

FOR SALE



1 CLAIR BOULEVARD
MANHEIM, PA 17545

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For Sale

1 Clair Boulevard
Manheim, PA 17545



► *Warehouse Space*



*1 Clair Boulevard
Manheim, PA 17545*

Available Square Feet

99,058 square feet

Recommended Sale Price

\$6,900,000

Description

Class A warehouse/manufacturing facility with various ceiling heights ranging from 20-36 feet. Heavy power, six docks and four grade doors. Lots of amenities. The extra three or four acres can be used to double the size of the current building, be sold off or have an additional building built.

Occupant is relocating & building will be vacant. Available for user.

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BUILDING INFORMATION

Total Square Feet	99,058 square feet
Office Square Feet	10,000 square feet. A second story can be added over office in the future. Elevator shaft in floor plan to accommodate future second story office growth
	Finished areas throughout the industrial sections
	Mezzanines of about 3,000-4,000 square feet is a bonus
Year Constructed	2009 with additions built in 2015
Construction Type	Four pre-engineered metal buildings with metal skin and roof
Air Conditioning	All but 25,000 square foot section is fully air conditioned. Non-air conditioned section has large exhaust fans with louvers on opposite wall to draw air through this section

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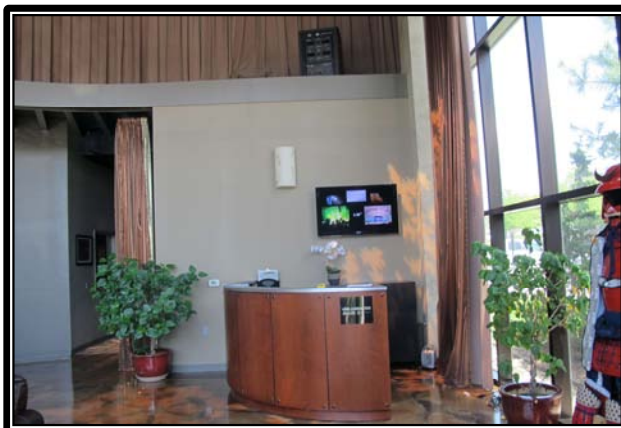
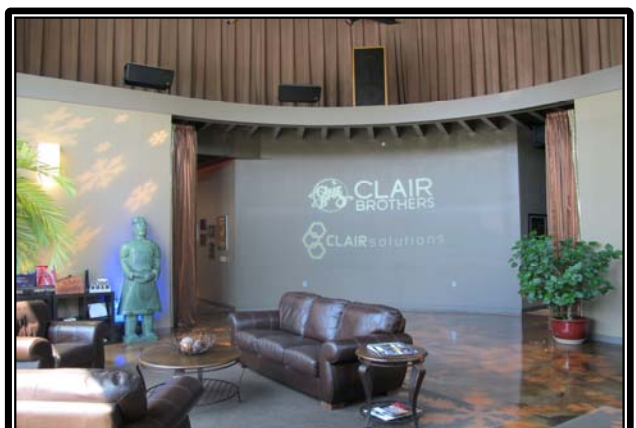
Heat	Gas heat
Electric	1200 Amps, 480 Volt, 3 phase
Dock Doors/Grade Doors	Six 8' x 10' docks and four grade doors. Three docks have levelers and seals. One dock with a platform. Two grade doors are 10' x 12' and two are 12' x 14'
Sprinklers	Yes, wet system
Tax Account #	(400) 81738-0-0000
Deed Reference	505781615
Zoning	PC-1 (Planned Industrial/Corporate Center) Industrial-2
Municipality	Manheim Borough
County	Lancaster County
Acres	18.54 acres (about 40% is in planned floodplain) Extra 3-4 acres available for additional building
Parking	68 parking spaces
Sale Price	\$6,900,000
Assessed Value	\$3,915,200
Real Estate Taxes (2020)	School \$57,402 County \$11,397 School \$18,167 Total \$86,966

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.

2019 Operating Expenses		
1 Clair Blvd.		
	Jan 1 - Dec 31, 2019	Per SF
		99,058
Repairs	\$36,381.07	\$0.37
Taxes	84,592.99	\$0.85
Insurance	22,274.98	\$0.22
Water/Sewer	9,697.49	\$0.10
Electric	78,068.78	\$0.79
Gas	11,708.52	\$0.12
Janitorial	20,371.25	\$0.21
Snow Removal	1,833.90	\$0.02
Outside Maintenance	22,707.75	\$0.23
Trash Removal	9,644.91	\$0.10
Total	\$297,281.64	\$3.00

Property Photos

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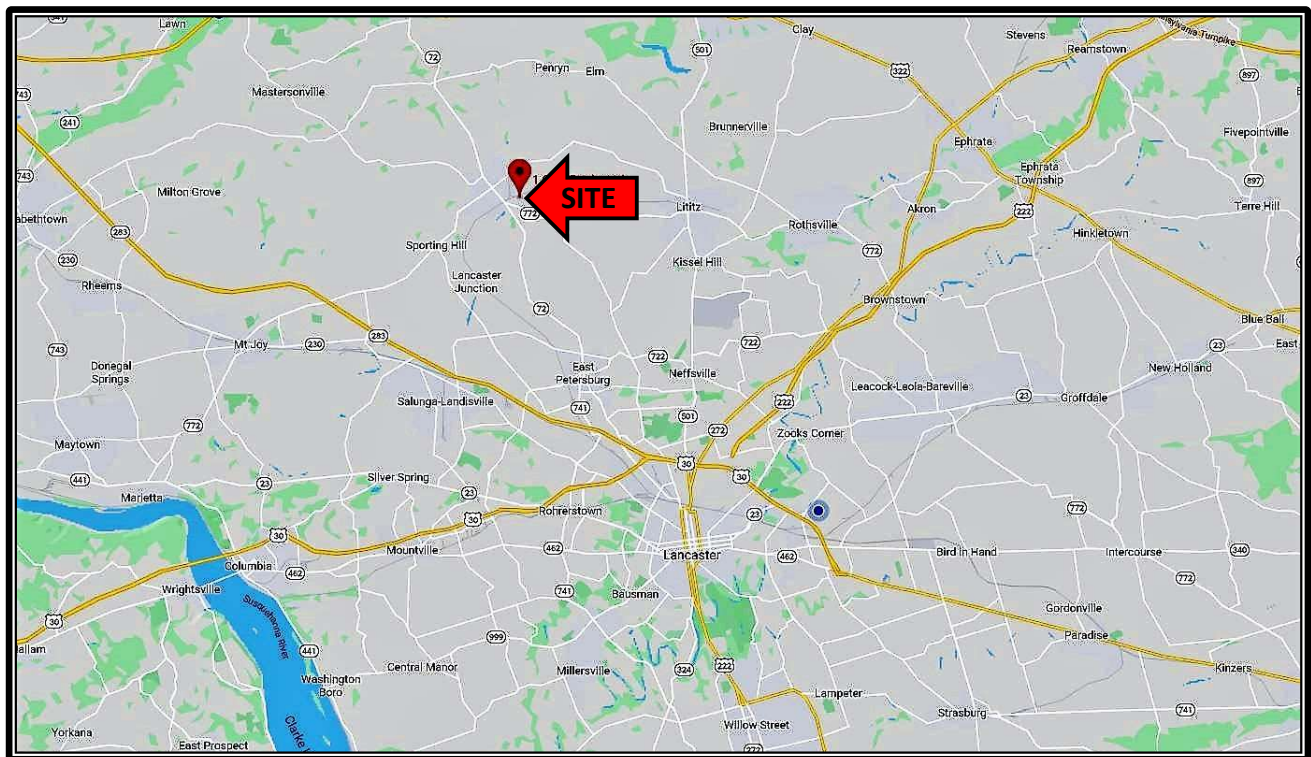
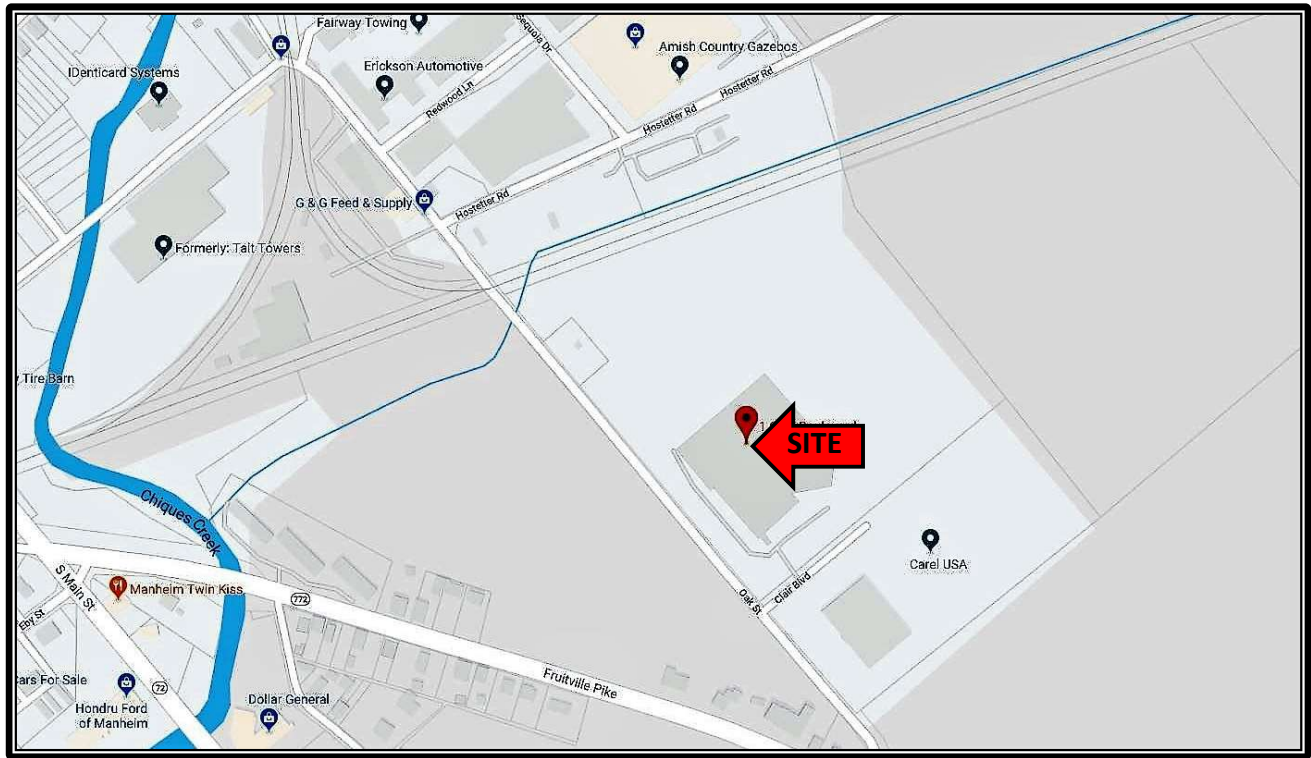
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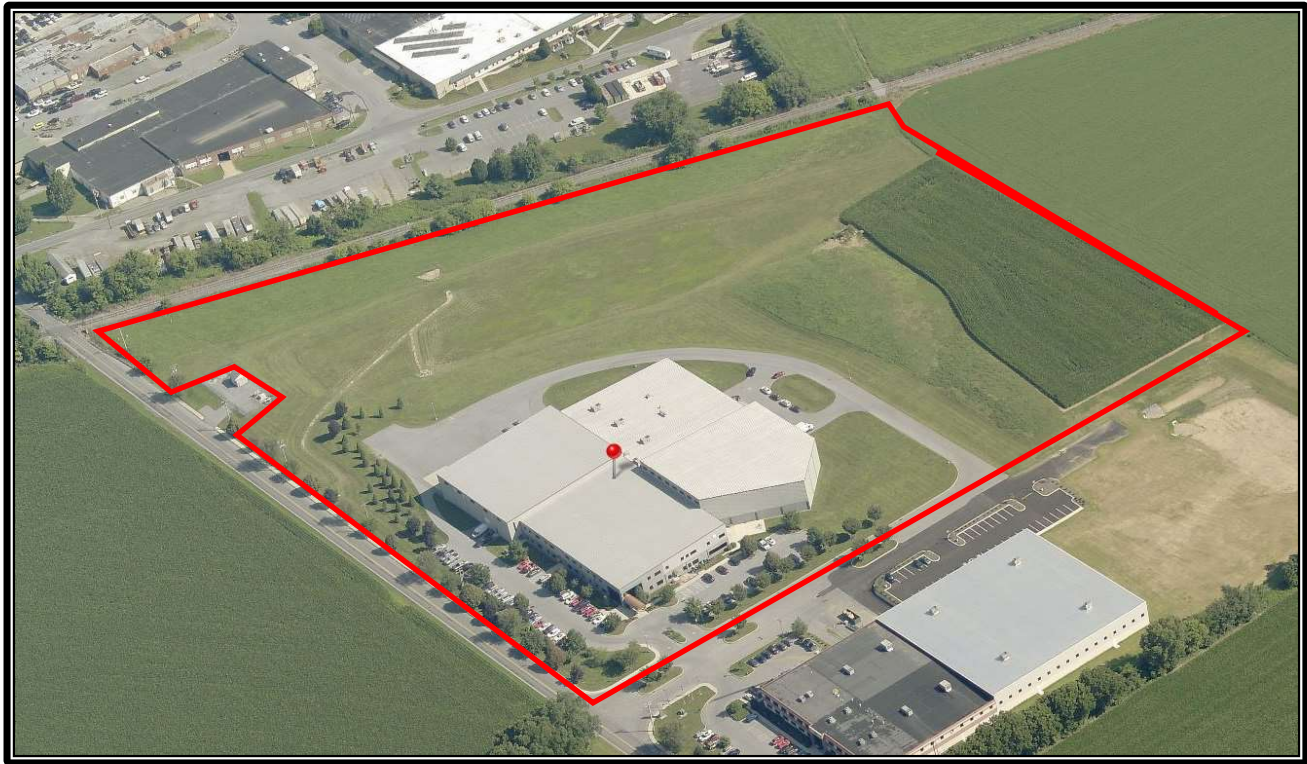
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Location Maps

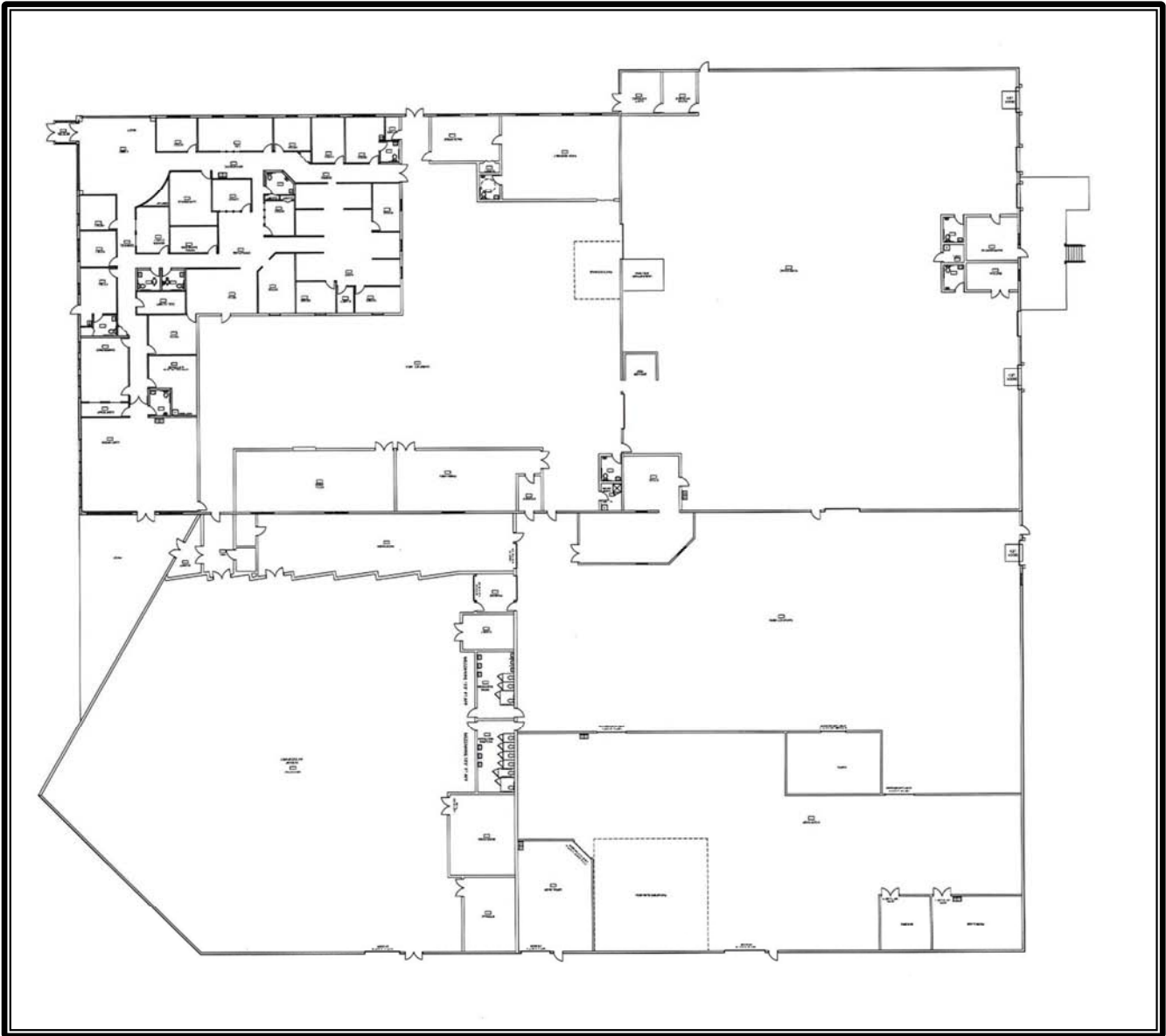
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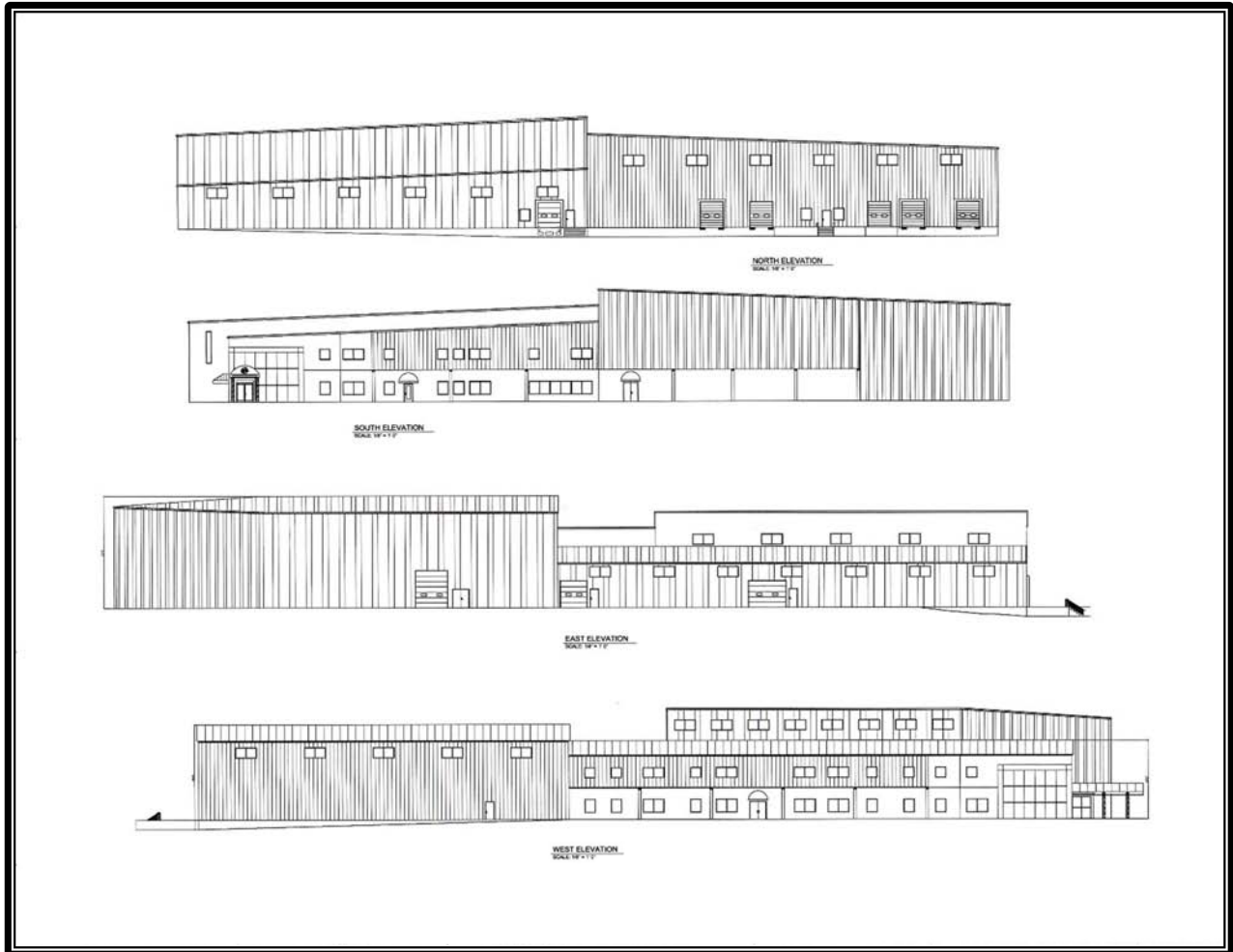


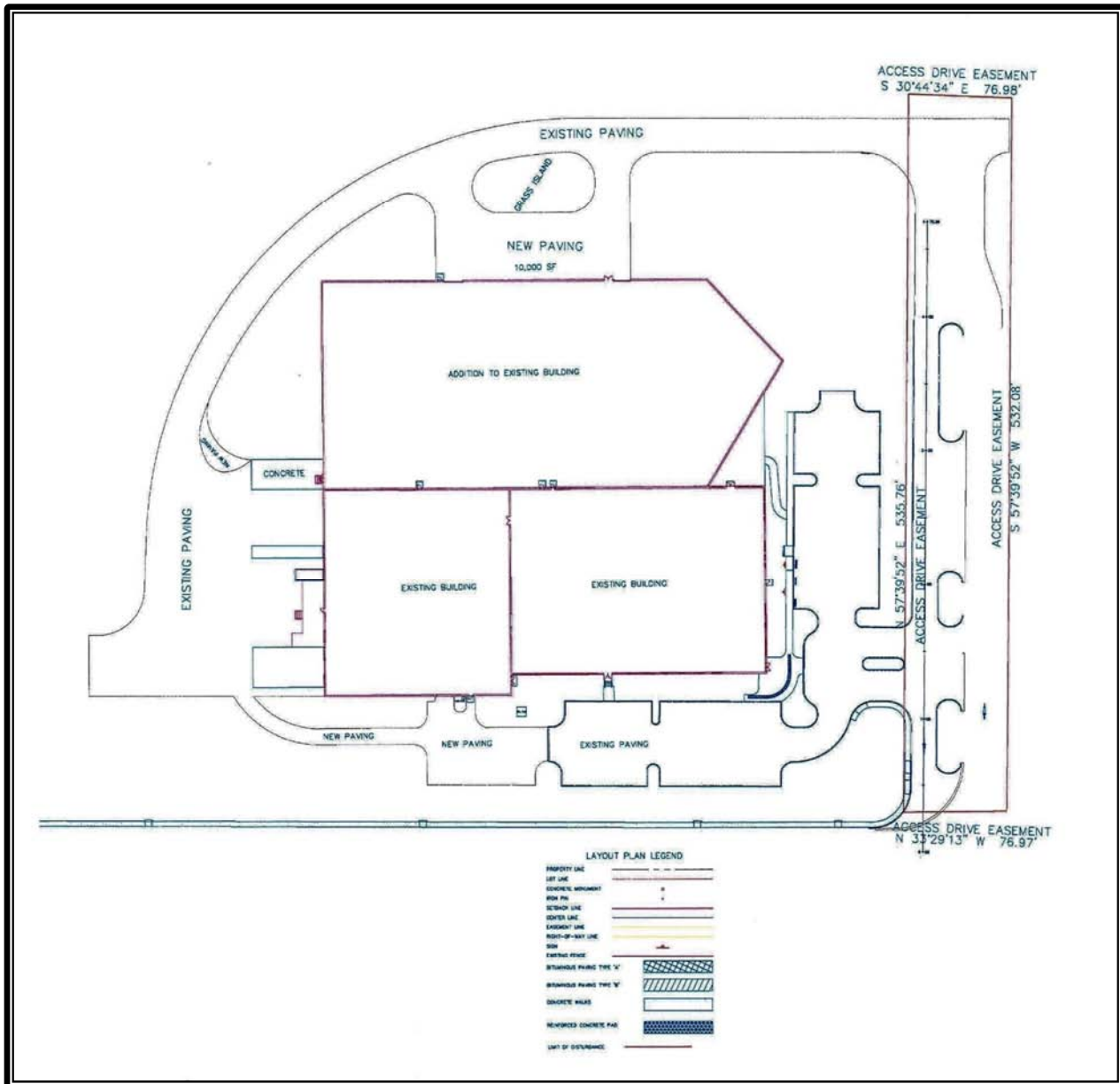


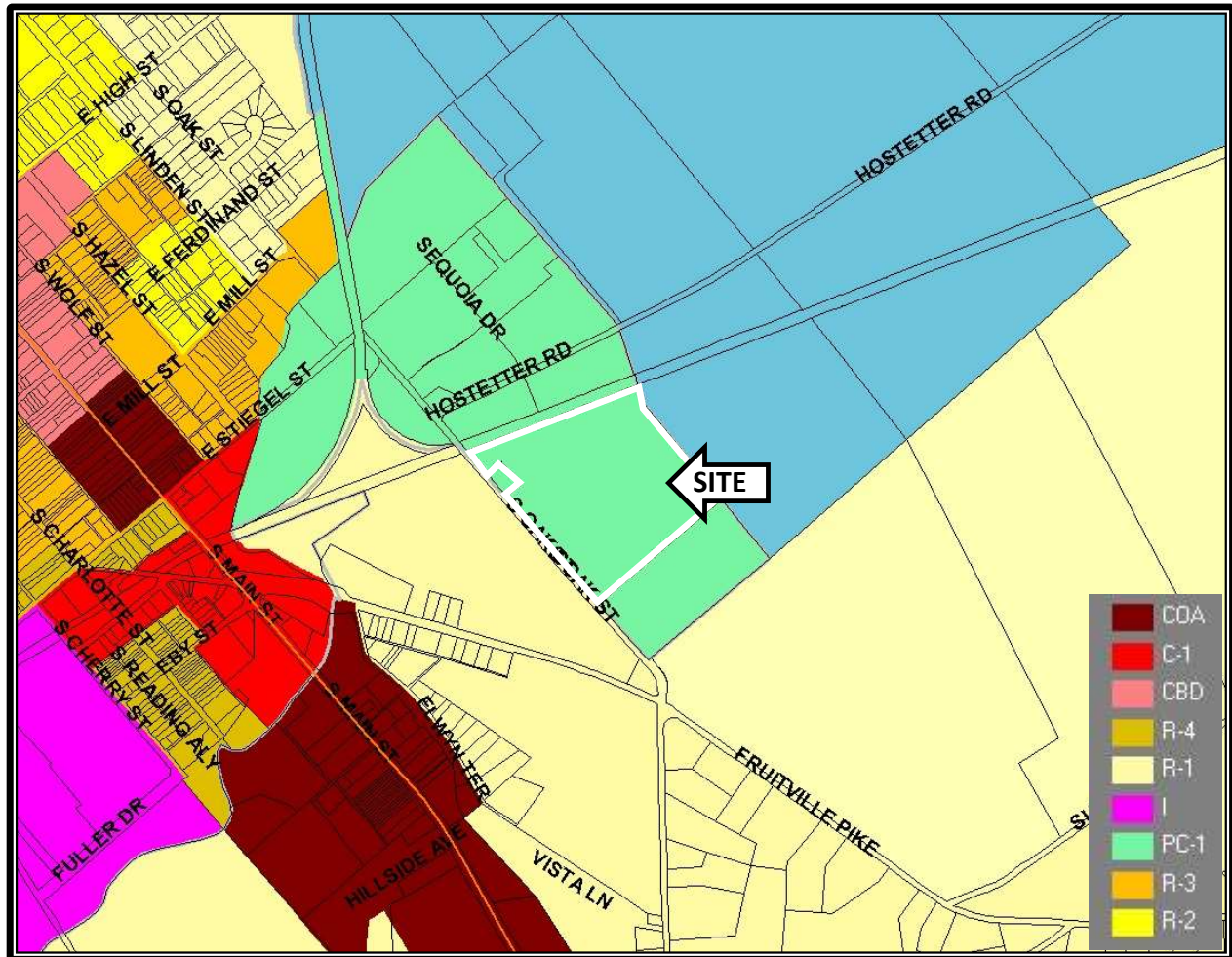
Floor Plan

1 Clair Boulevard
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PC-1 (Planned Industrial/Corporate Center)
Industrial-2

**§ 220-21. Planned Industrial/Corporate Center Zone (PC-1).
[Added 8-29-2000 by Ord. No. 569]**

A. Purpose. This zone is intended to provide for industrial redevelopment or reuse of vacant structures or underutilized industrial properties within the Borough. The goal of the PC-1 Zone is to seek redevelopment by way of the creation of low-impact industrial and/or corporate initiatives which would best complement a built community while seeking those uses which would provide employment opportunities to the citizens within the Manheim Central Region. These initiatives should include conversion of larger underutilized structures into incubator facilities designed to support small start-up industries and businesses as well as demolition of existing structures in order to make way for new industry. The zone shall permit retail operations only as accessory uses to on-site manufacturing operation(s). Warehouse operations shall be limited to those which support on-site operations or which are designed as warehouse and distribution centers for related uses, such as construction trade services. Businesses that provide support for the employees will also need to be provided for on a limited basis (i.e., restaurants, newsstand, coffee shop, etc.).

- (1) Additionally, the zone has been designed to incorporate a bulk of the properties formerly associated with Raybestos Manhattan, Inc./Raymark, Inc., including properties which were previously zoned R-1 and supported agricultural uses. Zoning regulations will continue to protect and provide expansion potential for existing established uses which will no longer be recognized as permitted uses. Under these regulations and laws, a nonconforming use may be permitted to expand by as much as 50% of its current area.
- (2) The minimum and maximum lot area requirements are not stated since it is the intent to permit a variety of industry sizes to cohabitate the zone. The controlling factors related to the creation of any subdivision or land development plan shall be the following:
 - (a) Building size.
 - (b) Setback requirements.
 - (c) Off-street parking.
 - (d) Off-street loading/unloading.
 - (e) Maximum lot coverage criteria.
 - (f) Screening.
 - (g) Support facilities.
 - (h) Floodplain and floodway limits.
 - (i) Other factors generally controlled through the zoning and planning process.

- (3) Adaptive reuse of existing industrial uses noted to be Class I or Class II historic resources shall be permitted in accordance with the provisions of § 220-22M, Adaptive use regulations, of the Historic Preservation Overlay Zone. In addition, other conversion opportunities shall be permitted, under the special exception process, in order to take advantage of the unique challenges that the existing structures present.
 - (4) Due to the proximity of the PC-1 Zone to the one-hundred-year floodplain, construction of new structures will require that the buildings be elevated or floodproofed to minimize damage. It would also be desirable to create parks and/or walking paths throughout the zone to take advantage of the wetland areas and to provide a positive feature or use of areas where development may be limited or restricted by floodplain regulations. Otherwise, the properties should be developed to their maximum permitted potential, keeping in mind the Manheim Central Region's goal to provide a diversification of employment opportunities to offset job losses effected by the closing of Raymark, Inc., Universal Friction Composites, Inc., and Agway. Redevelopment designs will also need to address retrofitting of existing buildings to address flooding and ways to protect materials, equipment, furnishings, buildings and occupants as well as methods to reduce flooding and other stormwater problems through the reduction of existing impervious surfaces, the creation of flood buffers or relief channels, the planting of riparian buffers, etc. Specifically, park and recreational facilities shall be designed to inhabit those less desirable portions of the property where flooding, wetlands and stormwater issues exist.
- B. Permitted uses. (*Indicates term is defined in § 220-12 of this chapter.)
- (1) Bakery.
 - (2) Commercial office incubator.
 - (3) Computer industries.
 - (4) Industrial incubator.
 - (5) Machine shops.
 - (6) Manufacturing.* (Restricted to those operations which do not generally create a nuisance, i.e., noise, dust, odor, smoke, fire, glare, etc.)
 - (7) Medical and dental laboratories serving the medical and dental industries.
 - (8) Offices.*
 - (9) Public and nonprofit parks and playgrounds.*
 - (10) Public uses and public utility structures.
 - (11) Research and development laboratories.

- (12) Retail* (Restricted to sales outlets which serve as an accessory use to an on-site principal manufacturing facility.)
 - (13) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, siding, flooring, glass and windows, insulation, carpentry, cabinetmaking and other similar construction trade services.
 - (14) Sign makers.
 - (15) Telecommunications facilities except for wireless and cellular communications antennas and antenna support structures/towers and cellular sites, which are permitted by conditional use (see Subsection D).
 - (16) Warehousing as an accessory use to an on-site permitted use.
 - (17) Wetland mitigation facilities and other similar or related conservation uses.
 - (18) Accessory uses customarily incidental to the above permitted uses, provided that no detached accessory buildings or structures shall be permitted except as may be required to enclose HVAC, mechanical, telephone, electrical or other similar equipment.
- C. Special exception uses. (*Indicates term is defined in § 220-12 of this chapter.) In addition to the uses noted in Subsection B, the following uses shall be permitted within structures which exist on the effective date of this article, provided the application complies with specific criteria provided herein:
- (1) Architectural warehouse. [See § 220-22M(4)(b) for definition and criteria.]
 - (2) Caterers. (See § 220-84.)
 - (3) Computer training facilities. (See § 220-85.)
 - (4) Conversion apartments (see § 220-60), provided the first/ground floor is occupied by or reserved for a nonresidential use permitted by the provisions of Subsections B and/or C.
 - (5) Dance, performing arts and/or music studios. [See § 220-22M(4)(d).]
 - (6) Health and fitness club* or karate studio. (See § 220-86.)
 - (7) Industrial museum. [See § 220-22M(4)(g).]
 - (8) Medical or dental clinic*. (See § 220-87.)
 - (9) Microbrewery. (See § 220-88.)
 - (10) Mini warehouses*. (See § 220-70.)
 - (11) Parking garage on the lower level with a permitted use above. (See § 220-89.)
 - (12) Schools, public, private, commercial and vocational-mechanical trade*. (See § 220-90.)
 - (13) Trail support facilities, including, but not limited to, bike rental or repair shop, public restrooms, snack/ice cream shop, etc. (See § 220-91.)

- (14) Veterinary offices* or animal hospitals. (See § 220-92.)
 - (15) Warehousing. (See § 220-93.)
 - (16) Restaurants without a drive-through facility; however, restaurants may include an outdoor cafe as an accessory use. (See § 220-74.) **[Added 7-12-2011 by Ord. No. 622]**
- D. Conditional uses.
- (1) Wireless and cellular communications antenna and antenna support structures/towers and cellular sites (as defined by Ordinance No. 567, see § 220-83A).
 - (2) Agribusinesses. (See § 220-94.)
 - (3) Community rehabilitation facilities. (See § 220-95.) **[Added 7-12-2011 by Ord. No. 622]**¹
 - (4) Group care and treatment center. (See § 220-95.) **[Added 7-12-2011 by Ord. No. 622]**
- E. Number of uses permitted. Any number of permitted uses listed under Subsection C may be established within any building which existed on the effective date of this chapter, provided the building size and floor area shall not be increased in any fashion, and provided the application meets the following design criteria, as noted herein, for off-street parking, off-street loading and unloading, outdoor storage and display, dumpster and recycling facilities, driveway and access drive requirements, landscaping and commercial operation standards. Any number of permitted uses listed under Subsection B may be established within a new structure, provided the application meets all applicable design criteria as are provided within this chapter or the general provisions of Article III. For existing buildings that are enlarged, only one principal use shall be permitted. It shall be further understood that the application shall meet all provisions and conditions as they are found in the Manheim Borough Floodplain Ordinance, Ordinance No. 486, Chapter 124, as if they were incorporated herein.²
- F. Lot area. Unless otherwise specified, there shall be no minimum lot area requirements in this zone. Each lot or lease area shall be of ample area to adequately provide for off-street parking, off-street loading and unloading facilities, driveway and access drives, dumpster and recycling facilities, landscape/buffer areas, minimum building setbacks and maximum lot coverage criteria and other related criteria as may be required by the provisions of this section.
- G. Minimum lot width. Unless otherwise specified, there shall be no minimum lot width requirement in this zone. However, each

1. Editor's Note: This ordinance also repealed original Subsection C, Restaurants.

2. Editor's Note: Ord. No. 486 was superseded 6-28-2005 by Ord. No. 591, as amended.

lot or lease area shall be of adequate width to provide for the infrastructure required by the provisions of this section.

H. Minimum setback requirements.

- (1) The following design criteria shall apply to the development of previously undeveloped land within the PC-1 Zone:
 - (a) The minimum building setback for principal structures shall be 80 feet from any front property line or public right-of-way.
 - (b) The minimum building setback for principal structures shall be 70 feet from any side property or lease line.
 - (c) The minimum building setback for principal structures shall be 100 feet from any rear property or lease line.
 - (d) Macadam associated with off-street parking, loading and/or unloading areas shall be set back 15 feet from any front, side or rear property or lease line, except in those cases where the property or lease line is designed to be part of a joint parking lot, loading/unloading zone as described in Subsection P.
- (2) The following design criteria shall apply to redevelopment of existing developed tracts wherein buildings are to be demolished:
 - (a) No structure shall be rebuilt or expanded to a point closer than 50 feet to a public right-of-way or front property line.
 - (b) No structure shall be expanded or placed between existing structures which would reduce the clear area between buildings to less than 120 feet.
 - (c) Macadam associated with off-street parking, loading/unloading areas shall be set back 10 feet from any front, side or rear property line, lease line or right-of-way, except in those cases where the property or lease line is designed to be part of a joint parking lot, loading/unloading zone as described in Subsection P.
 - (d) All areas not required for off-street parking, drives, loading/unloading areas, dumpster and recycling facilities shall be converted into landscaping. For this purpose, the maximum lot coverage criteria shall be waived, provided that the post-development plan creates more pervious surface area than exists at the predevelopment stage.
- (3) Multiple principal structures on the same property shall be permitted, provided the following distances are maintained between the structures:
 - (a) One hundred forty feet between the side walls of adjacent structures.
 - (b) Two hundred feet between the rear walls of adjacent structures.

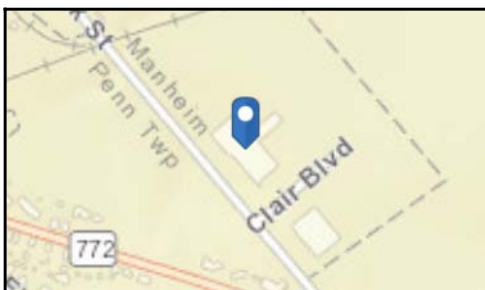
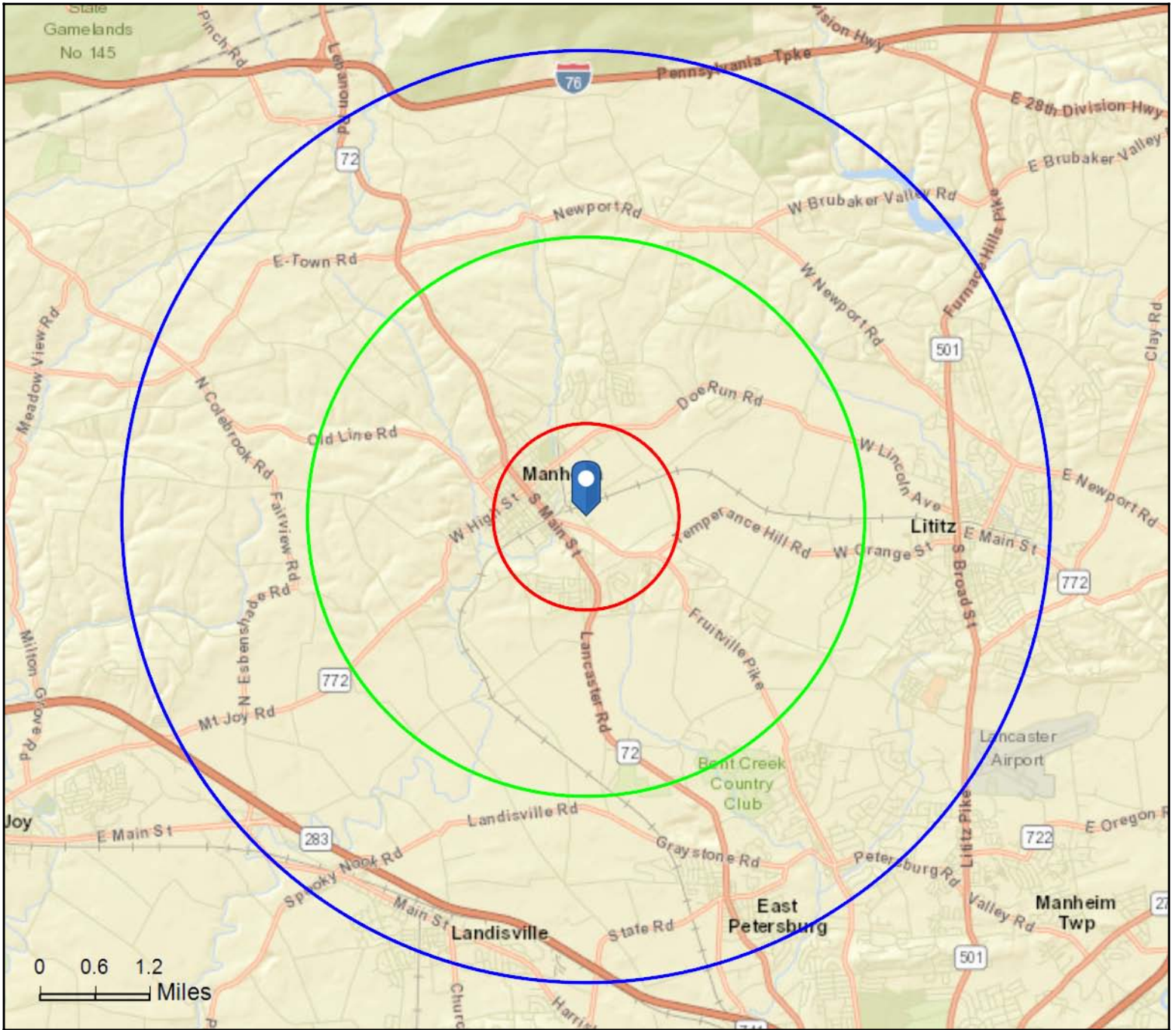
- (c) One hundred sixty feet between any side building wall and an adjacent rear building wall.
- I. Maximum permitted height. New structures shall not be constructed higher than three stories in height or a maximum of 42 feet above the average exterior grade elevation. (The average exterior grade elevation should be within four feet of the first-floor elevation, especially in one-hundred-year floodplain areas.)
 - J. Minimum first-floor elevation. The minimum first-floor elevation for any new building proposed to be constructed within the one-hundred-year floodplain, or on property which is found to be flood-prone, shall be two feet above the base one-hundred-year floodplain elevation.
 - K. Maximum lot coverage: 70%, for the development of previously undeveloped land. [See Subsection G(2)(d) with reference to redevelopment of existing developed tracts.]
 - L. Outdoor storage and display. Exterior storage of materials or display of products shall be restricted to rear and side yard areas, provided the materials being stored or displayed are not visible from the property line; and further provided that the area is screened from all adjoining properties, roads, public walkways, bike paths and open space/park areas. Screening methods may be utilized to assure that materials will not be visible from the front property line. No outdoor storage or display area shall be placed within a floodway, within 50 feet of a road or residentially zoned property, or within 30 feet of a public walkway, bike path, open space/park area. Otherwise, the outdoor storage or display area shall not be less than 20 feet from any side or rear property line. Outdoor storage and/or display areas which are proposed to be located within the one-hundred-year floodplain or on property which is found to be flood-prone shall be elevated so that the grade is no less than two feet higher than the base one-hundred-year floodplain elevation.
 - M. Dumpster and recycling facilities. Dumpster and/or recycling facilities shall be permitted to be created within the side or rear yard area, provided that the receptacles are screened from all adjoining properties, roads, public walkways, bike paths and open space/park areas. No dumpster or recycling facility shall be placed within a floodway or within 50 feet of a road, public walkway, bike path, open space/park area or any residentially zoned property. Otherwise the dumpster and/or recycling facility shall not be less than 25 feet from any side or rear property line. All receptacles provided for the collection and storage of waste and/or recyclables shall be provided with a weather-tight lid and operating door panels. Dumpster and recycling facilities which are proposed to be placed within the one-hundred-year floodplain

or on property which is found to be flood-prone shall be elevated so that grade is no less than two feet higher than the base one-hundred-year floodplain elevation.

- N. Off-street parking. Off-street parking shall be provided as specified in § 220-33 of this chapter. Section 220-33T shall not apply to uses in the PC-1 Zone.
- O. Off-street loading and unloading. Off-street loading and unloading shall be provided as specified in § 220-34 of this chapter. In addition, no off-street loading or unloading facility shall be created on the side of the building which faces an adjoining residentially zoned property or an adjoining street.
- P. Joint parking lots, loading and unloading zones. In the PC-1 Zone, the creation of joint off-street parking lots and loading and unloading zones (access drives, etc.) may be permitted. However, the location and configuration of the parking lots shall not require pedestrians to cross loading/unloading zones, driveways utilized by vehicles accessing loading/unloading zones or public rights-of-way which are between the parking lot and the building/structure which it is serving.
- Q. Driveway and access drives. In addition to the provisions of § 220-33N of this chapter, access drives and driveways providing access for trucks shall meet the design controls as found in Chapter 11 of the AASHTO publication, "Geometric Design of Highways and Streets," as last revised. In addition, internal travel lanes to be used by trucks and/or trucks and cars shall be a minimum width of 14 feet per lane of travel. The general provisions of § 220-32 shall also apply.
- R. Landscape buffers. Any and all portions of a site or leased area which is not developed for buildings, concrete walkways, dumpsters and recycling facilities, driveways or access drives, or which is not required for off-street parking, off-street loading or unloading areas, shall be planted with all-season ground cover which shall be approved by the Borough Planning Commission, following submission of a detailed landscape plan, which shall list all materials incorporated in the design layout. Where they are consistent with the pervious statement, the general provisions of § 220-35 shall also apply.
- S. Operation standards. All commercial and industrial operations shall be created, maintained and operated in compliance with applicable federal, state, county and local regulations which may govern these types of operations.

1 Clair Blvd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15919
Longitude: -76.38277





Executive Summary

1 Clair Blvd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15919
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	1 mile	3 miles	5 miles
Population			
2000 Population	4,428	13,168	45,223
2010 Population	4,872	15,031	49,945
2019 Population	5,589	16,051	53,624
2024 Population	5,885	16,620	55,334
2000-2010 Annual Rate	0.96%	1.33%	1.00%
2010-2019 Annual Rate	1.50%	0.71%	0.77%
2019-2024 Annual Rate	1.04%	0.70%	0.63%
2019 Male Population	50.0%	49.4%	48.6%
2019 Female Population	50.0%	50.6%	51.4%
2019 Median Age	38.9	43.1	43.6

In the identified area, the current year population is 53,624. In 2010, the Census count in the area was 49,945. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 55,334 representing a change of 0.63% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.8%	93.2%	91.8%
2019 Black Alone	1.6%	1.2%	1.8%
2019 American Indian/Alaska Native Alone	0.2%	0.1%	0.1%
2019 Asian Alone	2.6%	2.3%	2.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.8%	1.2%	1.7%
2019 Two or More Races	2.9%	1.9%	2.1%
2019 Hispanic Origin (Any Race)	5.5%	4.0%	5.2%

Persons of Hispanic origin represent 5.2% 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 23.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	63	91	112
2000 Households	1,829	5,028	17,031
2010 Households	1,983	5,878	19,417
2019 Total Households	2,231	6,236	20,774
2024 Total Households	2,336	6,437	21,398
2000-2010 Annual Rate	0.81%	1.57%	1.32%
2010-2019 Annual Rate	1.28%	0.64%	0.73%
2019-2024 Annual Rate	0.92%	0.64%	0.59%
2019 Average Household Size	2.50	2.55	2.55

The household count in this area has changed from 19,417 in 2010 to 20,774 in the current year, a change of 0.73% annually. The five-year projection of households is 21,398, a change of 0.59% annually from the current year total. Average household size is currently 2.55, compared to 2.54 in the year 2010. The number of families in the current year is 14,839 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

1 Clair Blvd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.15919
Longitude: -76.38277

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.1%	15.9%	15.0%
Median Household Income			
2019 Median Household Income	\$58,762	\$67,675	\$74,028
2024 Median Household Income	\$66,307	\$76,591	\$80,282
2019-2024 Annual Rate	2.45%	2.51%	1.64%
Average Household Income			
2019 Average Household Income	\$71,209	\$83,126	\$93,907
2024 Average Household Income	\$80,558	\$93,786	\$104,596
2019-2024 Annual Rate	2.50%	2.44%	2.18%
Per Capita Income			
2019 Per Capita Income	\$28,268	\$32,242	\$36,499
2024 Per Capita Income	\$31,810	\$36,274	\$40,583
2019-2024 Annual Rate	2.39%	2.38%	2.14%

Households by Income

Current median household income is \$74,028 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$80,282 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$93,907 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$104,596 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,499 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,583 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	122	132	139
2000 Total Housing Units	1,923	5,195	17,516
2000 Owner Occupied Housing Units	1,221	3,724	13,021
2000 Renter Occupied Housing Units	608	1,304	4,010
2000 Vacant Housing Units	94	167	485
2010 Total Housing Units	2,094	6,131	20,209
2010 Owner Occupied Housing Units	1,353	4,382	14,658
2010 Renter Occupied Housing Units	630	1,496	4,759
2010 Vacant Housing Units	111	253	792
2019 Total Housing Units	2,382	6,573	21,750
2019 Owner Occupied Housing Units	1,416	4,385	15,155
2019 Renter Occupied Housing Units	815	1,851	5,619
2019 Vacant Housing Units	151	337	976
2024 Total Housing Units	2,498	6,799	22,431
2024 Owner Occupied Housing Units	1,492	4,551	15,585
2024 Renter Occupied Housing Units	845	1,885	5,813
2024 Vacant Housing Units	162	362	1,033

Currently, 69.7% of the 21,750 housing units in the area are owner occupied; 25.8%, renter occupied; and 4.5% 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 20,209 housing units in the area - 72.5% owner occupied, 23.5% renter occupied, and 3.9% vacant. The annual rate of change in housing units since 2010 is 3.32%. Median home value in the area is \$226,578, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.99% annually to \$250,000.

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



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

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Lancaster, PA 17601

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