

For Lease



535 STIEGEL VALLEY ROAD
MANHEIM, PA 17545

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- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary



Warehouse Space



535 Stiegel Valley Road
Manheim, PA 17545

Available Square Feet
6,300 square feet

Lease Rate
\$8.25/SF NNN

Description
Great warehouse (70' deep x 90' wide) for light manufacturing, contractor, car repair or auto detailing. 1,400 square feet of remodeled office space. Four drive-in bays with two floor drains. Three bays are 70 feet deep. Propane heat in warehouse. Plenty of outside storage or additional parking.

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BUILDING INFORMATION

Available Square Feet	6,300 square feet
Warehouse Square Feet	4,900 square feet
Office Square Feet	1,400 square feet
Condition	Excellent
Year Constructed	1993
Construction	Metal
Ceiling Heights	15 feet
Floor Type	Concrete slab
Lighting	Fluorescent
Electric	200 amp/120 volt

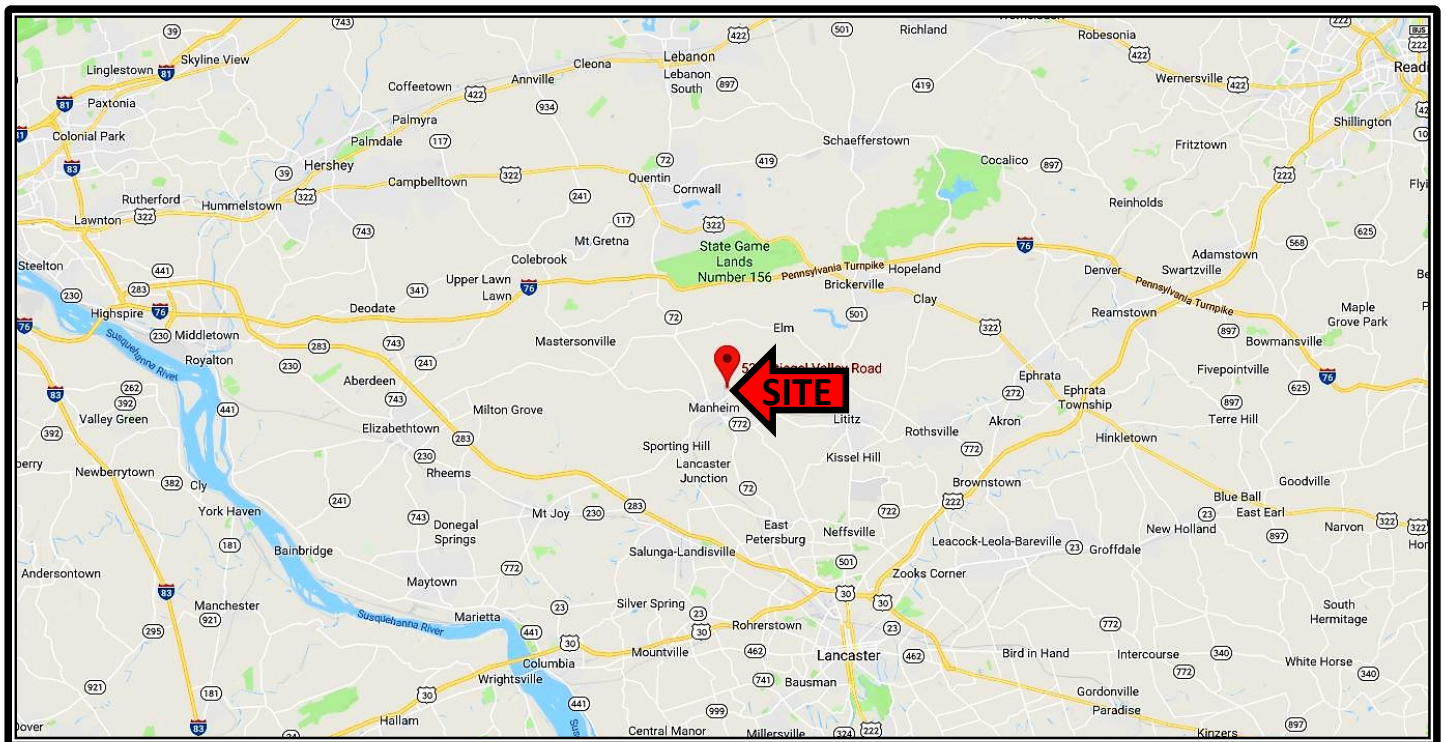
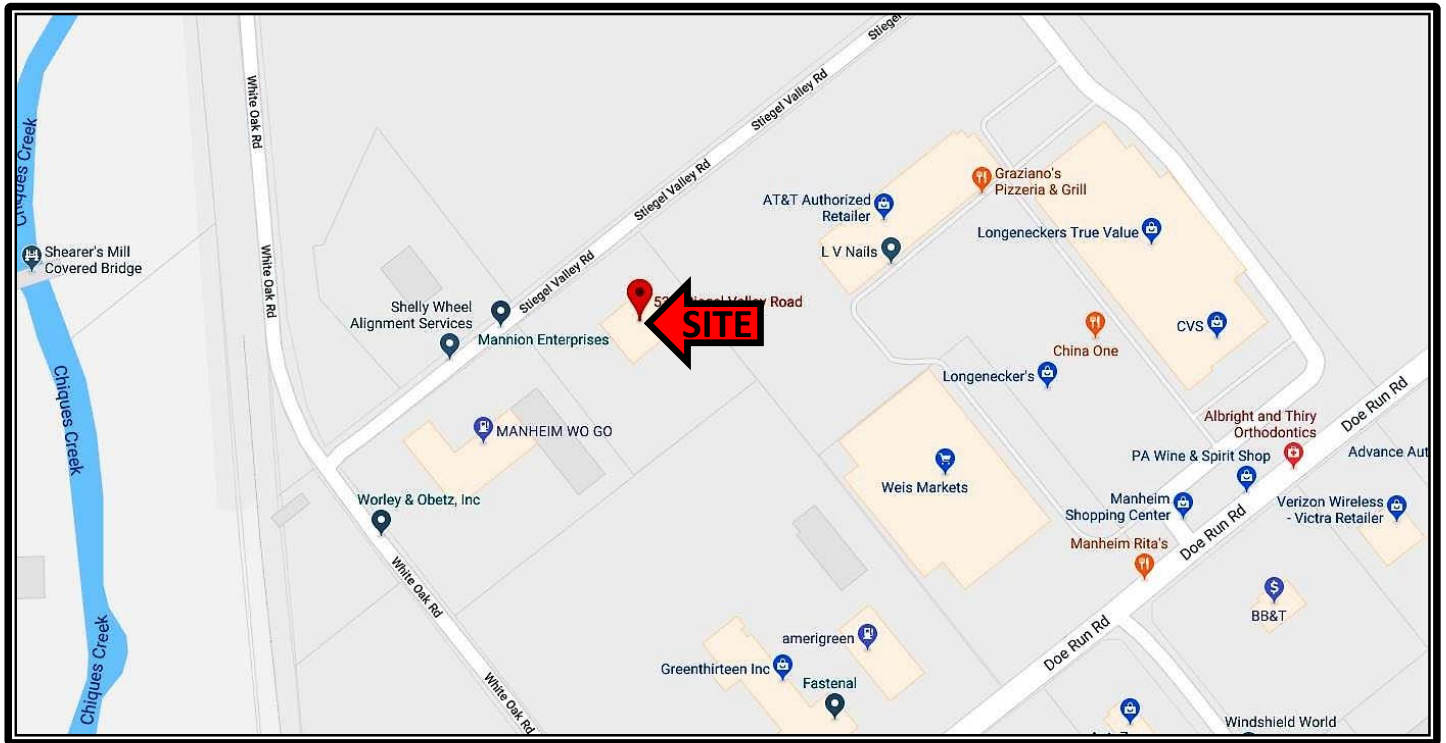
HVAC	Heat pump in office Propane in warehouse
Sprinklers	None
Drive-in Bay Doors	Four drive-in bays. Three bay doors dimensions are 12' x 14' and the other is 12' x 12' Two bays have floor drains
Water	Well water
Sewer	Septic system
Acreage	1.6 acres
Parking	Very large oversized lot. Great for outside storage of vehicles
Comments	Air compressor with piping
Tax Account#	500-49406-0-0000
Municipality	Penn Township
County	Lancaster County
Zoning	T-5 Mixed-Use zoning

LEASING INFORMATION

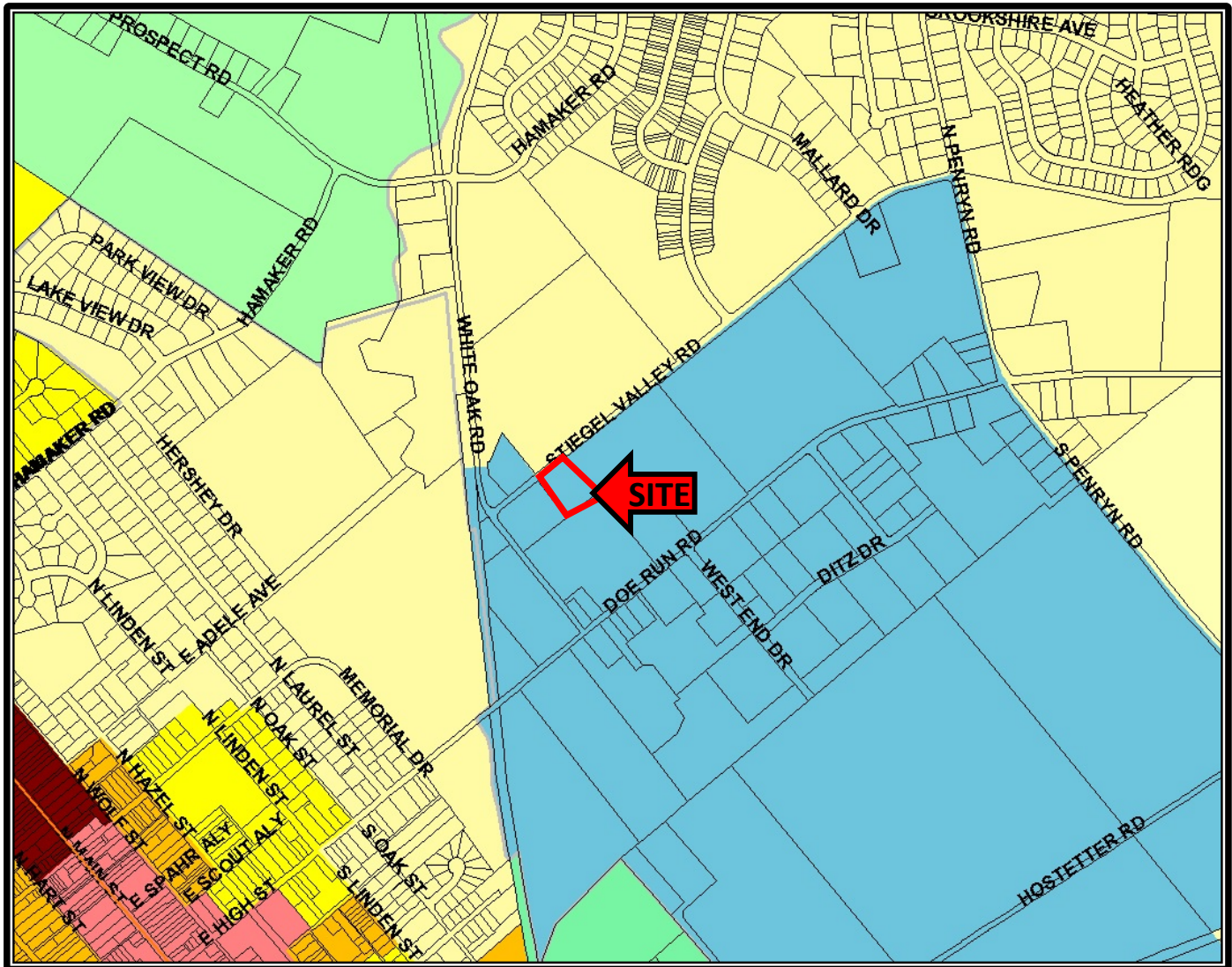
Square Feet Available	6,300 square feet
Lease Rate	\$8.25/SF NNN
Annual Rent	\$51,975
Monthly Rent	\$4,331
CAM	\$.94/SF (taxes, insurance, water, sewer)
Annual CAM	\$5,922
Monthly CAM	\$494

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.









T-5 Mixed Use Zoning

§ 27-208. T-5 Mixed Use TND (T-5MU) District. [Ord. 2011-02, 5/9/2011, § 27-208; as amended by Ord. 2012-03, 4/9/2012, § 6; by Ord. 2012-05, 11/13/2012, §§ 8, 9; by Ord. 2014-03, 4/14/2014, § 10; by Ord. 2014-10, 12/22/2014, § 2; and by Ord. 2015-07, 11/23/2015, § 4]

1. Area and Bulk Regulations.

Use	Required Public Utilities ¹	Minimum Lot Area 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 ⁴ (Maximum)
					One	Total			
Ag and Forestry Uses	None	20 acres	150/60	50	50	100	50	150	10
SFD	W/S	7,000	70	12	5	12	20	35	25
SFSD	W/S	3,500 per unit	35 per unit	12	5	12	20	35	30
Town-houses/SF Attached	W/S	See § 27-817	20 end 18 interior	12	7	N/A	18	35	50
Live-Work Unit	W/S	1,500	18	12	5	N/A	18	45	55
TND				See § 27-463					50
Manor House	W/S	See	100	12	10	25	18	45	50
Multi-family	W/S	Part 8	100	12	10	25	18	45	50
Mixed Use Buildings/Apts Above Commercial	W/S	2,500	25	12	15	30	30	45	50
Industrial Uses	W/S	32,000	125	15	20	40	40	45	50
Non-residential Uses	W/S	20,000	100	12	15	30	30	45	50

NOTES:

W = public water;

S = public sewer

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

² Unless otherwise specified in Part 4.

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

⁴ See § 27-208.4 for complete regulations.

2. The subdivision of any tract held in single and separate ownership on or after November 26, 2001, into more than five lots, whether fee simple or condominium, shall meet the requirements of § 27-463, "Traditional Neighborhood Development," of this chapter.
3. Permitted Density. **[Amended by Ord. 2017-4, 10/10/2017]**
 - A. Single-family dwellings, including single-family detached, semidetached, and single-family attached/townhouses shall be permitted on lots created under the former R-2 zoning classification, shall be permitted at a maximum density of four dwelling units/acre without the receipt of TDRs, except as may be required for lot coverage.
 - B. Manor houses and multifamily dwellings outside of a TND shall be permitted at a density of eight dwelling units/acre, or in accordance with the following:
 - (1) A density of less than six dwelling units/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six dwelling units/acre times tract acreage. For example, if on six acres, 36 dwelling units would be permitted and only 30 are proposed, six TDRs must be received. The purpose of this provision is to guarantee land preservation as a result of transferred development rights commensurate with the extent to which the reduction in density causes greater land consumption in the planned TND Districts, inconsistent with community development objectives.
 - (2) A maximum density of nine dwelling units/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over eight dwelling units/acre.
 - C. A TND option shall be permitted, regardless of dwelling types, in accordance with the following:
 - (1) Minimum density of six dwelling units/acre provided that a density of less than six dwelling units/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six dwelling units/acre times 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 eight dwelling units/acre provided that a density of greater than six dwelling units/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.

D. 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.

4. Lot Coverage.

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

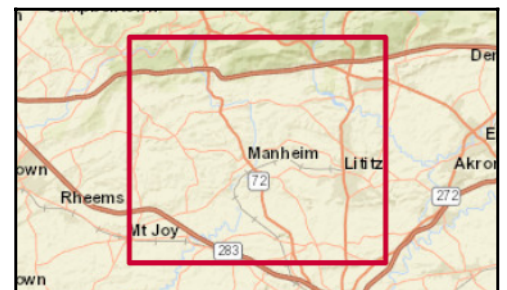
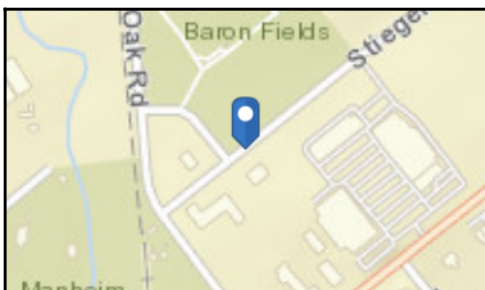
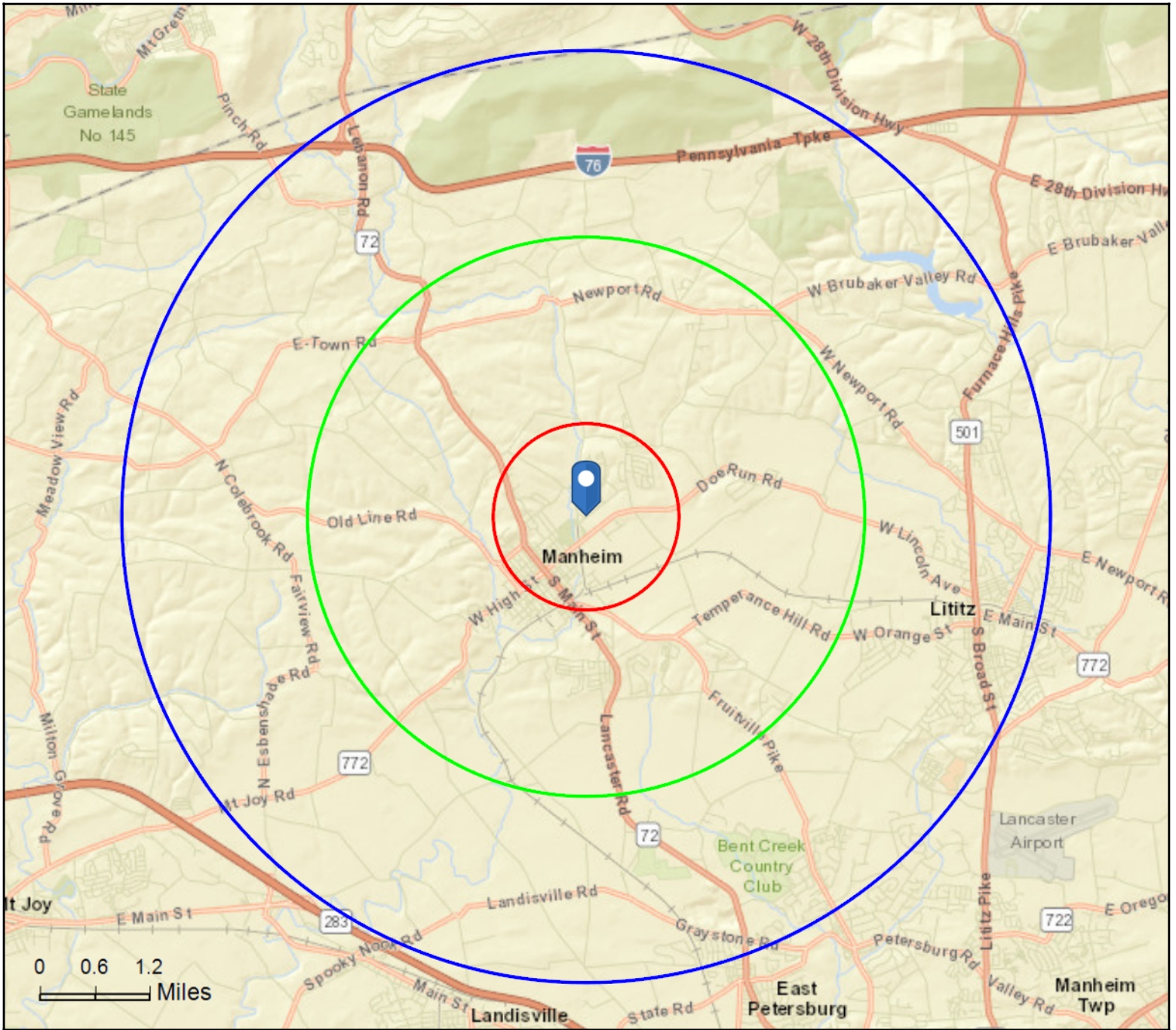
5. Design Standards.

- 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.
6. Agricultural Buffer Requirement. No dwelling unit shall be located within 80 feet of any land within the T-2 District. In addition, no shrub nor tree shall be planted within 10 and 30 feet, respectively, of any land within the T-2 District.
 7. Screening and Landscaping. See Penn Township Subdivision and Land Development Ordinance [Chapter 22].
 8. (Reserved)
 9. Building Coverage. The maximum building coverage of a commercially-used structure shall be as follows, except as may be increased subject to the receipt of one TDR per 4,000 square feet of building coverage or fraction thereof:
 - A. One and one-half stories: 1,500 square feet.
 - B. Two stories or greater: 4,000 square feet.
 10. Existing Commercial Structures and Uses. Notwithstanding anything to the contrary in this section, the expansion of existing commercially-used structures, or the expansion of existing commercial uses on the same lot, shall not be subject to the maximum building coverage requirements herein. These uses shall be subject to the maximum lot coverage requirements in this section.

535 Stiegel Valley Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17204
Longitude: -76.38676





Executive Summary

535 Stiegel Valley Rd, Manheim, Pennsylvania, 17545
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.17204
 Longitude: -76.38676

	1 mile	3 miles	5 miles
Population			
2000 Population	4,917	13,212	35,014
2010 Population	5,521	14,955	38,441
2019 Population	5,557	15,994	41,201
2024 Population	5,606	16,511	42,576
2000-2010 Annual Rate	1.17%	1.25%	0.94%
2010-2019 Annual Rate	0.07%	0.73%	0.75%
2019-2024 Annual Rate	0.18%	0.64%	0.66%
2019 Male Population	49.3%	49.5%	48.9%
2019 Female Population	50.7%	50.5%	51.1%
2019 Median Age	43.9	42.9	43.4

In the identified area, the current year population is 41,201. In 2010, the Census count in the area was 38,441. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 42,576 representing a change of 0.66% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 43.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	93.5%	93.5%	93.2%
2019 Black Alone	1.4%	1.3%	1.4%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2019 Asian Alone	1.4%	2.1%	2.1%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.5%	1.2%	1.3%
2019 Two or More Races	2.1%	1.8%	1.9%
2019 Hispanic Origin (Any Race)	4.6%	3.9%	4.2%

Persons of Hispanic origin represent 4.2% 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 20.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	70	85	107
2000 Households	2,063	5,031	13,095
2010 Households	2,411	5,840	14,827
2019 Total Households	2,425	6,211	15,860
2024 Total Households	2,443	6,393	16,368
2000-2010 Annual Rate	1.57%	1.50%	1.25%
2010-2019 Annual Rate	0.06%	0.67%	0.73%
2019-2024 Annual Rate	0.15%	0.58%	0.63%
2019 Average Household Size	2.26	2.55	2.56

The household count in this area has changed from 14,827 in 2010 to 15,860 in the current year, a change of 0.73% annually. The five-year projection of households is 16,368, a change of 0.63% annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2010. The number of families in the current year is 11,361 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

535 Stiegel Valley Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.17204
Longitude: -76.38676

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.2%	15.9%	15.2%
Median Household Income			
2019 Median Household Income	\$57,019	\$66,408	\$71,879
2024 Median Household Income	\$62,932	\$75,613	\$78,661
2019-2024 Annual Rate	1.99%	2.63%	1.82%
Average Household Income			
2019 Average Household Income	\$70,462	\$79,959	\$91,054
2024 Average Household Income	\$79,475	\$90,725	\$101,468
2019-2024 Annual Rate	2.44%	2.56%	2.19%
Per Capita Income			
2019 Per Capita Income	\$28,904	\$30,897	\$35,173
2024 Per Capita Income	\$32,508	\$34,955	\$39,140
2019-2024 Annual Rate	2.38%	2.50%	2.16%

Households by Income

Current median household income is \$71,879 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$78,661 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,054 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$101,468 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,173 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,140 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	128	131	138
2000 Total Housing Units	2,146	5,191	13,469
2000 Owner Occupied Housing Units	1,388	3,744	9,997
2000 Renter Occupied Housing Units	675	1,287	3,098
2000 Vacant Housing Units	83	160	374
2010 Total Housing Units	2,531	6,080	15,429
2010 Owner Occupied Housing Units	1,618	4,356	11,227
2010 Renter Occupied Housing Units	793	1,484	3,600
2010 Vacant Housing Units	120	240	602
2019 Total Housing Units	2,577	6,535	16,648
2019 Owner Occupied Housing Units	1,529	4,360	11,581
2019 Renter Occupied Housing Units	896	1,851	4,279
2019 Vacant Housing Units	152	324	788
2024 Total Housing Units	2,602	6,742	17,200
2024 Owner Occupied Housing Units	1,553	4,513	11,931
2024 Renter Occupied Housing Units	889	1,880	4,437
2024 Vacant Housing Units	159	349	832

Currently, 69.6% of the 16,648 housing units in the area are owner occupied; 25.7%, renter occupied; and 4.7% 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 15,429 housing units in the area - 72.8% owner occupied, 23.3% renter occupied, and 3.9% vacant. The annual rate of change in housing units since 2010 is 3.44%. Median home value in the area is \$223,156, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.00% annually to \$246,378.

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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Manheim, PA 17545



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