

# FOR LEASE

## INDUSTRIAL SPACE

### ± 7,500 SF



**499 Running Pump Road, Unit 109  
Lancaster, PA 17601**

Dan Berger, Jr., CCIM, SIOR



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## SALIENT INFORMATION

**PROPERTY:** 499 Running Pump Road, Unit 109, Lancaster, PA 17601  
East Hempfield Township, Lancaster County

**LEASE PRICE:** \$10.00 / SF NNN (\$6,250/month)

**SPACE AVAILABLE:** ± 7,500 SF

**CEILING HEIGHT:** 24'

**DOCK DOORS:** Two (2) 10' Doors

**DRIVE-IN DOORS:** One (1) 14' Doors

**ELECTRIC:** 400 Amp, 3-Phase

**HEAT:** Gas Heat

**ZONING:** E - Enterprise Zone (East Hempfield Township)

**CAM / NNN:** \$1.82 / SF

**PARKING:** 220 On-Site Spaces

**COMMENTS:** Prime flex space available for lease with 1,200 ± SF finished offices, two (2) loading docks and one (1) drive-in door. 2025 budgeted CAM expenses are \$1.82 per SF. One of the partners of Running Pump Business Center is a licensed real estate broker.

# CAM BUDGET

	2024 Budgeted \$	2024 Actual \$	2025 Budgeted \$
Accounting/Bookkeeping	4,200.00	4,200.00	4,200.00
Common Area Electric	6,000.00	5,048.42	5,400.00
Insurance	14,100.00	14,097.00	15,600.00
Lawn/Landscaping Maintenance	14,000.00	14,908.07	15,000.00
Management Fee	12,000.00	12,000.00	12,000.00
Real Estate Taxes	122,000.00	120,100.62	124,000.00
Common Area Repairs & Main.	3,000.00	399.50	3,600.00
Snow Removal	9,000.00	12,192.73	12,000.00
Sprinkler & Fire/Maintenance	3,200.00	4,036.92	4,200.00
Trash Removal	15,800.00	15,926.10	16,200.00
Water & Sewer	6,700.00	6,538.57	6,600.00
<b>Total</b>	<b>210,000.00</b>	<b>209,447.93</b>	<b>218,800.00</b>
Per Square Foot	1.75	1.75	1.82

# PHOTOGRAPHS



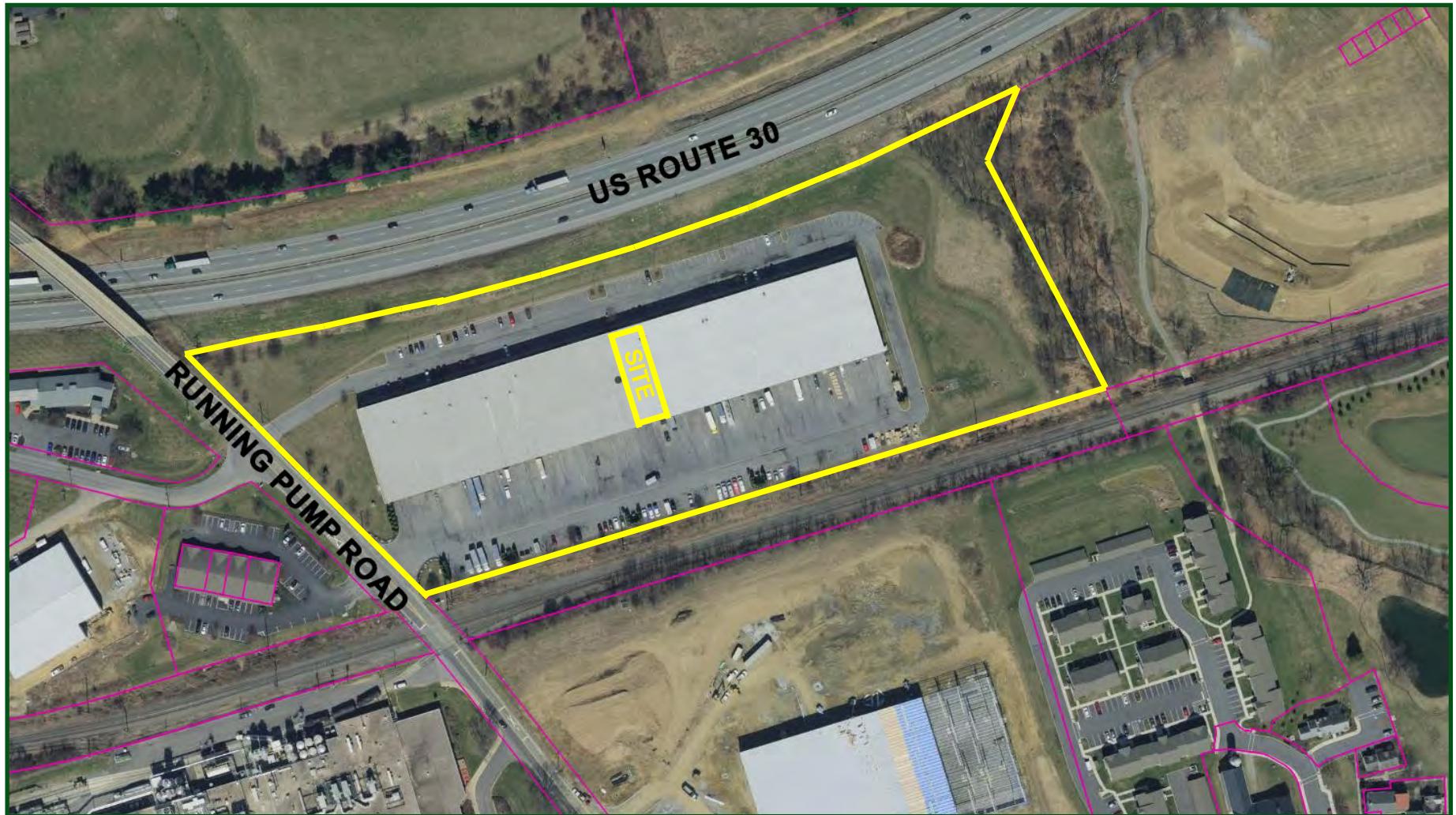
# PHOTOGRAPHS



# PHOTOGRAPHS



# AERIAL PHOTO

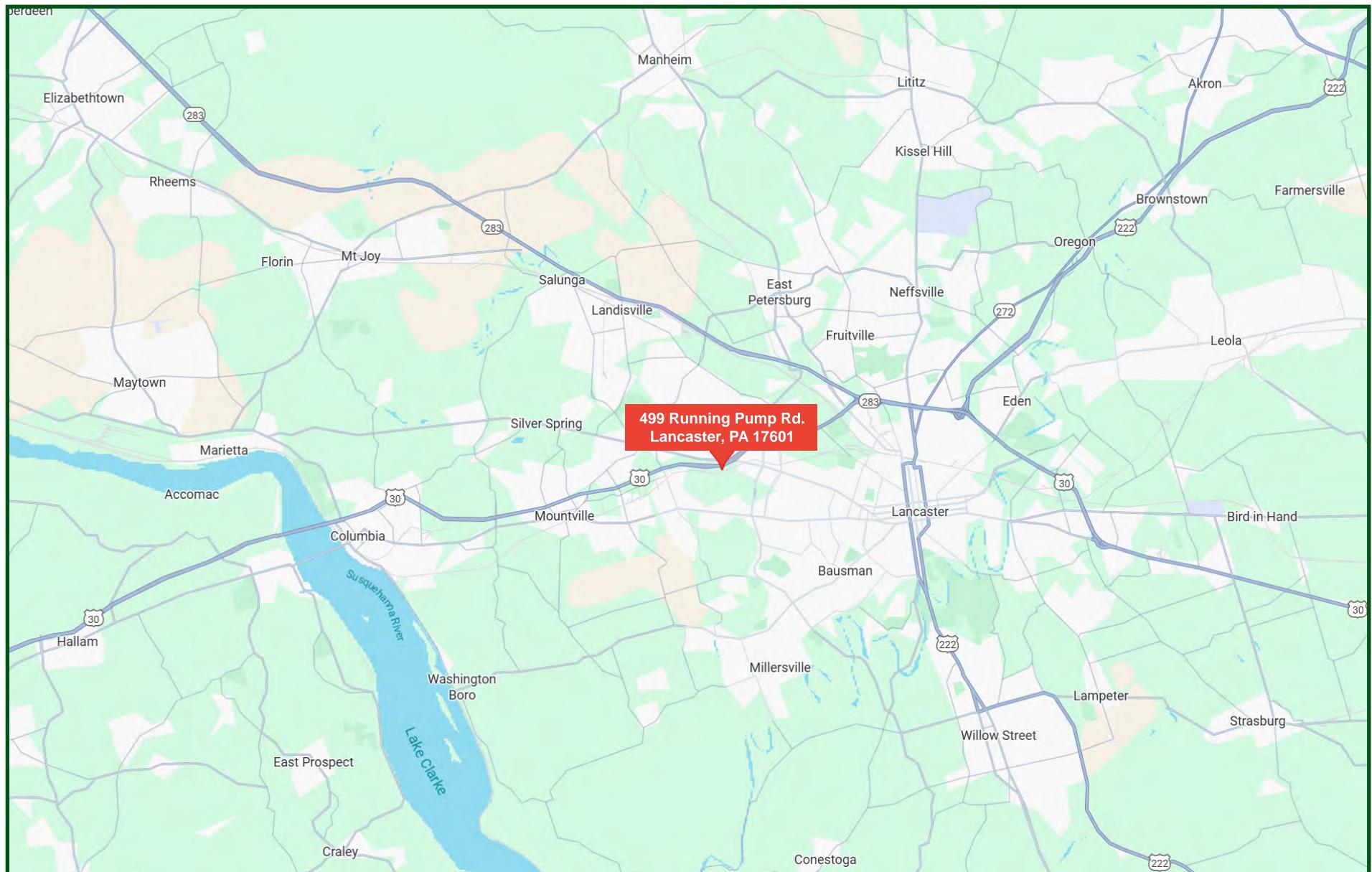


**U.S. COMMERCIAL REALTY**

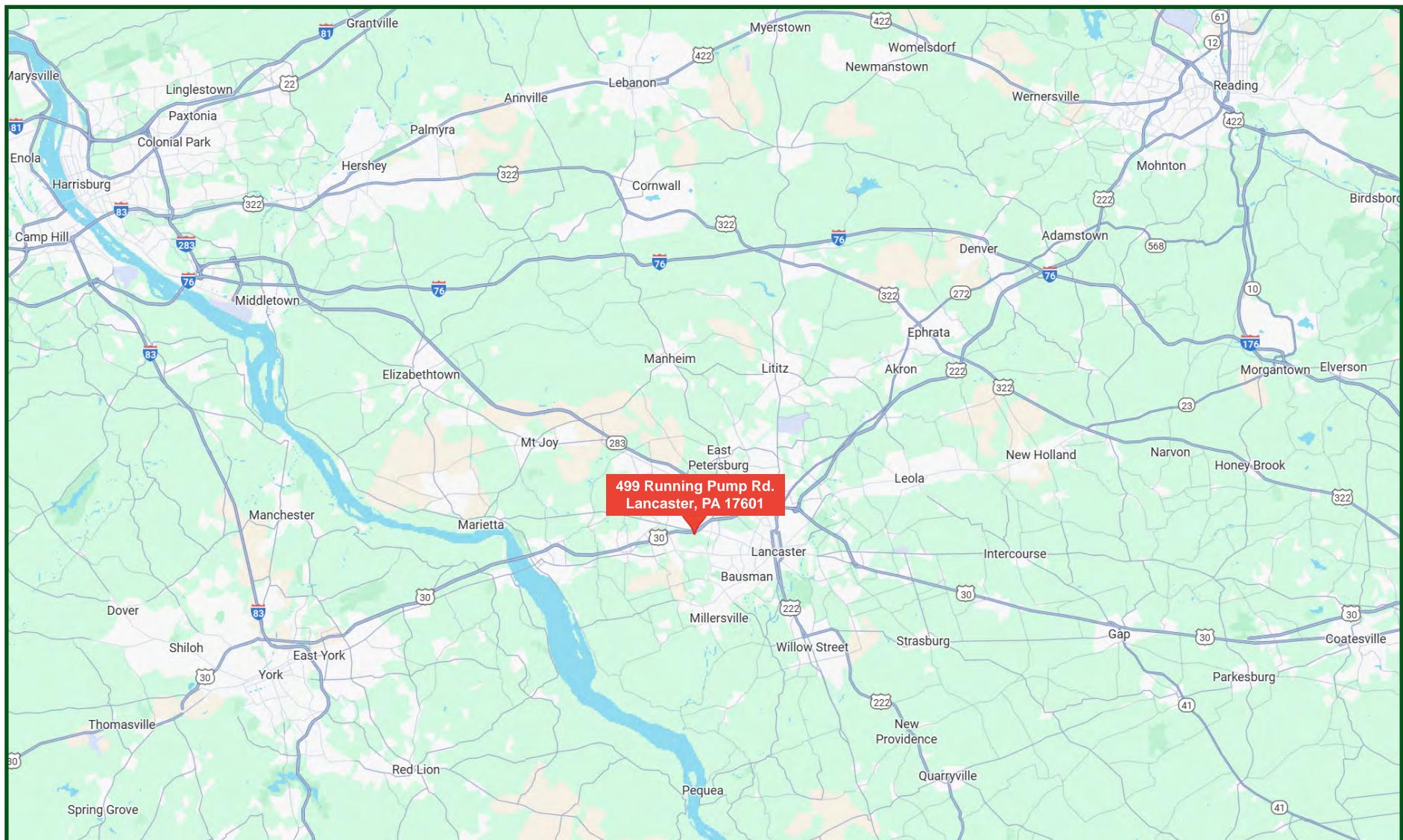
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# SITE PLAN

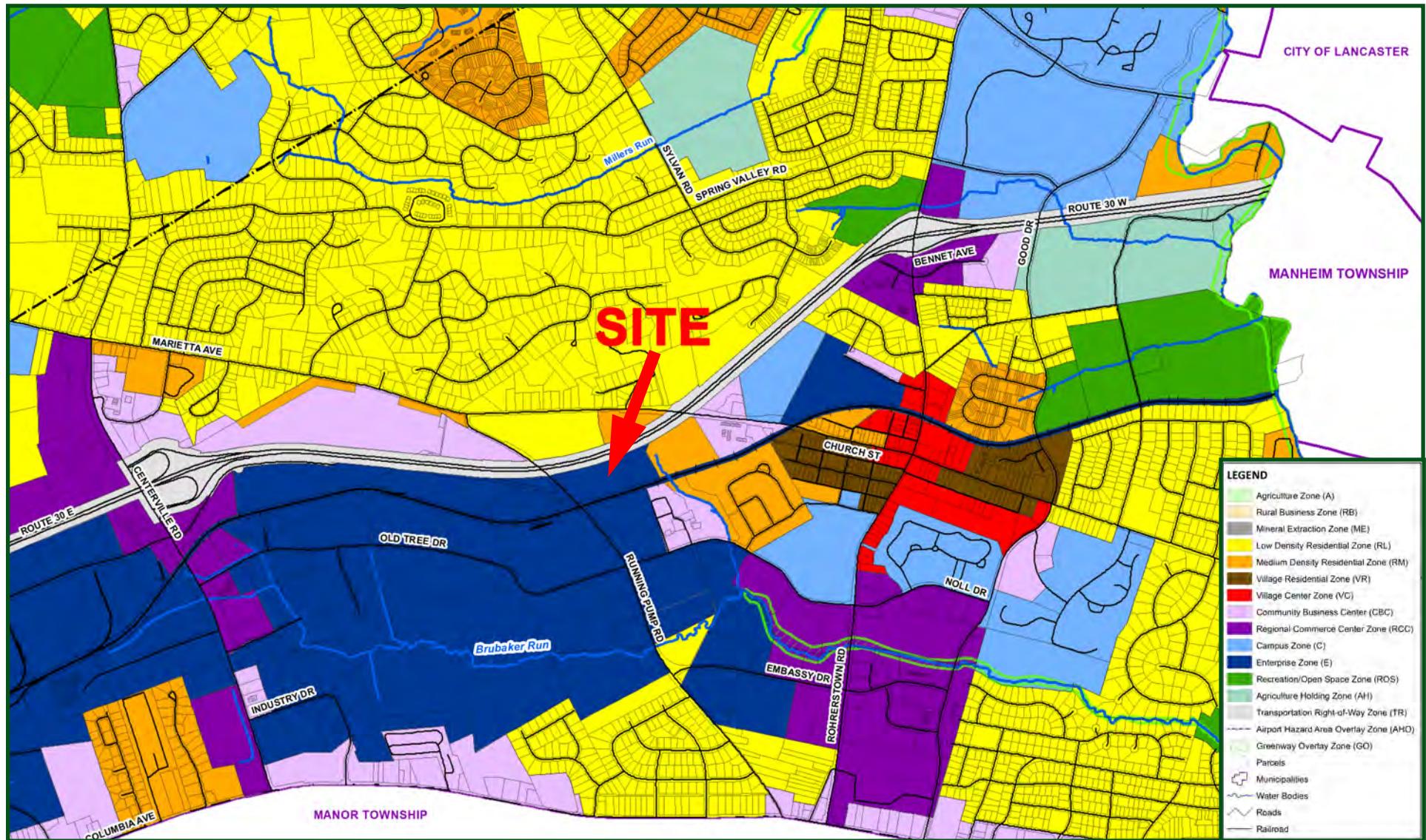
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (East Hempfield Township)



# ZONING

Township of East Hempfield, PA

## § 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
  - (1) Agricultural uses:
    - (a) Agricultural wholesale operations.
    - (b) Forestry activities.
    - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
  - (2) Residential uses:
    - (a) None.
  - (3) Business uses:
    - (a) Auction, automobile.
    - (b) Auction, wholesale.
    - (c) Contractor business and storage.
    - (d) Convenience stores.
    - (e) Heavy equipment sales, service and repair.
    - (f) Industrial, light and general.
    - (g) Lodging and overnight accommodations.
    - (h) Office.
    - (i) (Reserved)<sup>1</sup>
    - (j) Motor vehicle storage.
    - (k) Professional, scientific and technical offices.
    - (l) Regional commercial sports facilities.

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1. Editor's Note: Former Subsection B(3)(i), Motor vehicle fueling station, was repealed 5-1-2019 by Ord. No. 2019-07.

# ZONING

Township of East Hempfield, PA

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- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. **[Added 6-17-2015 by Ord. No. 2015-07 ]**
- (o) Day-care services, commercial. **[Added 11-16-2016 by Ord. No. 2016-05 ]**
- (p) Truck stop. **[Added 5-1-2019 by Ord. No. 2019-07 ]**
- (q) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07 ]**
- (r) Drive-through restaurant. **[Added 5-18-2022 by Ord. No. 2022-09 ]**
- (4) Civic/social/utility uses:
  - (a) Municipal use.
  - (b) Park and recreation facilities, private and/or commercial.
  - (c) Park and recreation facilities, public.
  - (d) Public utilities.
  - (e) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03 ]**
  - (f) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03 ]**
- (5) Accessory uses customarily incidental to the above permitted uses:
  - (a) Alternative energy systems, accessory.
  - (b) Home-based business, no-impact.
  - (c) Accessory dwelling units. **[Amended 2-2-2022 by Ord. No. 2022-02 ]**

C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.

- (1) Adult businesses.
- (2) Alternative energy systems, principal.
- (3) (Reserved)<sup>2</sup>
- (4) Correctional facilities.
- (5) Industrial, heavy.
- (6) Legalized gambling establishments.

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2. Editor's Note: Former Subsection C(3), Community rehabilitation facilities, was repealed 2-2-2022 by Ord. No. 2022-02 .

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(7) Recycling facilities.

D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.

- (1) Community rehabilitation facilities. **[Amended 2-2-2022 by Ord. No. 2022-02 ]**
- (2) Small cell WFs and macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03 ]**
- (3) Home-based business, impact. **[Added 2-2-2022 by Ord. No. 2022-02 ]**

E. Design standards (see also Article 4 for modifications and exceptions):

- (1) Minimum lot area: None.
- (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
  - (a) Principal structures: 60 feet.
  - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.<sup>3</sup>

# ZONING

Township of East Hempfield, PA

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- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: 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 Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

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3. Editor's Note: See Ch. 222, Streets and Sidewalks.

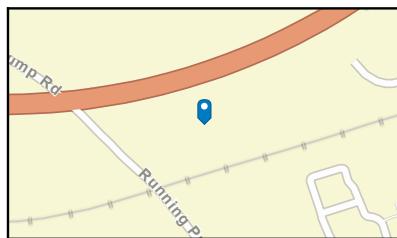
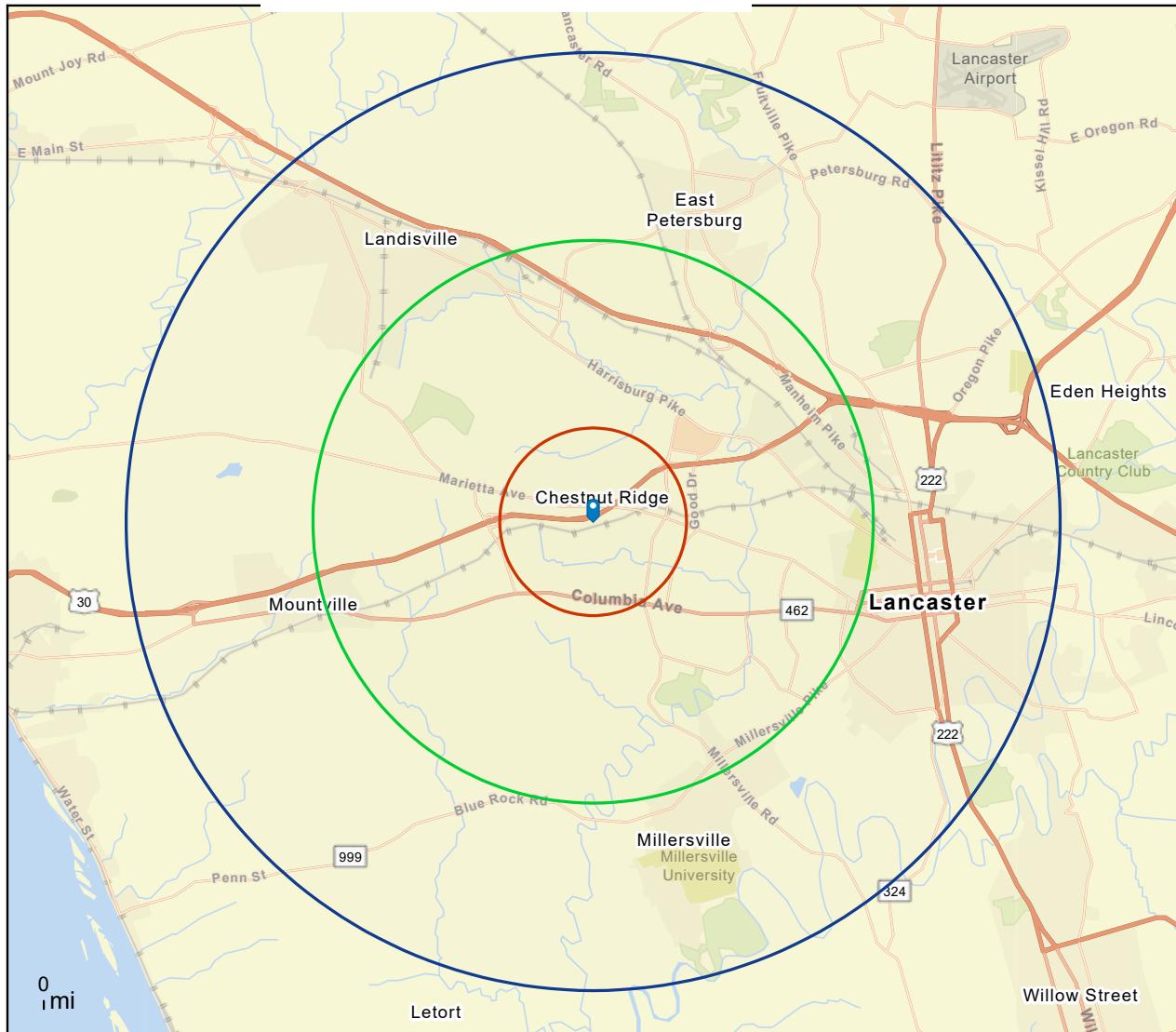
# DEMOGRAPHICS



## Site Map

499 Running Pump Rd, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.05225  
Longitude: -76.37454



January 29, 2024

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# DEMOGRAPHICS

## Executive Summary

499 Running Pump Rd, Lancaster, Pennsylvania, 17601 2  
 499 Running Pump Rd, Lancaster, Pennsylvania, 17601  
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	4,429	48,923	161,784
2020 Population	4,720	54,210	172,361
2025 Population	4,999	55,362	176,290
2030 Population	5,110	55,965	178,632
2010-2020 Annual Rate	0.64%	1.03%	0.64%
2020-2025 Annual Rate	1.10%	0.40%	0.43%
2025-2030 Annual Rate	0.44%	0.22%	0.26%

### Age

2025 Median Age	45.1	42.0	38.3
U.S. median age is 39.1			

### Race and Ethnicity

White Alone	73.9%	74.6%	63.8%
Black Alone	3.3%	5.2%	9.1%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	9.0%	6.2%	5.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.1%	5.8%	11.0%
Two or More Races	7.5%	7.9%	10.5%
Hispanic Origin	12.4%	13.6%	23.3%
Diversity Index	55.8	56.2	71.7

### Households

2010 Total Households	1,701	19,758	61,889
2020 Total Households	1,821	21,249	65,849
2025 Total Households	1,936	21,699	67,615
2030 Total Households	1,988	21,997	69,012
2010-2020 Annual Rate	0.68%	0.73%	0.62%
2020-2025 Annual Rate	1.17%	0.40%	0.51%
2025-2030 Annual Rate	0.53%	0.27%	0.41%
2025 Average Household Size	2.56	2.45	2.50
Wealth Index	147	107	86

(i) **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

Executive Summary | 499 Running Pump Rd, Lancaster, Pennsylvania, 17601 2 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgages		24.8%	25.5%
Median Household Income			
2025 Median Household Income	\$100,971	\$89,172	\$78,871
2030 Median Household Income	\$112,703	\$97,712	\$85,607
2025-2030 Annual Rate	2.22%	1.85%	1.65%
Average Household Income			
2025 Average Household Income	\$142,242	\$118,228	\$103,874
2030 Average Household Income	\$153,817	\$128,048	\$112,880
Per Capita Income			
2025 Per Capita Income	\$54,788	\$46,814	\$40,261
2030 Per Capita Income	\$59,628	\$50,906	\$44,034
2025-2030 Annual Rate	1.71%	1.69%	1.81%
Income Equality			
2025 Gini Index	44.4	42.2	43.8
Socioeconomic Status			
2025 Socioeconomic Status Index	61.3	55.6	48.3
Housing Unit Summary			
Housing Affordability Index	97	91	87
2010 Total Housing Units	1,757	20,668	65,050
2010 Owner Occupied Hus (%)	84.2%	70.0%	62.4%
2010 Renter Occupied Hus (%)	15.8%	30.0%	37.6%
2010 Vacant Housing Units (%)	3.2%	4.4%	4.9%
2020 Housing Units	1,897	22,378	69,399
2020 Owner Occupied HUs (%)	81.7%	67.8%	60.6%
2020 Renter Occupied HUs (%)	18.3%	32.2%	39.4%
Vacant Housing Units	4.4%	5.0%	5.1%
2025 Housing Units	2,014	22,828	71,446
Owner Occupied Housing Units	83.2%	68.9%	62.0%
Renter Occupied Housing Units	16.8%	31.1%	38.0%
Vacant Housing Units	3.9%	5.0%	5.4%
2030 Total Housing Units	2,065	23,141	72,938
2030 Owner Occupied Housing Units	1,670	15,257	42,980
2030 Renter Occupied Housing Units	317	6,740	26,032
2030 Vacant Housing Units	77	1,144	3,926

(i) **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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