

For Lease

717.293.4477



935 STONE HILL ROAD
DENVER, PA 17517



Jeff Kurtz, CCIM
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- Property Information Sheet
- 2019 CAM Charges
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary
- Floor Plan
- Site Plan



▶ *Industrial Space*



*935 Stone Hill Road
Denver, PA 17517*

Available Square Feet:
7,500 Square Feet

Lease Rate:
\$5.50/SF N/N/N

Description:
Clean 5-bay with 12' x 14' overhead doors. Warehouse is 50' x 150', 16' clear ceiling height. Perfect for dry storage or landlord will install office and restroom to accommodate light industrial or manufacturing user.

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BUILDING INFORMATION

Available Square Feet	7,500 square feet
Construction Type	Concrete, block
Condition	Excellent
Ceiling Height	16 feet
Electric	200 amp
Heating	Propane
Overhead Doors	Five (5), 12' x 14'

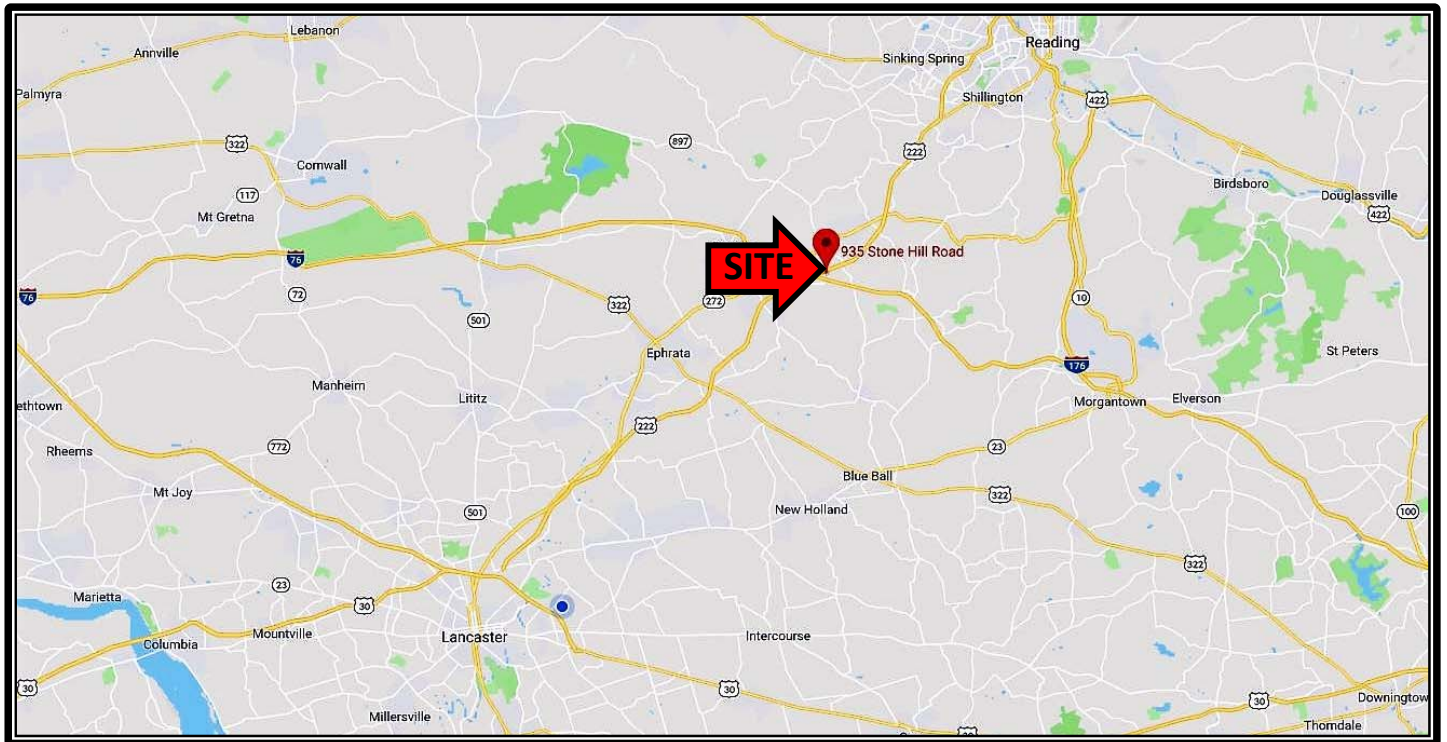
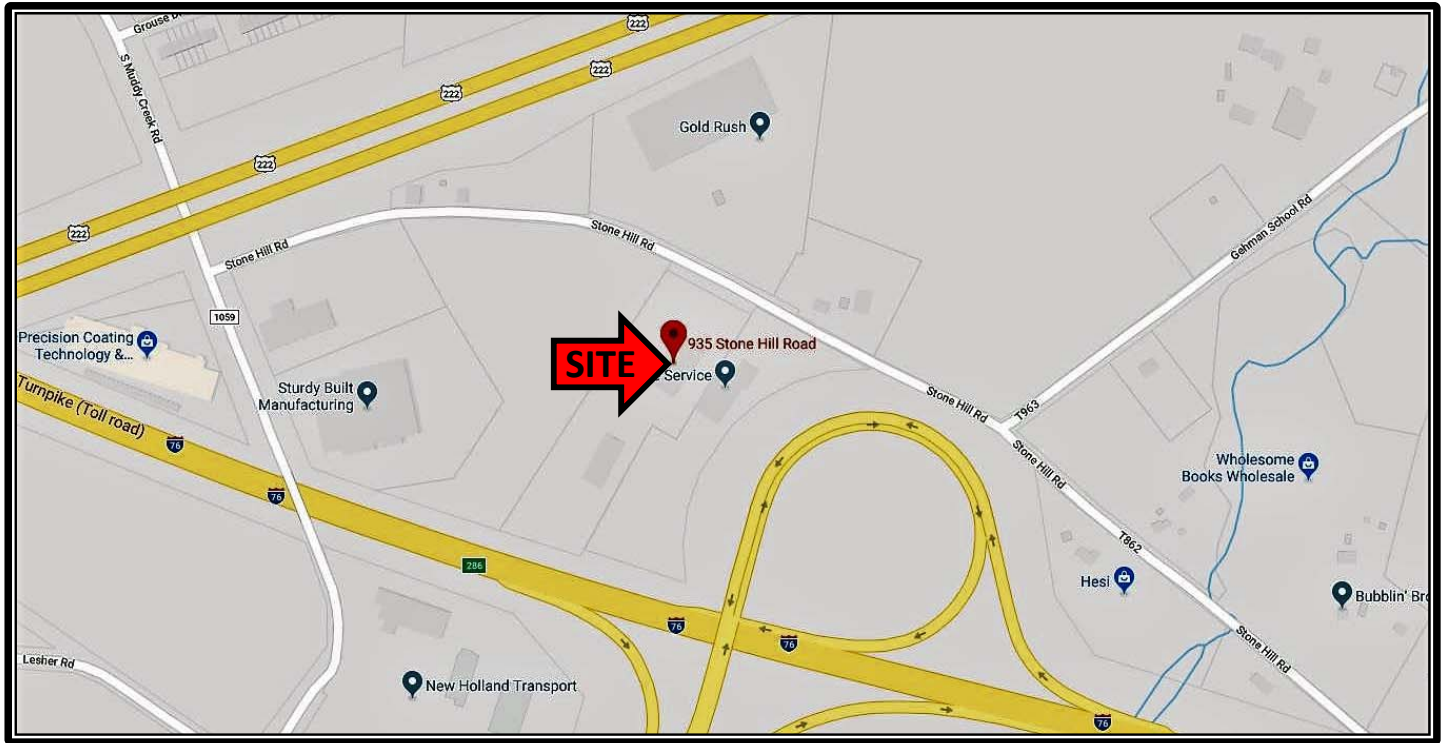
Water	Public
Sewer	Public
Parking	On-site
Municipality	East Cocalico Township
Tax Account #	080-99136-0-0000
Deed Reference	5886221
Zoning	Light Industrial (I-1)
Acres	4.6 acres

LEASE INFORMATION

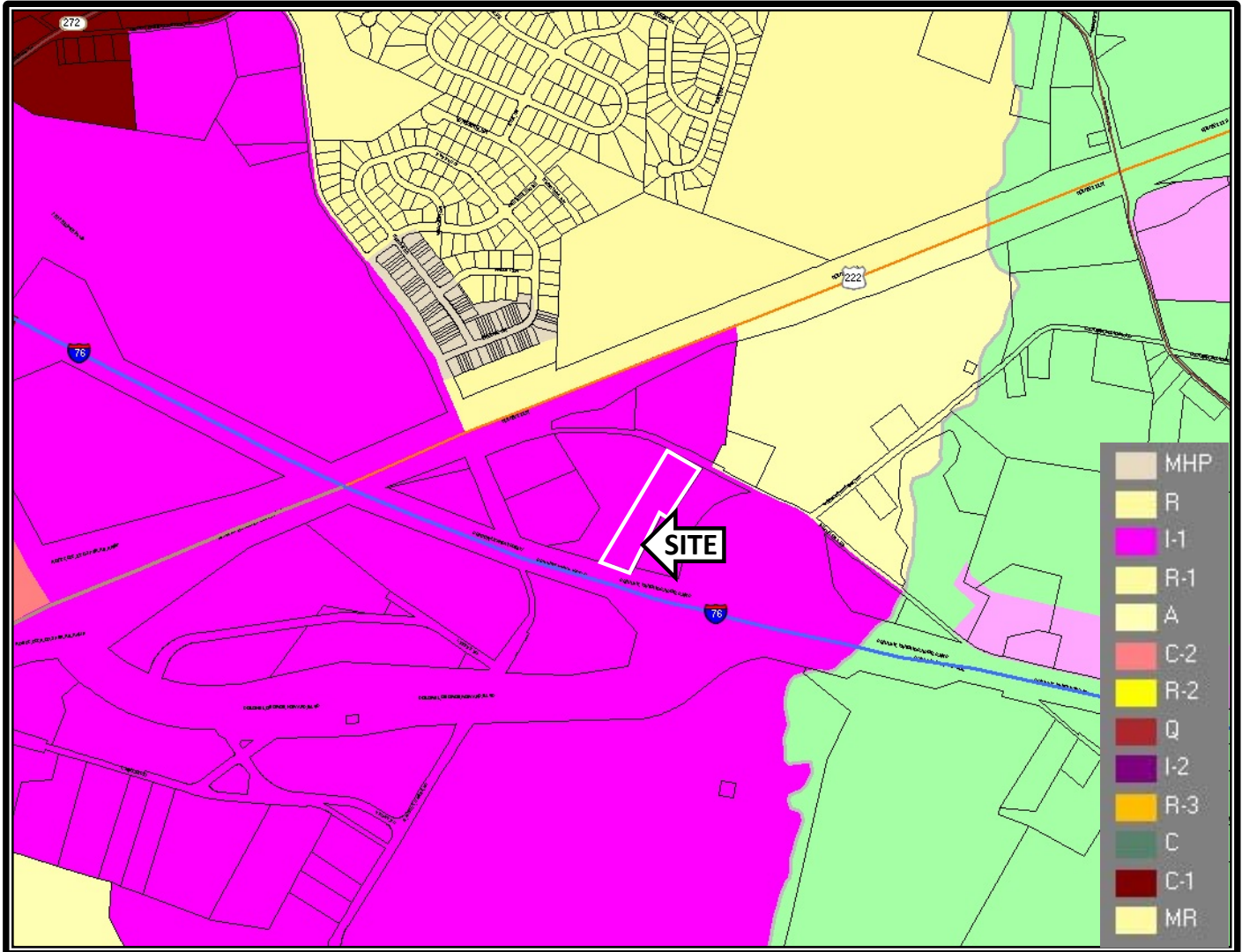
Available Square Feet	7,500 square feet
Price Per Square Foot	\$5.50/SF N/N/N
Annual Rent	\$41,250
Monthly Rent	\$3,475
CAM Charges	\$1.26/SF

CAM Charges	Annual	CAM Per SF
Square Feet		20,000
Insurance	\$ 3,600	\$ 0.18
Taxes - Fall	\$ 17,181	\$ 0.86
Taxes - Spring	\$ 4,268	\$ 0.21
Water & Sewer	\$ 200	\$ 0.01
Total	\$ 25,250	\$ 1.26









Light Industrial (I-1)

Chapter 220. Zoning

Article II. Zone Regulations

§ 220-23. Light Industrial Zone (I-1).



- A. Purpose. This zone provides for a range of light industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industrial parks have also been permitted. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- B. Permitted uses.
- (1) Agriculture (excluding commercial livestock and commercial produce operations), subject to the applicable standards listed in § **220-12** of this chapter;
 - (2) Bookbinding, printing and publishing operations;
 - (3) Excavation contractors;
 - (4) Facilities for the commercial processing and warehousing of agricultural products;
 - (5) Facilities for the warehousing, sales and service of agricultural vehicles, equipment, feed, or supplies;
 - (6) Forestry uses;
 - (7) Health and recreation clubs;
 - (8) Laboratories for medical, scientific or industrial research and development;
 - (9) Machine shop;
 - (10) Manufacturing, packaging, storage and/or wholesaling of the following:

- (a) Furniture, cabinets, fixtures, office supplies, and other household appointments;
 - (b) Scientific, specialized and technical instruments and equipment;
 - (c) Audiovisual components, computers, vending machines, electronic equipment and video games;
 - (d) Finished textile products;
 - (e) Brushes, brooms and combs;
 - (f) Hot tubs, spas, saunas, and swimming pools;
 - (g) Jewelry, and other precious metals;
 - (h) Photographic, lighting and timekeeping equipment;
 - (i) Small household appliances, excluding major appliances;
 - (j) Musical instruments and sporting equipment;
 - (k) Cosmetics, toiletries and pharmaceuticals;
 - (l) Optical, dental, and medical supplies and equipment;
 - (m) Small or novelty products from prepared materials;
 - (n) Paints, varnishes, lacquers, enamels, adhesives, and allied solvents; and
 - (o) Vehicles and machinery normally associated with domestic use (e.g., recreation vehicles, personal trailers, personal vehicle trailers, livestock trailers and other similar vehicles.
- (11) Municipal services and public utilities structures;
- (12) Offices;
- (13) Processing, packaging, storage and/or wholesaling of food products excluding:
- (a) Breweries and distilleries;
 - (b) Pickling processes;
 - (c) Rendering or slaughtering operations; and
 - (d) Sugar refineries.
- (14) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- (15) Repair shops for products permitted to be manufactured in this zone;
- (16) Sales, storage and/or wholesaling of the following:
- (a) Home and auto related fuels;
 - (b) Nursery and garden materials, and stock;

- (c) Contractor supplies; and
 - (d) Lumber, tile, carpet, electrical, plumbing, heating, air conditioning, roofing, siding, doors, windows, and other structural components of buildings.
- (17) Sign makers;
- (18) Small engine repair shops;
- (19) Veterinary offices or animal hospitals;
- (20) Vocational and mechanical trade schools;
- (21) Welding shops;
- (22) Minor municipal service or utility facilities;
[Added 2-15-2006 by Ord. No. 2006-03^[1]
^[1] *Editor's Note: This ordinance also renumbered former Subsection B(22) as B(23).*
- (23) Local planned center (see § **220-121.1**).
[Added 10-1-2008 by Ord. No. 2008-03^[2]
^[2] *Editor's Note: This ordinance also provided for the renumbering of former Subsection B(23) as Subsection B(25).*
- (24) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § **220-129.1** of this chapter.
[Added 10-1-2008 by Ord. No. 2008-03]
- (25) Accessory uses customarily incidental to the above permitted uses including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less, and accessory day-care facilities, as defined herein.
- C. Special exception uses (subject to the review procedures of § **220-142C**).
- (1) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § **220-69**).
[Amended 10-1-2008 by Ord. No. 2008-03]
 - (2) Billboards (see § **220-71**).
 - (3) Communication towers and equipment (see § **220-82**).
 - (4) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § **220-94**).
[Amended 10-1-2008 by Ord. No. 2008-03]
 - (5) Mass transportation depots (see § **220-104**).
 - (6) Mini-warehouses (see § **220-106**).
 - (7) Municipal service ventures (see § **220-129**).
 - (8) Recycling stations for paper, glass, plastic, and metal products (see § **220-114**).
 - (9) Truck or motor freight terminals (see § **220-124**).

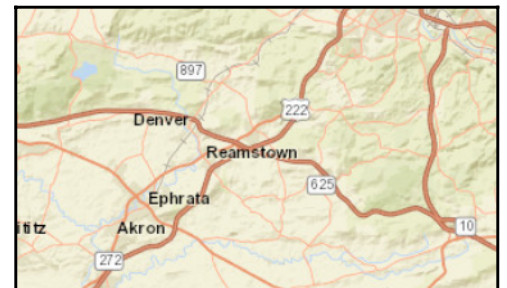
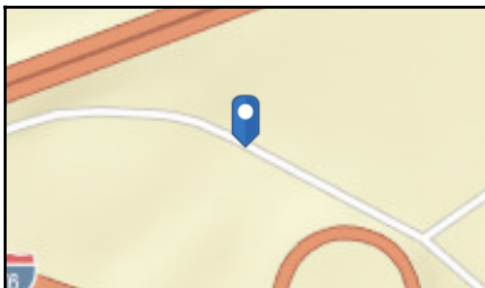
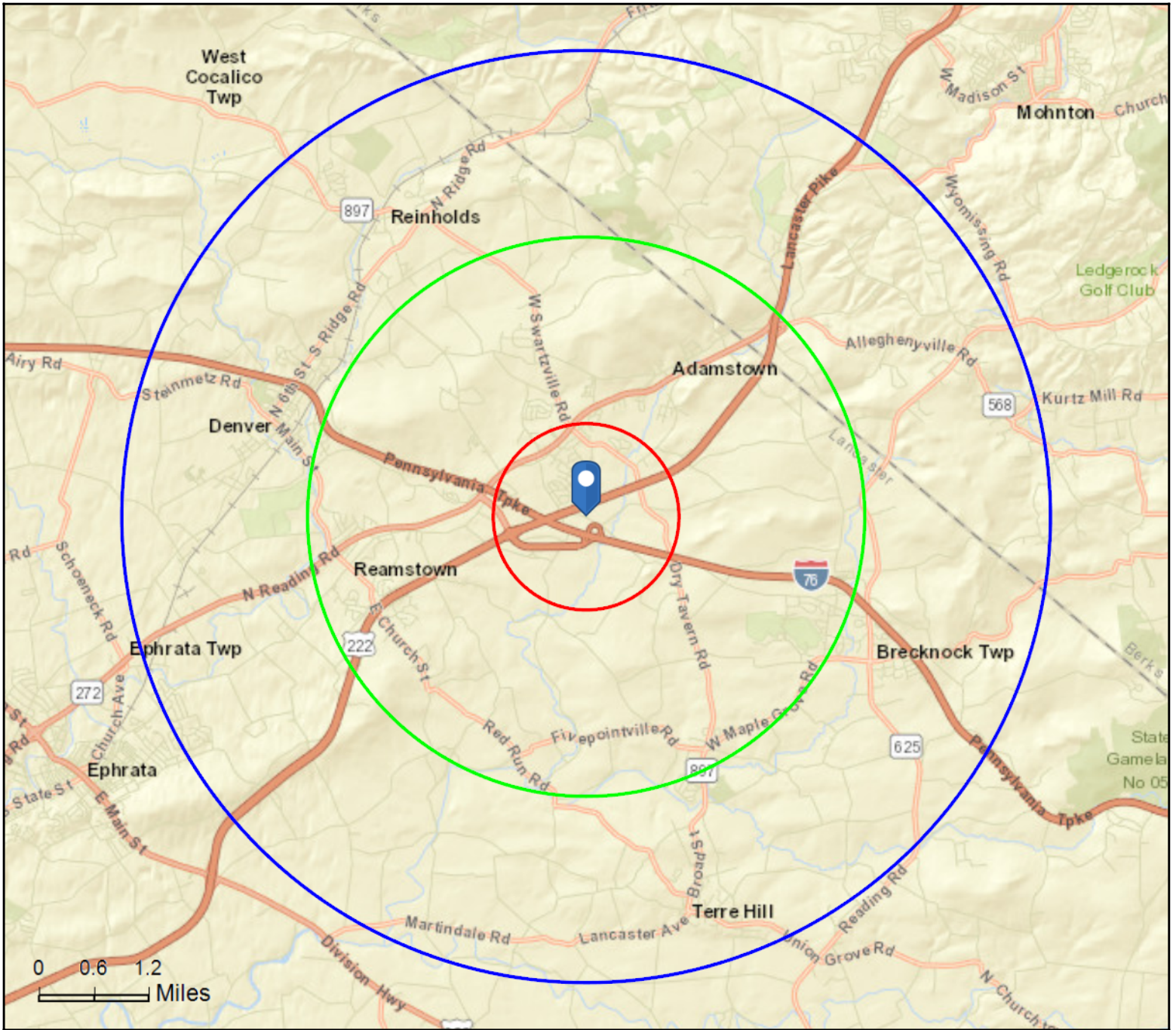
- (10) Warehousing and wholesale trade establishments (see § **220-126**).
 - (11) Regional planned center (see § **220-121.1**).
[Added 10-1-2008 by Ord. No. 2008-03]
 - (12) Power generation facilities (see § **220-129.2**).
[Added 6-19-2014 by Ord. No. 2014-05]
 - (13) Wind and/or solar farms (see § **220-129.3**).
[Added 6-19-2014 by Ord. No. 2014-05]
- D. Conditional uses (subject to the review procedures of § **220-151** of this chapter).
- (1) Automobile auctions and/or automobile parking or storage compounds (see § **220-67**); and
 - (2) Off-track betting parlors (see § **220-112**).
- E. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet.
- F. Maximum lot coverage: 75%.
- G. Minimum lot width: 200 feet.
- H. Minimum setback requirements (principal and accessory uses).
- (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas shall be set back at least 50 feet from the adjoining right-of-way. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § **220-60** of this chapter for additional information.
 - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
 - (3) Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any rear lot lines.
 - (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § **220-44**.)
 - (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 25 feet of any property line.
- I. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § **220-34** of this chapter may extend up to a maximum of 75 feet when erected upon or as an integral part of a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height.
- J. Off-street loading. Off-street loading shall be provided, as specified in § **194-31** of Chapter **194**, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on

any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

- K. Off-street parking. Off-street parking shall be provided, as specified in § **220-42** of this chapter.
- L. Signs. Signs shall be permitted, as specified in § **220-45** of this chapter.
- M. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § **220-40** of this chapter. All access driveways serving other uses shall be in accordance with § **194-28** of Chapter **194**, Subdivision and Land Development.
- N. Screening. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § **220-44** of this chapter.)
- O. Landscaping.
 - (1) 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. (See § **220-44** of this chapter.)
 - (2) A minimum twenty-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.
- P. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- Q. Industrial operations standards. All industrial 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 § **220-48** of this chapter.
- R. Outdoor storage. Within the (I-1) Zone, 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.
- S. All uses permitted within this zone shall also comply with the applicable general provisions in Article **III** of this chapter.

935 Stone Hill Rd, Denver, Pennsylvania, 17517 2
935 Stone Hill Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21913
Longitude: -76.07516





Executive Summary

935 Stone Hill Rd, Denver, Pennsylvania, 17517 2
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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	1,814	13,251	32,800
2010 Population	1,867	14,197	34,951
2018 Population	1,876	15,046	36,709
2023 Population	1,892	15,564	37,825
2000-2010 Annual Rate	0.29%	0.69%	0.64%
2010-2018 Annual Rate	0.06%	0.71%	0.60%
2018-2023 Annual Rate	0.17%	0.68%	0.60%
2018 Male Population	50.1%	50.3%	50.2%
2018 Female Population	49.9%	49.7%	49.8%
2018 Median Age	42.5	39.9	39.4

In the identified area, the current year population is 36,709. In 2010, the Census count in the area was 34,951. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 37,825 representing a change of 0.60% annually from 2018 to 2023. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	91.4%	93.9%	94.3%
2018 Black Alone	1.7%	1.0%	1.1%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	5.0%	3.0%	2.1%
2018 Pacific Islander Alone	0.2%	0.1%	0.0%
2018 Other Race	0.6%	0.8%	0.8%
2018 Two or More Races	1.2%	1.1%	1.4%
2018 Hispanic Origin (Any Race)	2.6%	2.6%	3.1%

Persons of Hispanic origin represent 3.1% of the population in the identified area compared to 18.3% 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 16.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	679	4,645	11,247
2010 Households	708	5,164	12,391
2018 Total Households	707	5,437	12,934
2023 Total Households	709	5,600	13,277
2000-2010 Annual Rate	0.42%	1.06%	0.97%
2010-2018 Annual Rate	-0.02%	0.63%	0.52%
2018-2023 Annual Rate	0.06%	0.59%	0.52%
2018 Average Household Size	2.65	2.77	2.83

The household count in this area has changed from 12,391 in 2010 to 12,934 in the current year, a change of 0.52% annually. The five-year projection of households is 13,277, a change of 0.52% annually from the current year total. Average household size is currently 2.83, compared to 2.81 in the year 2010. The number of families in the current year is 9,940 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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 935 Stone Hill Rd, Denver, Pennsylvania, 17517
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.21913
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$72,073	\$67,680	\$68,051
2023 Median Household Income	\$82,029	\$79,176	\$77,922
2018-2023 Annual Rate	2.62%	3.19%	2.75%
Average Household Income			
2018 Average Household Income	\$83,598	\$86,492	\$86,469
2023 Average Household Income	\$95,687	\$101,223	\$100,382
2018-2023 Annual Rate	2.74%	3.20%	3.03%
Per Capita Income			
2018 Per Capita Income	\$31,248	\$31,120	\$30,385
2023 Per Capita Income	\$35,629	\$36,267	\$35,127
2018-2023 Annual Rate	2.66%	3.11%	2.94%

Households by Income

Current median household income is \$68,051 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$77,922 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$86,469 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$100,382 in five years, compared to \$96,109 for all U.S. households

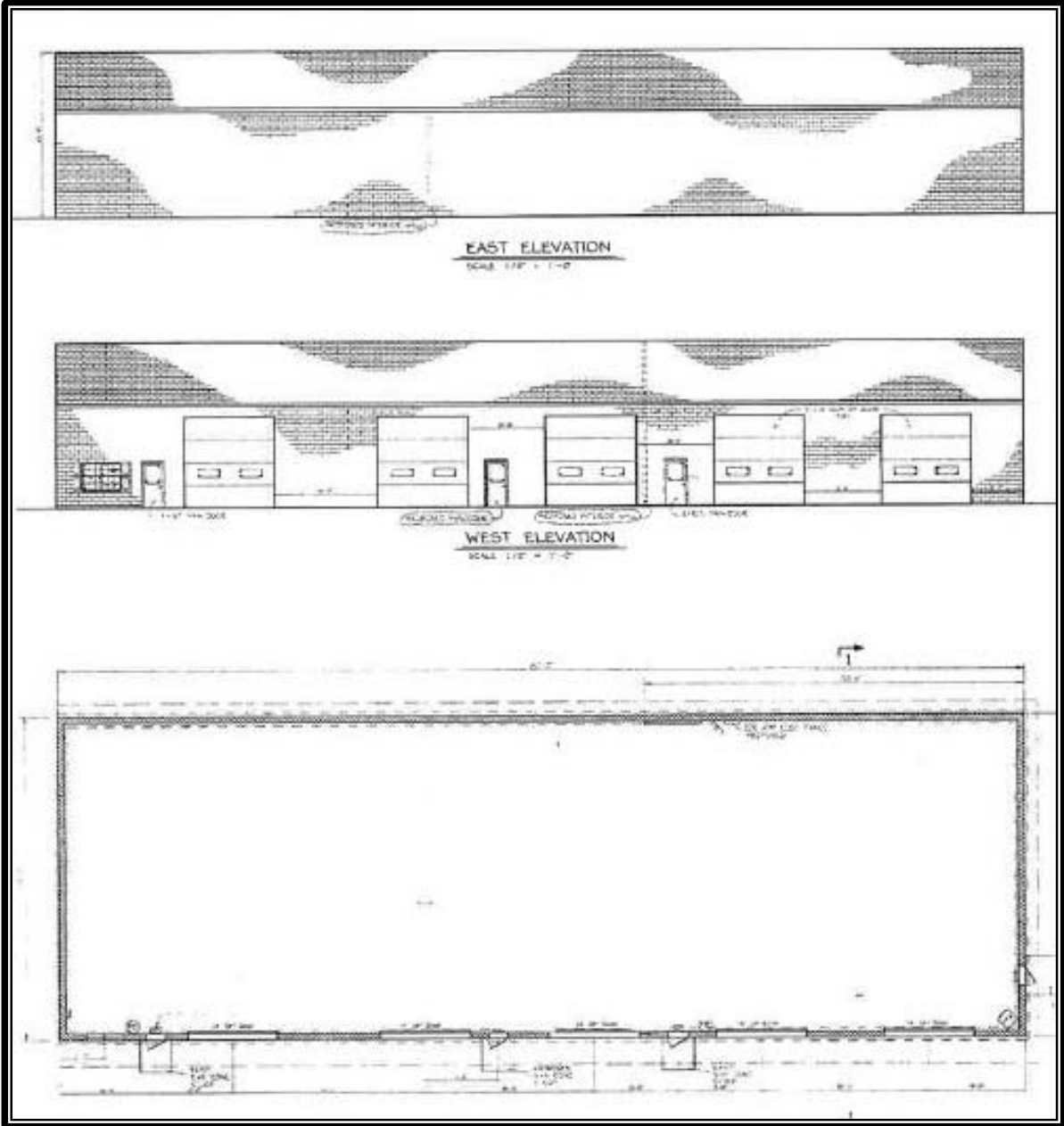
Current per capita income is \$30,385 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$35,127 in five years, compared to \$36,530 for all U.S. households

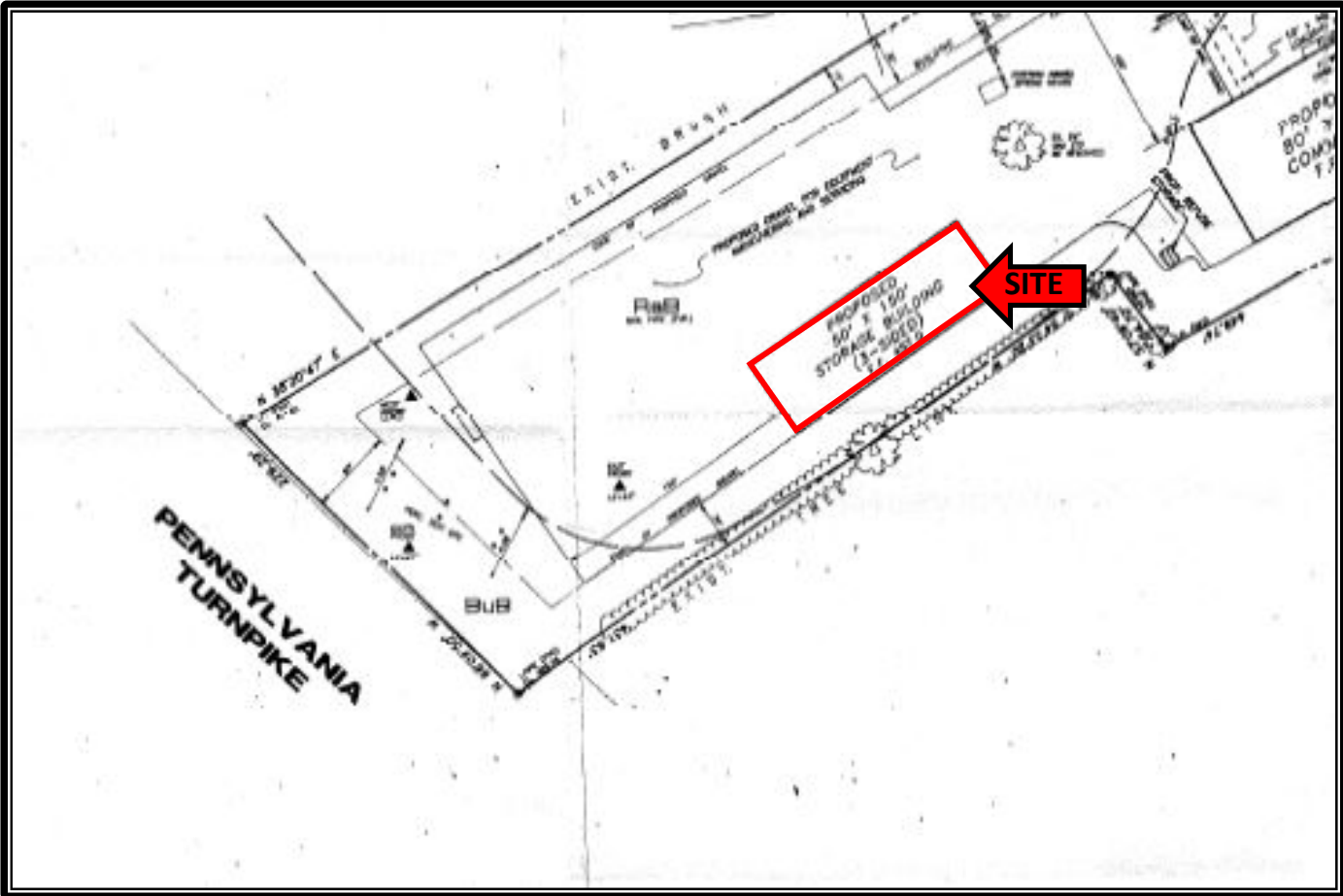
Housing			
2000 Total Housing Units	692	4,777	11,557
2000 Owner Occupied Housing Units	611	3,851	9,309
2000 Renter Occupied Housing Units	68	794	1,938
2000 Vacant Housing Units	13	132	310
2010 Total Housing Units	719	5,358	12,861
2010 Owner Occupied Housing Units	608	4,159	10,044
2010 Renter Occupied Housing Units	100	1,005	2,347
2010 Vacant Housing Units	11	194	470
2018 Total Housing Units	722	5,664	13,459
2018 Owner Occupied Housing Units	596	4,277	10,267
2018 Renter Occupied Housing Units	111	1,160	2,667
2018 Vacant Housing Units	15	227	525
2023 Total Housing Units	726	5,847	13,854
2023 Owner Occupied Housing Units	600	4,438	10,618
2023 Renter Occupied Housing Units	109	1,162	2,659
2023 Vacant Housing Units	17	247	577

Currently, 76.3% of the 13,459 housing units in the area are owner occupied; 19.8%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 12,861 housing units in the area - 78.1% owner occupied, 18.2% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 2.04%. Median home value in the area is \$218,467, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.77% annually to \$238,518.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.







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