. Large Wind Energy Production Facility (See Section 658)
- i. Large Manure Digester (See Section 659)
- j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard, and Height Requirements

1. Lot Requirements

- a. Minimum Lot Area - One (1) acre.
- b. Minimum Lot Width - Two Hundred (200) feet.
- c. Maximum Lot Coverage - Sixty percent (60%).
- d. Maximum Impervious Area - Seventy (70) percent - Impervious area may be increased to Eighty (80) percent if regional stormwater management or underground storage is utilized as the primary means of meeting stormwater management requirements.

2. Yard Requirements

- a. Front Yard Depth - Fifty (50) feet.
- b. Side Yard Width - Twenty-five (25) feet, except when adjacent to any Residential District, a minimum side yard of fifty (50) feet is required.
- c. Rear Yard Depth - Fifty (50) feet.

3. Building Height

- a. Principal Building - Forty (40) feet, except that the maximum height may be increased by a Special Exception from the Zoning Hearing Board.
- b. Accessory Building - Twenty-five (25) feet.

D. Parking and Loading Requirements

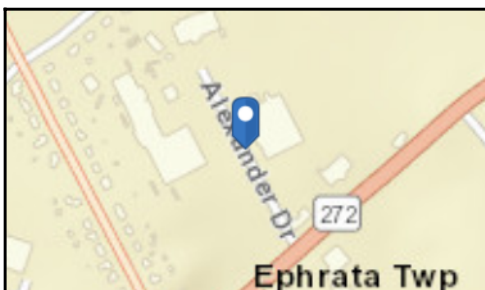
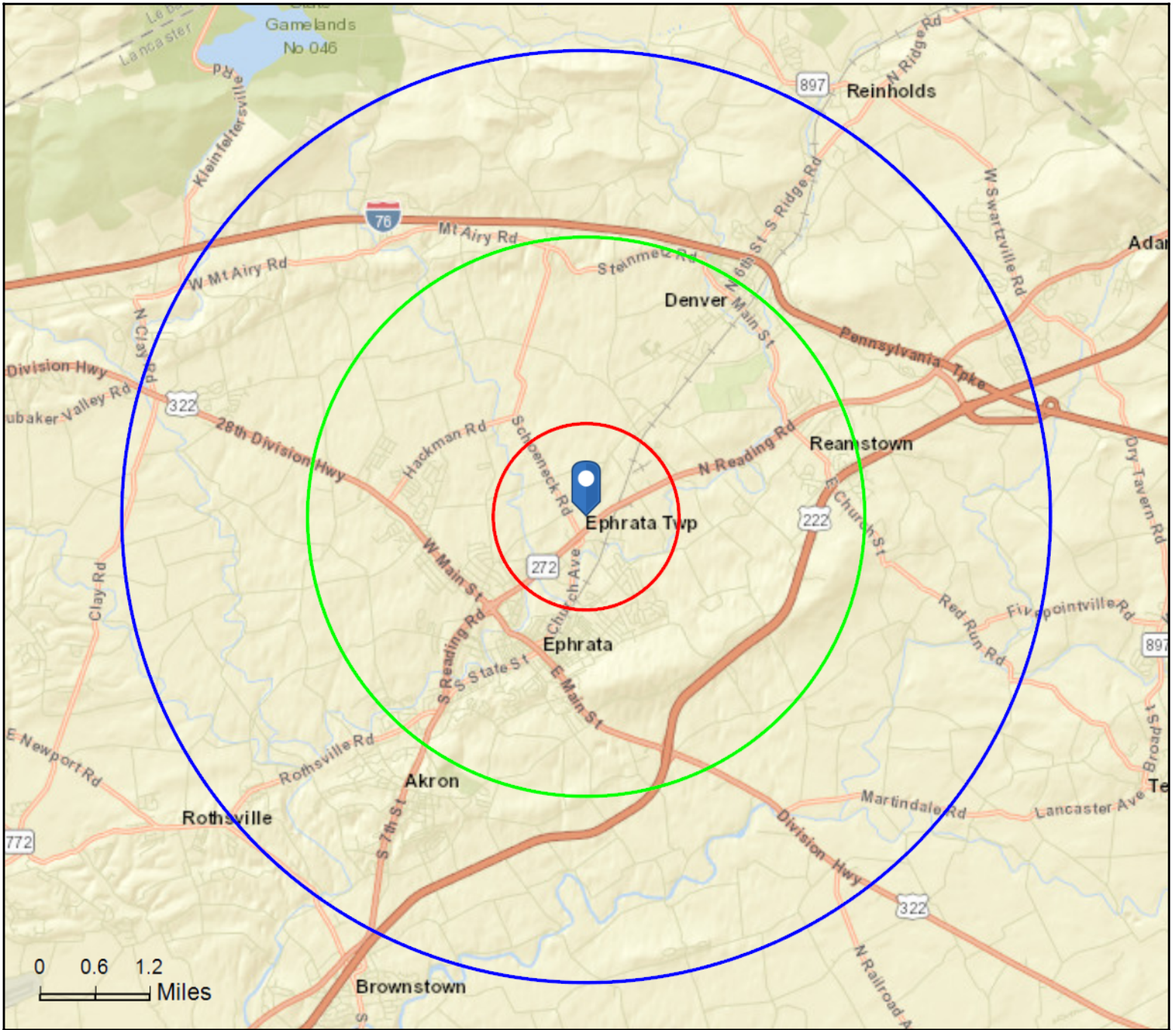
Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

501 Alexander Dr, Ephrata, Pennsylvania, 17522
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.19958
Longitude: -76.16794





Executive Summary

501 Alexander Dr, Ephrata, Pennsylvania, 17522
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	1 mile	3 miles	5 miles
Population			
2000 Population	1,187	27,465	47,702
2010 Population	1,272	29,192	51,314
2019 Population	1,439	31,031	54,132
2024 Population	1,524	31,996	55,725
2000-2010 Annual Rate	0.69%	0.61%	0.73%
2010-2019 Annual Rate	1.34%	0.66%	0.58%
2019-2024 Annual Rate	1.15%	0.61%	0.58%
2019 Male Population	48.9%	48.9%	49.1%
2019 Female Population	51.1%	51.1%	50.9%
2019 Median Age	40.5	39.3	39.4

In the identified area, the current year population is 54,132. In 2010, the Census count in the area was 51,314. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 55,725 representing a change of 0.58% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	91.1%	92.4%	93.2%
2019 Black Alone	1.3%	1.2%	1.1%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	4.1%	2.2%	2.1%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.5%	2.0%	1.6%
2019 Two or More Races	1.8%	2.0%	1.8%
2019 Hispanic Origin (Any Race)	4.4%	5.7%	4.9%

Persons of Hispanic origin represent 4.9% 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 21.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	80	74	83
2000 Households	424	10,429	17,403
2010 Households	474	11,365	19,269
2019 Total Households	532	12,013	20,248
2024 Total Households	562	12,357	20,799
2000-2010 Annual Rate	1.12%	0.86%	1.02%
2010-2019 Annual Rate	1.26%	0.60%	0.54%
2019-2024 Annual Rate	1.10%	0.57%	0.54%
2019 Average Household Size	2.70	2.56	2.65

The household count in this area has changed from 19,269 in 2010 to 20,248 in the current year, a change of 0.54% annually. The five-year projection of households is 20,799, a change of 0.54% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 14,397 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.



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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.7%	15.3%	15.3%
Median Household Income			
2019 Median Household Income	\$72,434	\$60,197	\$62,495
2024 Median Household Income	\$75,255	\$66,980	\$70,808
2019-2024 Annual Rate	0.77%	2.16%	2.53%
Average Household Income			
2019 Average Household Income	\$81,455	\$75,160	\$78,892
2024 Average Household Income	\$87,940	\$85,205	\$90,479
2019-2024 Annual Rate	1.54%	2.54%	2.78%
Per Capita Income			
2019 Per Capita Income	\$28,639	\$28,816	\$29,568
2024 Per Capita Income	\$30,825	\$32,572	\$33,834
2019-2024 Annual Rate	1.48%	2.48%	2.73%

Households by Income

Current median household income is \$62,495 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$70,808 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$78,892 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$90,479 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,568 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,834 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	138	132	132
2000 Total Housing Units	432	10,760	17,955
2000 Owner Occupied Housing Units	324	7,176	12,637
2000 Renter Occupied Housing Units	99	3,253	4,767
2000 Vacant Housing Units	9	331	551
2010 Total Housing Units	486	11,860	20,023
2010 Owner Occupied Housing Units	380	7,827	13,921
2010 Renter Occupied Housing Units	94	3,538	5,348
2010 Vacant Housing Units	12	495	754
2019 Total Housing Units	548	12,589	21,118
2019 Owner Occupied Housing Units	425	7,855	13,934
2019 Renter Occupied Housing Units	107	4,158	6,314
2019 Vacant Housing Units	16	576	870
2024 Total Housing Units	579	12,953	21,697
2024 Owner Occupied Housing Units	450	8,085	14,311
2024 Renter Occupied Housing Units	112	4,272	6,488
2024 Vacant Housing Units	17	596	898

Currently, 66.0% of the 21,118 housing units in the area are owner occupied; 29.9%, renter occupied; and 4.1% 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 20,023 housing units in the area - 69.5% owner occupied, 26.7% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$195,534, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.80% annually to \$213,809.

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.

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