

# FOR LEASE



425 EAST FRONT STREET  
LITITZ, PA 17543

**Ruth Devenney, CCIM, SIOR**  
High Associates Ltd.  
1853 William Penn Way  
Lancaster, PA 17605-0008  
(717)293-4552/(717)468-1995  
rdevenney@high.net

**F. Jeffrey Kurtz, CCIM**  
High Associates Ltd.  
1853 William Penn Way  
Lancaster, PA 17605-0008  
(717)293-4554/(717)278-9362  
jkurtz@high.net

- Property Profile
- Property Photos
- Location Maps
- Aerial Maps
- Aerial Photo/Tax Map
- Floor Plans
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary

For Lease

425 E. Front Street  
Lititz, PA 17543



► *Warehouse/Manufacturing*



425 E. Front Street  
Lititz, PA 17543

**Available Square Feet**

55,000 square feet

**Lease Rate**

\$5.25/SF NNN

**Description**

Warehouse/manufacturing facility with 25-28's ceiling heights. 4 docks and 1 grade door. Located in Lititz, the coolest small town in America. Eclectic, newly built office with ADA features. Large parking area.

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
rdevenney@high.net

Jeffrey Kurtz  
717.293.4554 – direct line  
jkurtz@high.net

---

**PROPERTY INFORMATION**

Total Square Feet	55,000 square feet
Office Square Feet	8,000 +/- square feet on two levels.
Year Constructed	1978 with office added in 2014 and renovated since then.
Construction Type	Pre-engineered metal building with metal skin and roof.
Heating	Gas heat
Electric	400 AMP, 600 Volt, 3 phase
Docks/Grade Door	Four 8' x 10' docks and one grade door. All four docks and levelers and seals.
Sprinklers	Yes, wet system

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.

425 E. Front Street  
Lititz, PA 17543

Tax Account # (370) 10085-0-0000  
Deed Reference 66290429  
Zoning Industrial  
Municipality Lititz Borough  
County Lancaster County  
Acres 4.96 acres  
Parking 80+/-  
Lease Rate \$5.25/SF NNN  
Monthly Rent \$24,062.50  
Annual Rent \$288,750.00  
Assessed Value \$1,385,900

<b>Operating Costs</b>	Run Off Impact Fee	\$2,000
	Total Taxes	\$35,000
	Insurance	\$5,000
	<b>Total</b>	<b>\$42,000</b>
	\$42,000 / 55,000 SF =	\$.76 Per SF
	Total CAM fee @ \$.76 Per SF =	\$3,483.33/ Month

All other fees and expenses are the responsibility of the Tenant, which includes everything you do not see listed above. These services will either be direct billed to the Tenant or received by the Landlord and forwarded to the Tenant for payment.

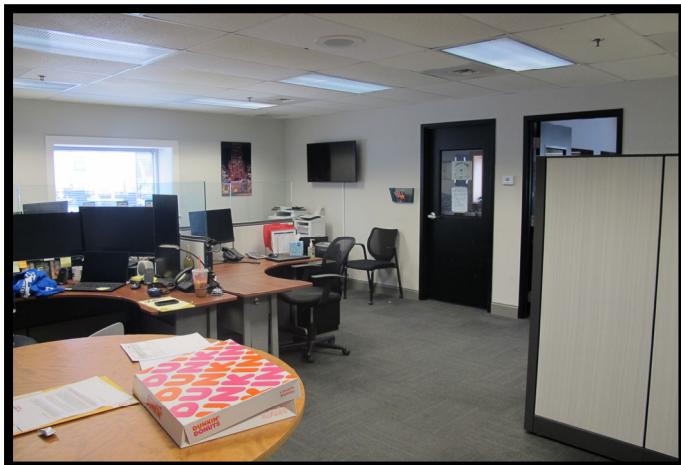
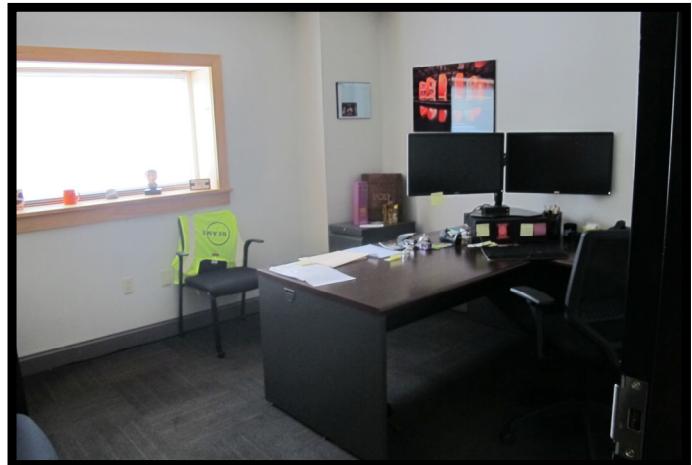
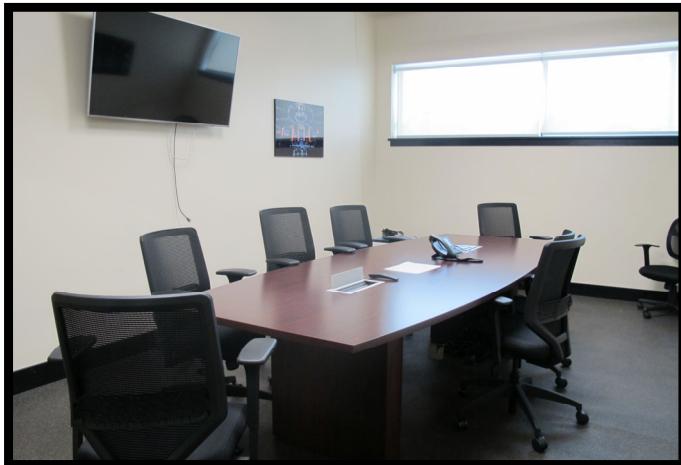
# Property Photos

425 E. Front Street  
Lititz, PA 17543



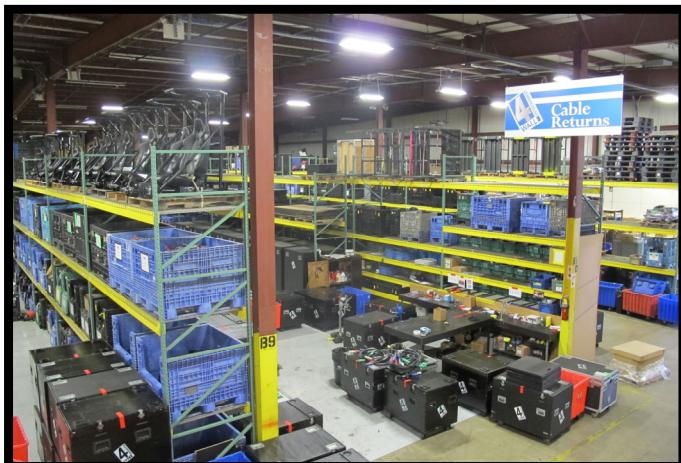
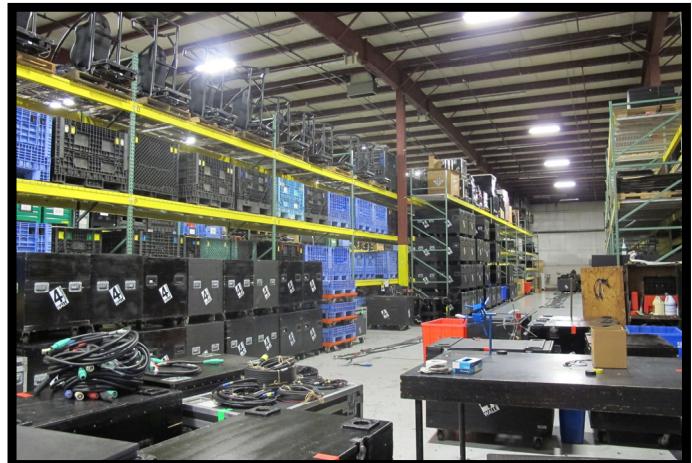
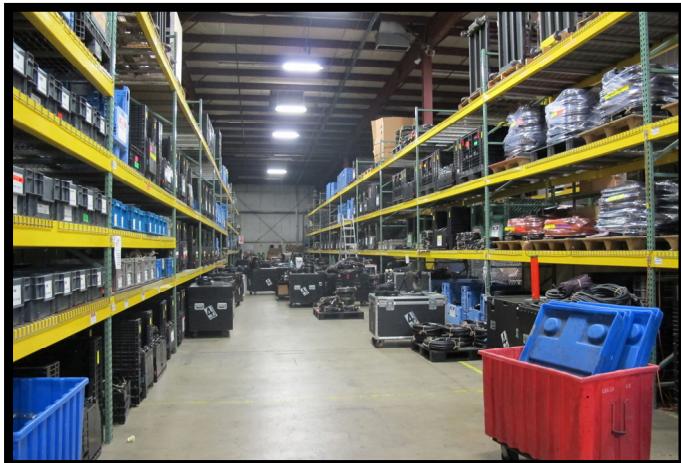
# Property Photos

425 E. Front Street  
Lititz, PA 17543



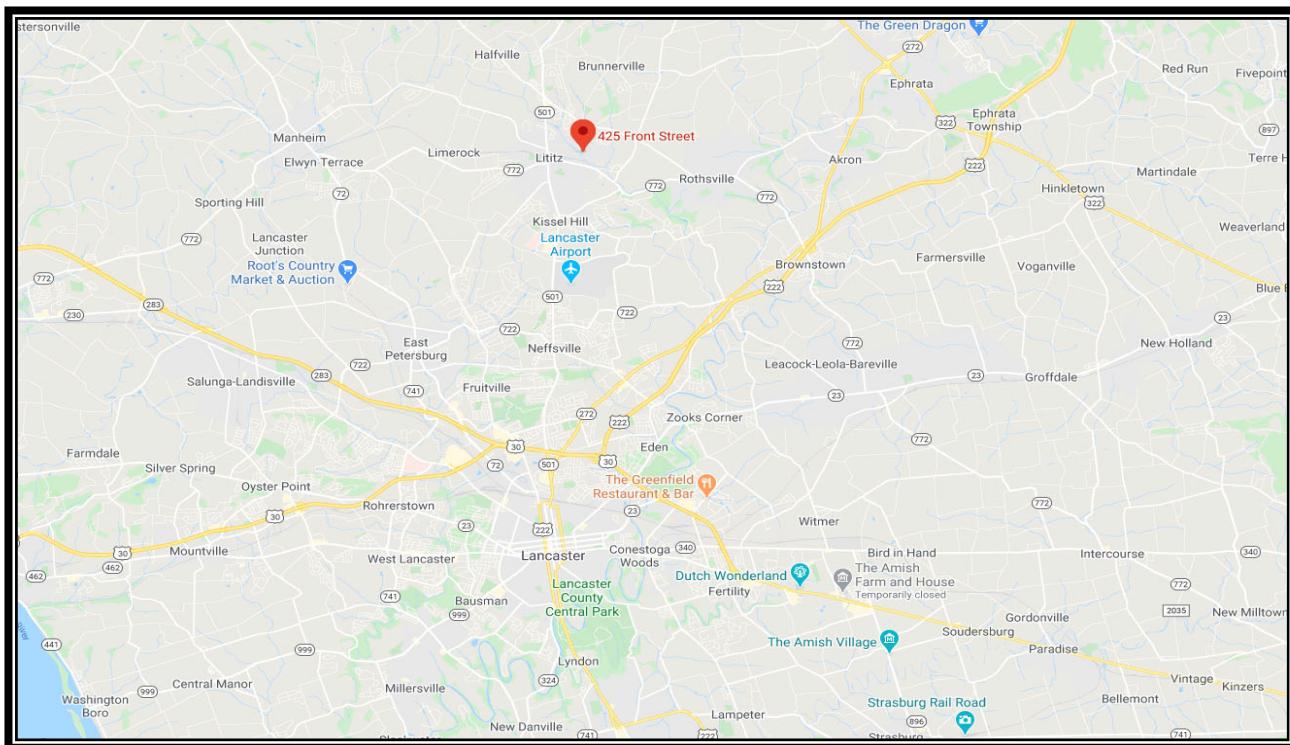
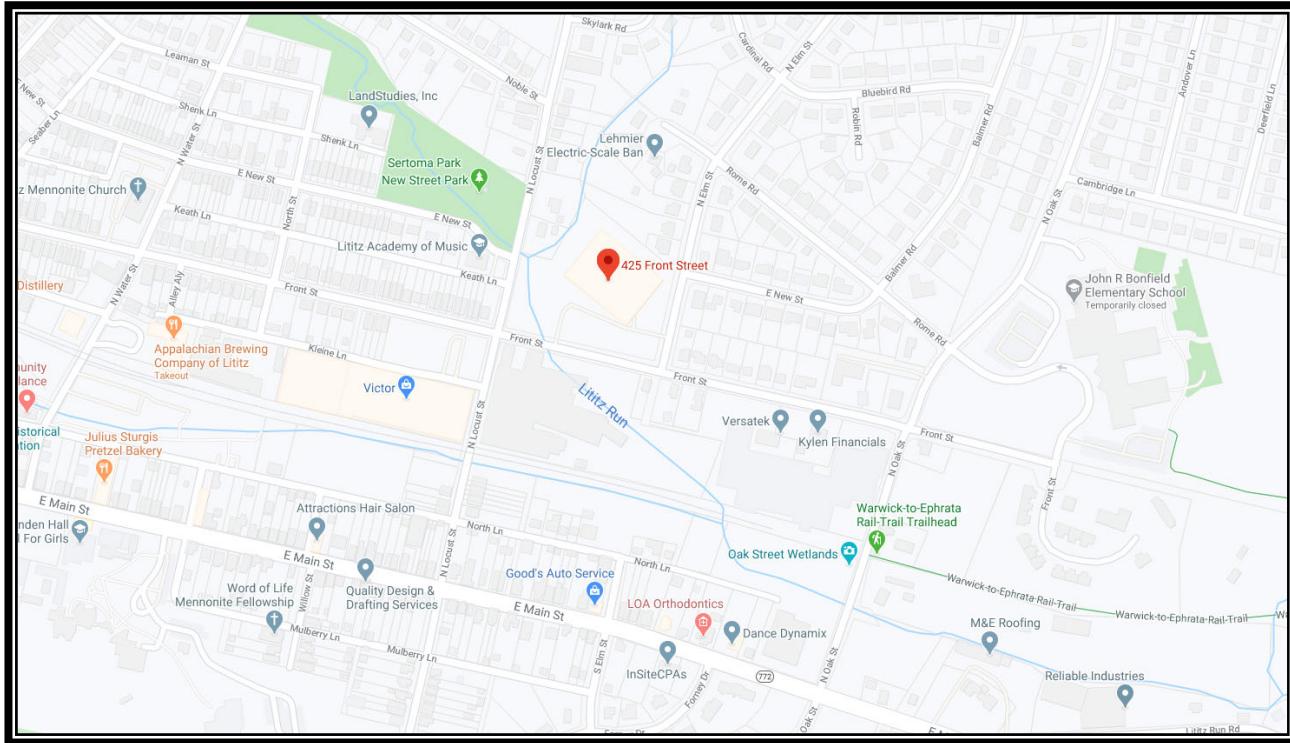
# Property Photos

425 E. Front Street  
Lititz, PA 17543



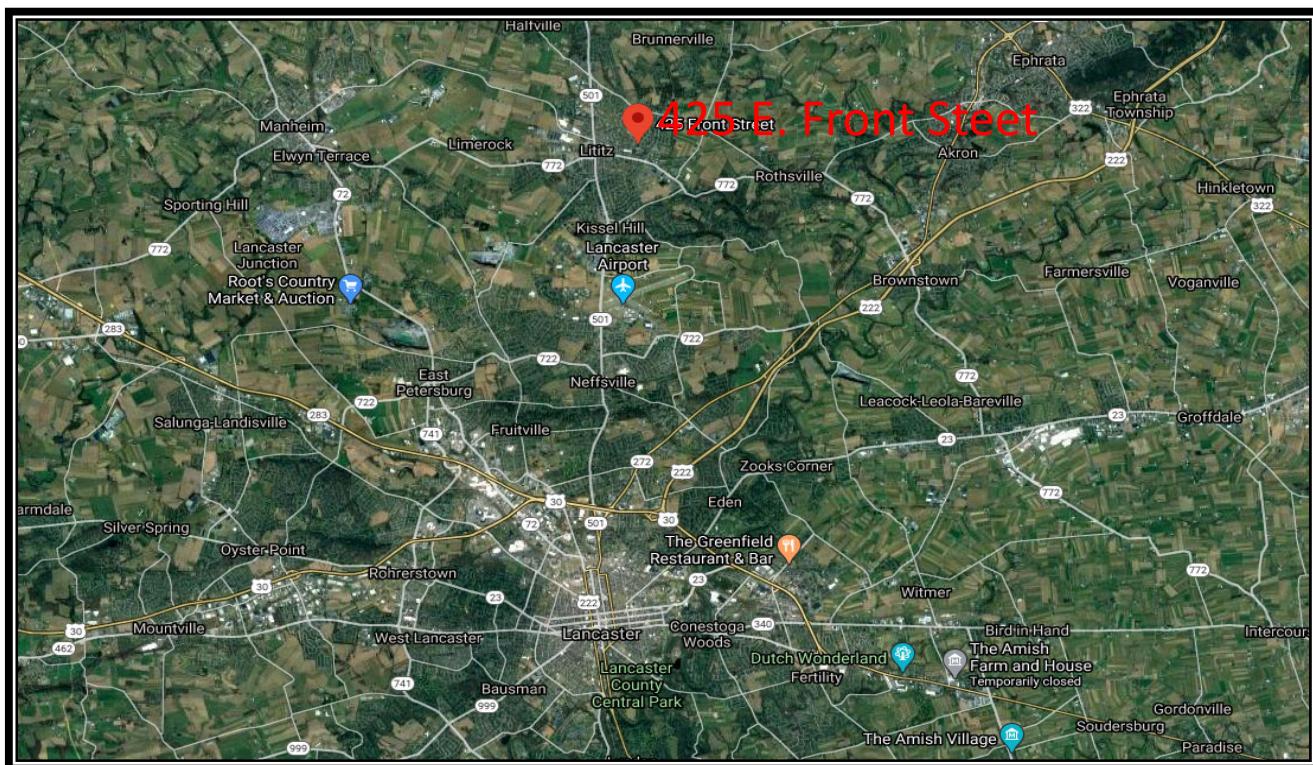
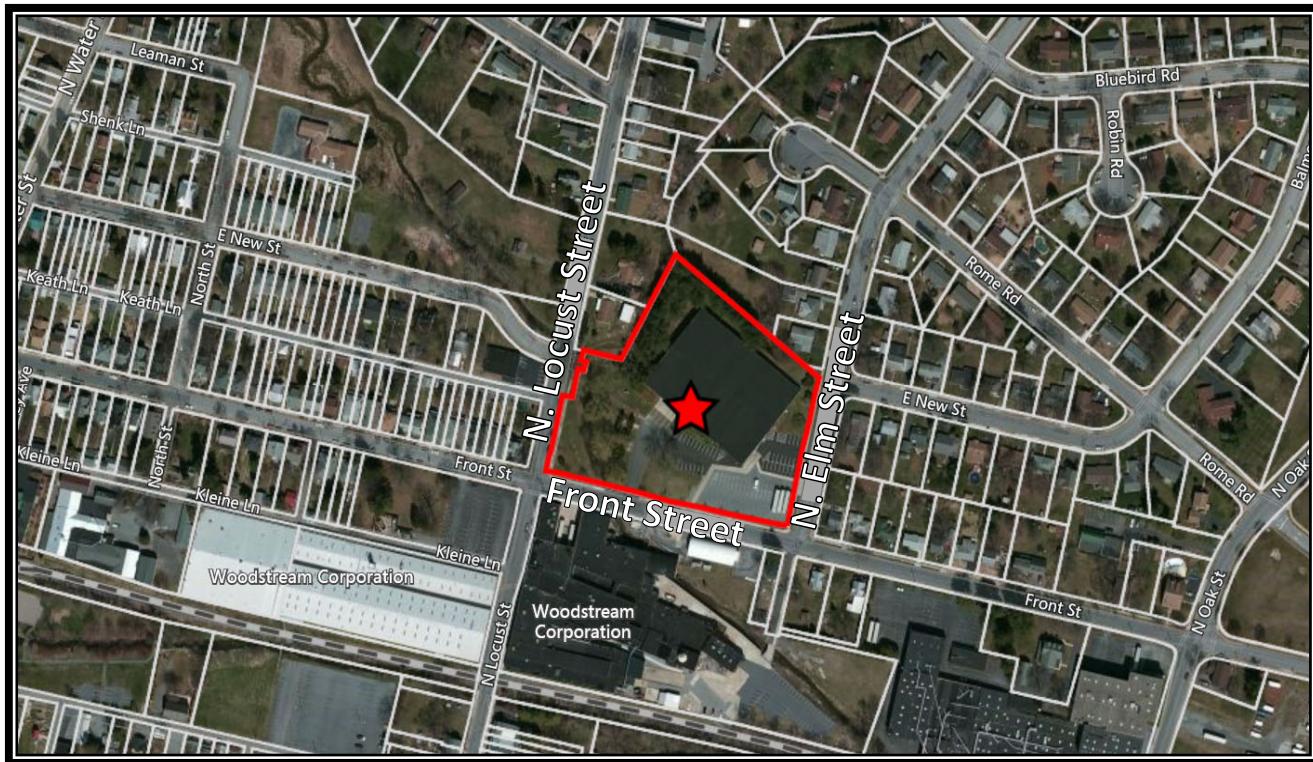
## Location Maps

425 E. Front Street  
Lititz, PA 17543



# Aerial Maps

425 E. Front Street  
Lititz, PA 17543



4/29/2020

Full Property Detail



## Property Detail Report

425 FRONT ST LITITZ PA 17543

### Owner Information

Owner Name 1	HAAS, RICHARD A	Owner Name 2	RICHARD A HAAS LIVING TRUST
Mailing Address	2181 NEW DANVILLE PIKE LANCASTER PA 17603	Owner Type	--
Vesting Code Desc	TRUST	Vesting Code	TR

### Location Information

#### Legal Description

County	LANCASTER	Parcel No. (APN)	370-10085-0-0000
FIPS Code	42071	Alternative APN	--
Census Trct/Blk	012001/1	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Warwick School District
Legal Block	--	Subdivision	--

### Last Market Sale Information

Recording Date	2000/05/11 00:00:00	New Construction	--
Sale Date	2000/05/11 00:00:00	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	66290429
Deed Type	--	Transfer Doc. No.	000026831
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

### Last Transfer of Ownership

Recording Date	2000/05/11 00:00:00	Book Number	6629
Doc. Number	000026831	Page Number	0429
Doc. Type	IT		

### Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

### Property Characteristics

Building Area	55,000 SF	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	1	Bathrooms	0
Year Built	1978	Basement	--
Condition	--	Basement Area	--
Construction	STEEL	Heat Type	HEAT PUMP
Roof Type	--	Air Cond. Type	WINDOWUNIT
Roof Material	--	Fireplace	--
Parking Spaces	--		

4/29/2020

Full Property Detail

## Site Information

Zoning	--
County Use Code	559
County Use Code Desc.	STORAGE WAREHOUSE
Land Use Code	5003
Land Use Desc.	WAREHOUSE (INDUSTRIAL)
Land Use Category	INDUSTRIAL (GENERAL)

Assessor Acreage	5
Calculated Acreage	4.52
Assessed Lot SF	217,800
Calculated Lot SF	196,726
Assessor Lot W/D	/
Topography	--

## Tax and Value Information

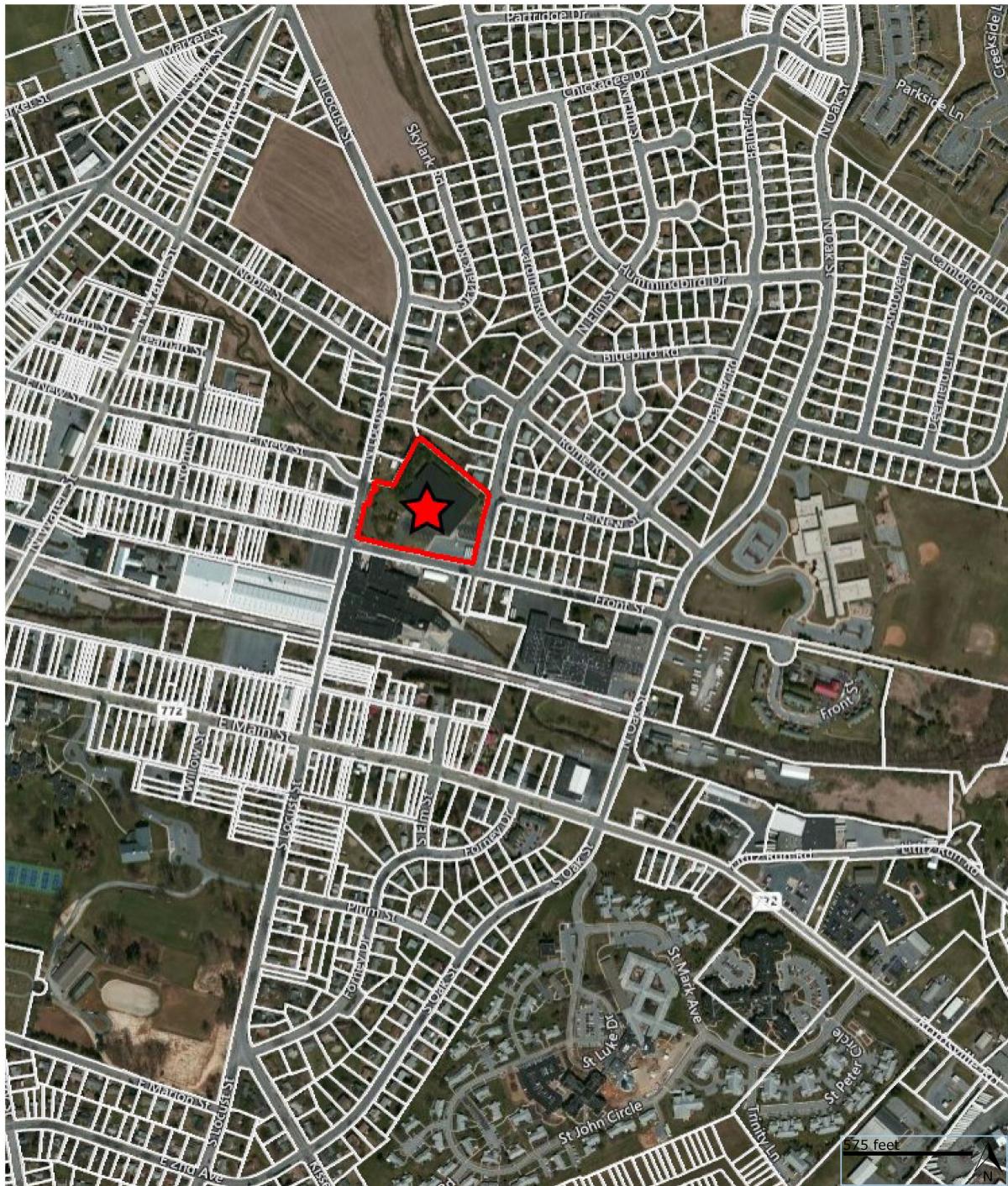
Tax Year	2020
Property Tax	\$29,495
Tax Rate Code	--
Tax Exemption	--
Assessed Year	2020
Assessed Value	\$1,385,900
Land Value	\$187,000

Improvement Value	\$1,198,900
Improvement %	86.5%
Market Value Year	2018
Total Market Value	\$1,385,900
Land Market Value	187000
Market Imprv. Value	1198900
AVM Value	--

## Hazard Information

Flood Zone	X
Flood Panel Date	--
Wetland Classification	--

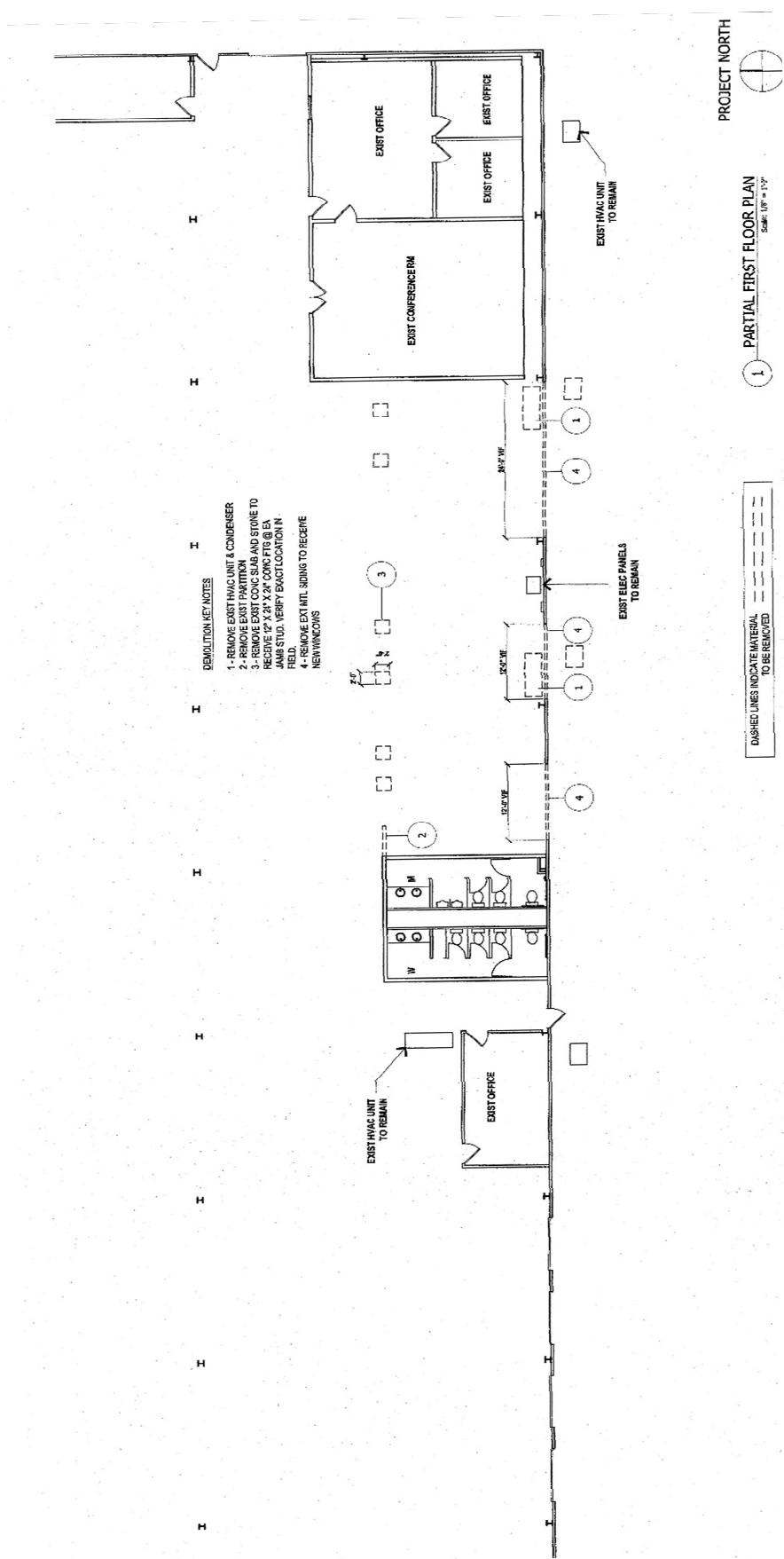
Flood Panel	--
Wetland Type	--



© 2020 Digital Map Products. All rights reserved.

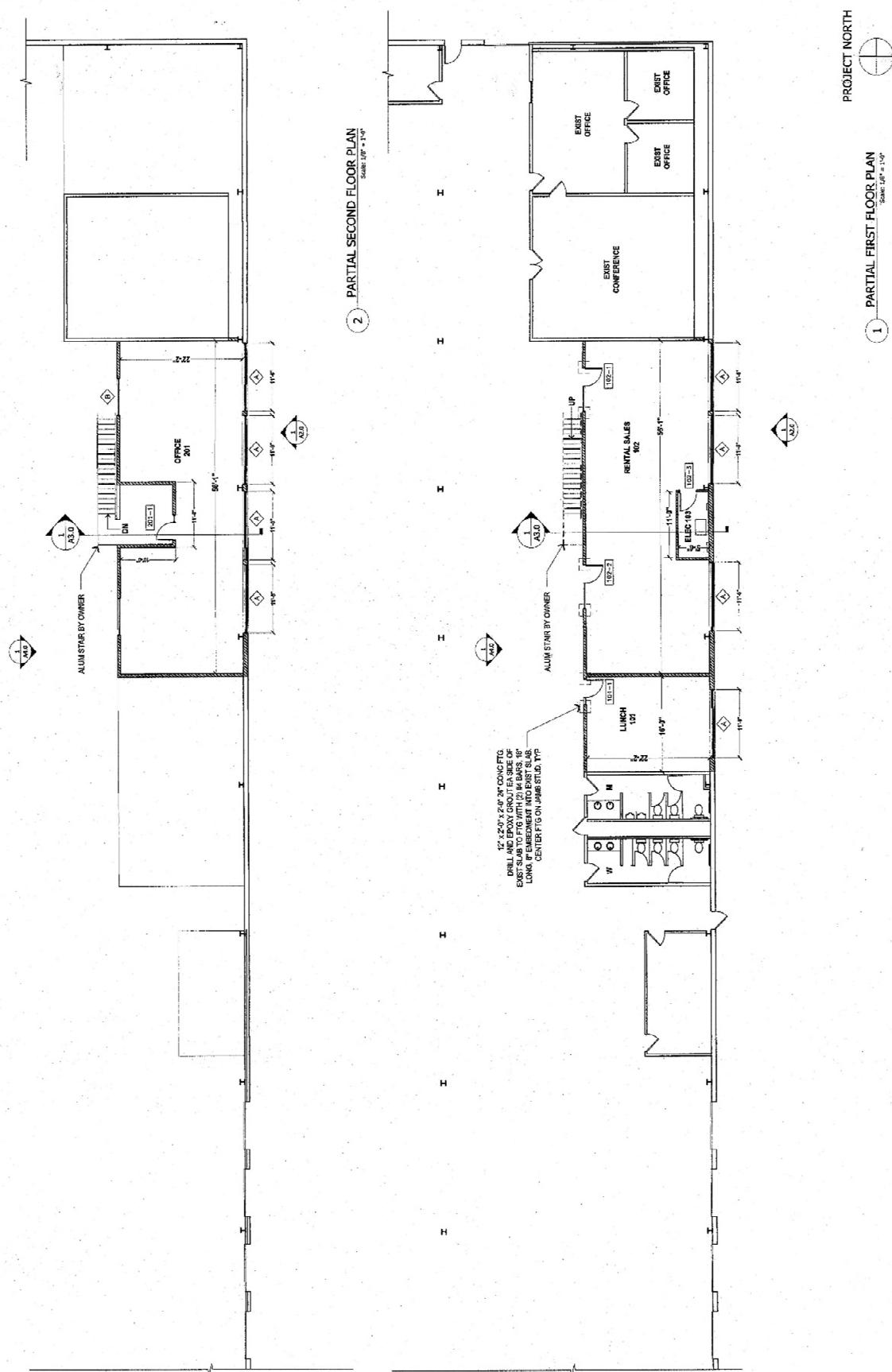
## Office Floor Plan

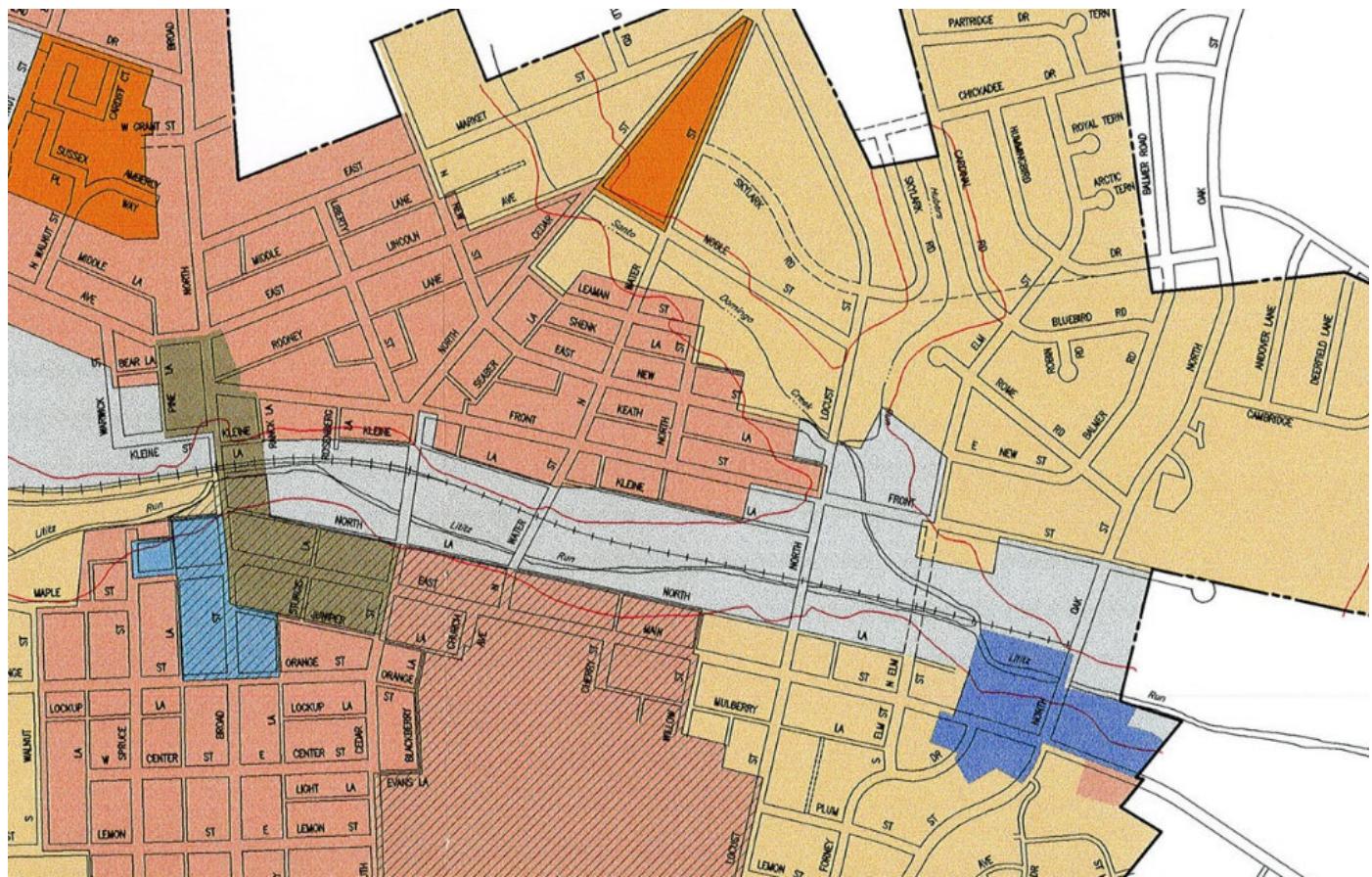
425 E. Front Street  
Lititz, PA 17543



## 2<sup>nd</sup> Floor Office Floor Plan

425 E. Front Street  
Lititz, PA 17543





## Industrial Zoning

**SECTION 213. Industrial Districts.**

A. Purpose. This District is intended to strengthen the Borough's economy and employment base by accommodating a wide range of industrial uses. Railroads and major roads provide access to the majority of the areas within this District.

B. Permitted Uses.

1. Manufacturing businesses.
2. Businesses involved with processing and assembling operations.
3. Recycling centers/plants subject to Section 421.
4. Warehouses and wholesaling.
5. Self-service storage facilities.
6. Building materials sales rooms.
7. Contractors' equipment yards.
8. Laboratories and medical laboratories.
9. Essential services buildings and structures subject to Section 408.
10. Public garages and public parking lots.
11. Motor vehicle service stations.
12. Motor vehicle washes.
13. Motor vehicle repair garages and body shops.
14. Business or professional offices.
15. Business conversions subject to Section 418.
16. Retail business up to 20,000 square feet on the ground floor.
17. Medical or dental clinics.
18. Banks or other financial institutions.
19. Hotels and motels subject to Section 420.
20. Restaurants and taverns, including restaurants with drive-in facilities.
21. Non-profit clubs.
22. Self-service laundries.
23. Dry cleaners.
24. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
25. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.
26. Personal services.

C. Special Exception Uses.

1. Public/Municipal Buildings and Uses subject to Section 412.
2. Greenhouses/nurseries subject to Section 419.
3. Recreational, health, or fitness clubs conducted for profit.
4. Commercial kennels subject to Section 409.

5. Veterinary clinics and animal hospitals subject to Section 409.
6. Day Care Centers as an accessory use to a permitted use subject to Section 402.
7. Home Businesses subject to Section 401.
8. Retail business of 20,000 square feet and greater on the ground floor, subject to the Form-Based Code Regulations of Article VIII.
9. Accessory Apartments subject to Section 416.
10. Apartments and Condominiums above ground floor offices or retail businesses.

D. Lot and Yard Requirements.

1. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section. Within the following table "square feet" and "feet" are abbreviated as "S.F." and " ft " respectively.

Minimum Lot Area (S. F.)	No Minimum
Minimum Lot Width (ft.)	No Minimum
Minimum Side Yard (ft.)	No Minimum
Minimum Rear Yard (ft.)	20
Maximum Impervious Area (%)	85

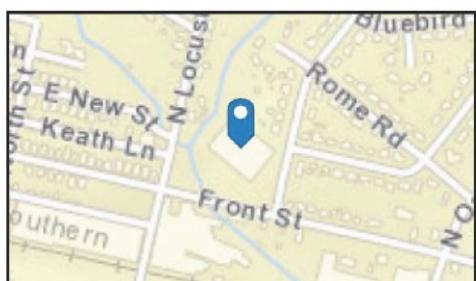
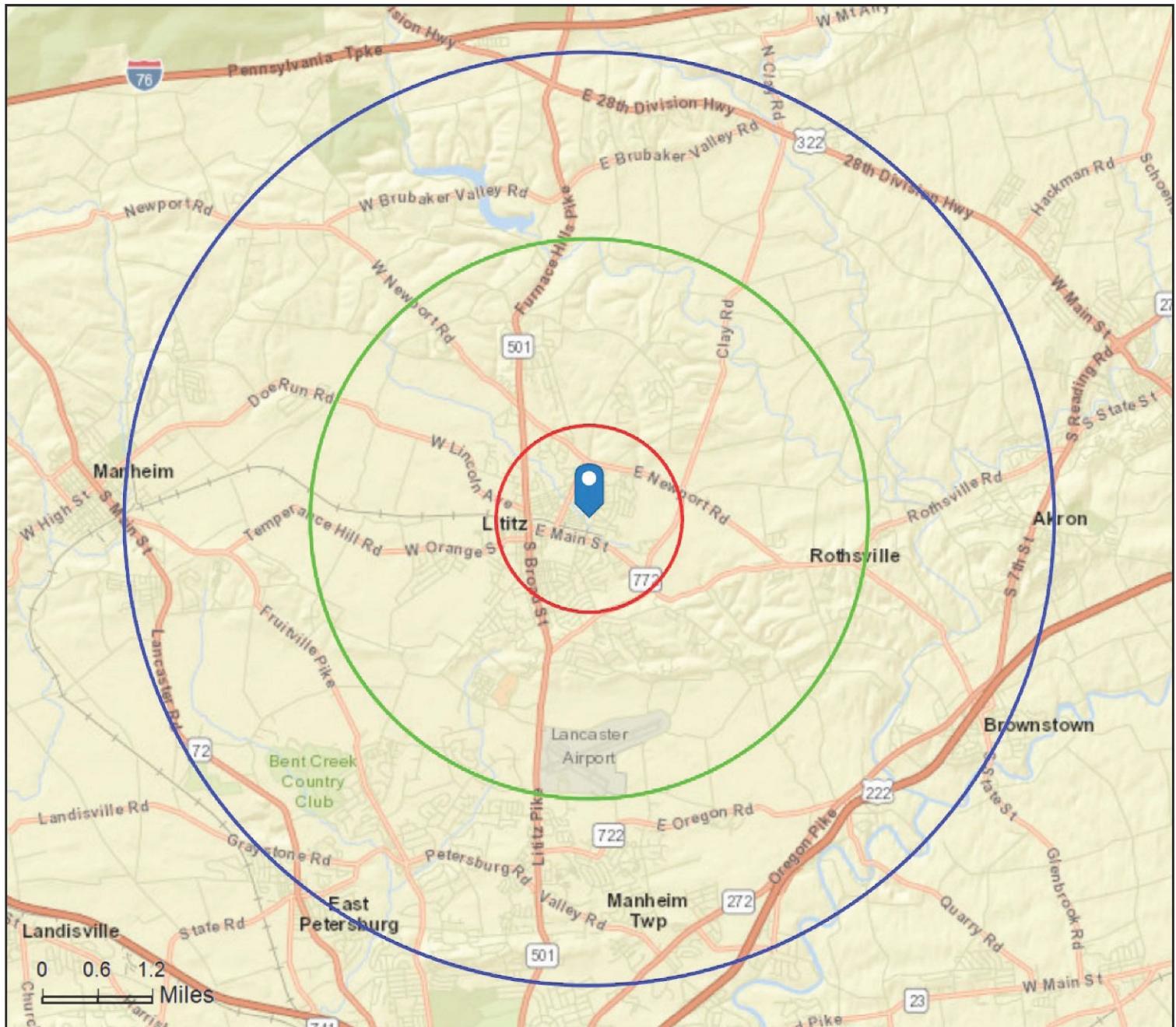
2. The front yard shall be equivalent to one-half ( $\frac{1}{2}$ ) the width of the legal right-of-way of the street or streets on which the lot abuts. If the block on which the lot is located is more than fifty percent (50%) developed, the average setback of the existing structures on that block may be used as the minimum front yard building setback line.
3. A thirty-five (35) foot wide side yard is required on the side abutting a residential district without an intervening street, alley, lane or railroad right-of-way.
4. No setback is required adjacent to a railroad right-of-way.

E. Height Requirements.

All structures shall have a maximum height of 60 feet, and a minimum height of 20 feet.

F. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,164	24,782	58,034
2010 Population	10,549	27,563	66,102
2019 Population	10,798	29,117	71,003
2024 Population	10,940	29,906	73,405
2000-2010 Annual Rate	1.42%	1.07%	1.31%
2010-2019 Annual Rate	0.25%	0.59%	0.78%
2019-2024 Annual Rate	0.26%	0.54%	0.67%
2019 Male Population	46.8%	48.1%	48.2%
2019 Female Population	53.2%	51.9%	51.8%
2019 Median Age	42.5	43.0	44.3

In the identified area, the current year population is 71,003. In 2010, the Census count in the area was 66,102. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 73,405 representing a change of 0.67% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

## Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	92.2%	93.2%	90.9%
2019 Black Alone	1.9%	1.7%	2.1%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	1.6%	1.5%	3.1%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.7%	1.5%	2.0%
2019 Two or More Races	2.3%	1.9%	1.9%
2019 Hispanic Origin (Any Race)	5.4%	4.8%	5.6%

Persons of Hispanic origin represent 5.6% 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 26.1 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	75	96	115
2000 Households	3,712	9,373	21,583
2010 Households	4,442	10,802	25,758
2019 Total Households	4,519	11,383	27,606
2024 Total Households	4,568	11,678	28,509
2000-2010 Annual Rate	1.81%	1.43%	1.78%
2010-2019 Annual Rate	0.19%	0.57%	0.75%
2019-2024 Annual Rate	0.22%	0.51%	0.65%
2019 Average Household Size	2.33	2.52	2.53

The household count in this area has changed from 25,758 in 2010 to 27,606 in the current year, a change of 0.75% annually. The five-year projection of households is 28,509, a change of 0.65% annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2010. The number of families in the current year is 19,497 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.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.2%	15.2%	15.5%
<b>Median Household Income</b>			
2019 Median Household Income	\$60,176	\$70,630	\$73,177
2024 Median Household Income	\$66,622	\$78,052	\$79,738
2019-2024 Annual Rate	2.06%	2.02%	1.73%
<b>Average Household Income</b>			
2019 Average Household Income	\$76,653	\$86,480	\$94,662
2024 Average Household Income	\$86,650	\$97,699	\$105,178
2019-2024 Annual Rate	2.48%	2.47%	2.13%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$31,857	\$33,925	\$36,861
2024 Per Capita Income	\$35,932	\$38,282	\$40,907
2019-2024 Annual Rate	2.44%	2.45%	2.10%
<b>Households by Income</b>			
Current median household income is \$73,177 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$79,738 in five years, compared to \$69,180 for all U.S. households			
Current average household income is \$94,662 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$105,178 in five years, compared to \$99,638 for all U.S. households			
Current per capita income is \$36,861 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,907 in five years, compared to \$36,530 for all U.S. households			
<b>Housing</b>			
2019 Housing Affordability Index	129	138	134
2000 Total Housing Units	3,822	9,607	22,211
2000 Owner Occupied Housing Units	2,452	7,170	16,753
2000 Renter Occupied Housing Units	1,259	2,203	4,831
2000 Vacant Housing Units	111	234	627
2010 Total Housing Units	4,624	11,185	26,840
2010 Owner Occupied Housing Units	2,712	7,687	18,873
2010 Renter Occupied Housing Units	1,730	3,115	6,885
2010 Vacant Housing Units	182	383	1,082
2019 Total Housing Units	4,730	11,828	28,876
2019 Owner Occupied Housing Units	2,599	7,908	19,502
2019 Renter Occupied Housing Units	1,921	3,475	8,104
2019 Vacant Housing Units	211	445	1,270
2024 Total Housing Units	4,790	12,144	29,841
2024 Owner Occupied Housing Units	2,600	8,068	20,080
2024 Renter Occupied Housing Units	1,968	3,610	8,429
2024 Vacant Housing Units	222	466	1,332

Currently, 67.5% of the 28,876 housing units in the area are owner occupied; 28.1%, renter occupied; and 4.4% 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 26,840 housing units in the area - 70.3% owner occupied, 25.7% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 3.30%. Median home value in the area is \$231,902, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.04% annually to \$256,541.

**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.

425 E. Front Street  
Lititz, PA 17543



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

1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201  
Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

525 Highlands Boulevard  
Suite 107  
Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

*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.*