

FOR LEASE

INDUSTRIAL/FLEX SPACE



1103 Ranck Mill Road, Unit B
Lancaster, PA 17602

Daniel Berger, Jr., CCIM, SIOR

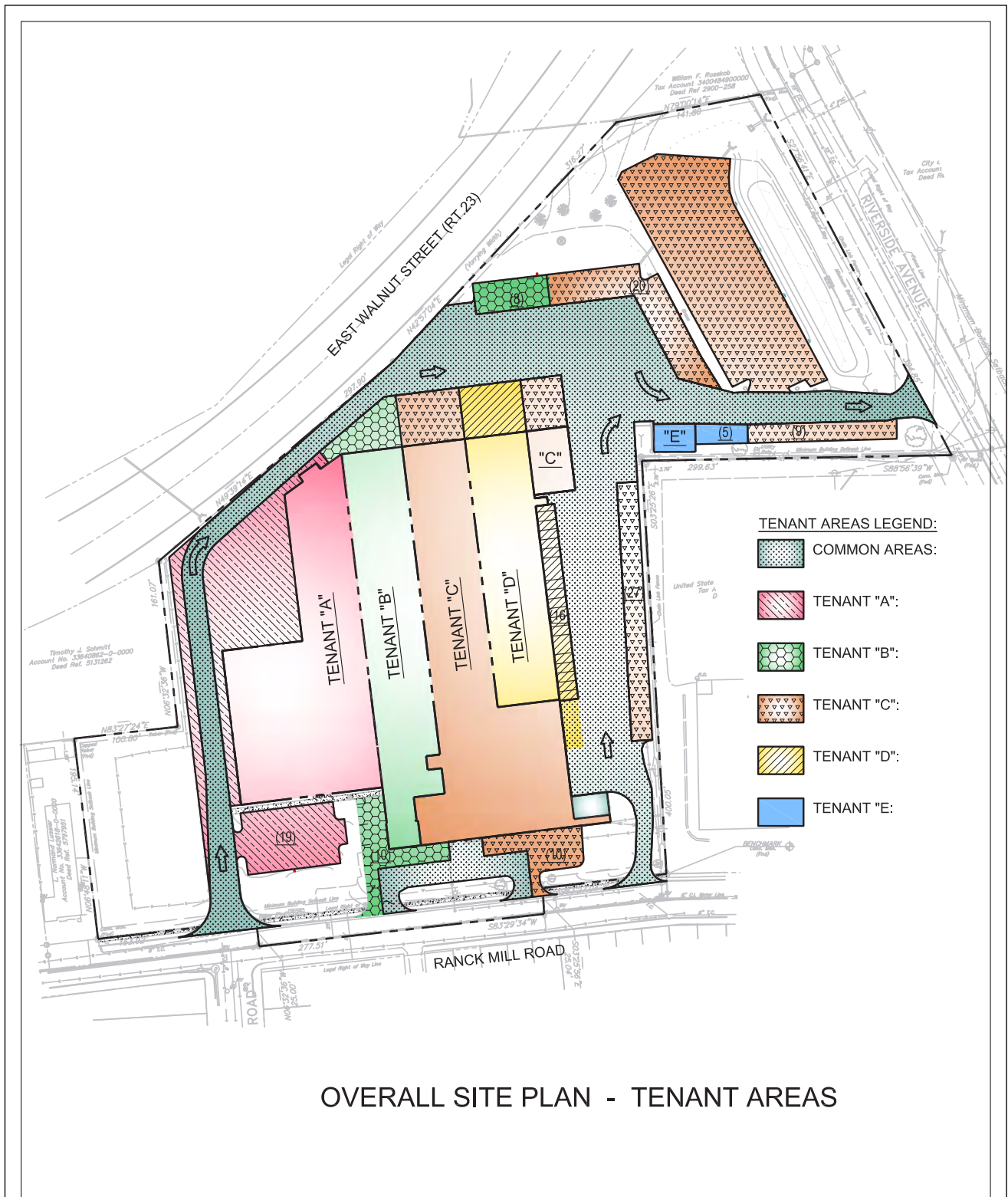


1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax
danjr@uscommercialrealty.net

SALIENT INFORMATION

LOCATION:	1103 Ranck Mill Road, Unit B, Lancaster, PA 17602 City of Lancaster, Lancaster County
LEASE RATE:	Unit B - \$6.75/SF NNN
AVAILABLE SF:	± 21,435 SF
CEILING HEIGHT:	12'
ELECTRIC:	400 AMP, 3 Phase
HVAC:	Gas forced air (Warehouse)
LOADING DOORS:	One (1) 10' x 10' Drive-in Door
ZONING:	CM - Central Manufacturing (City of Lancaster)
WATER/SEWER:	Public
TRAFFIC COUNT:	East Walnut Street (Route 23) - 16,618 VPD, Both Directions
ADDITIONAL COMMENTS:	Flex/warehouse space available in Lancaster City with convenient highway access. Includes recently renovated modern office space and functional warehouse space with one (1) grade-level loading door. Available subject to current tenant relocating.

BUILDING PLAN



**Professional
Design & Construction, Inc.**

61 Church Street
Lancaster, PA 17630
Phone (717)-898-8084
Fax (717)-898-8094
E-mail: info@prodc.com

TENANT PARKING - LAYOUT PLAN

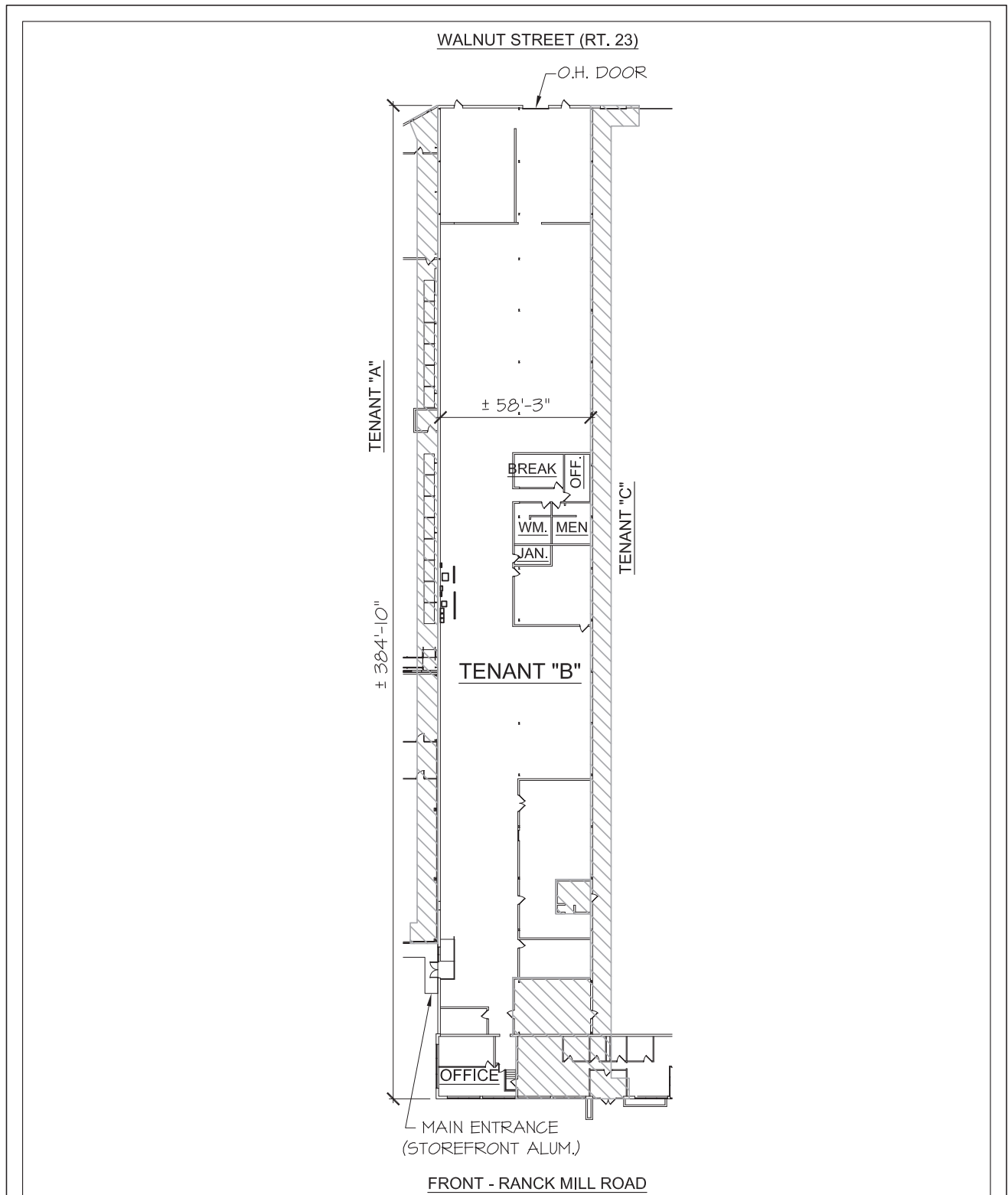
RANCK MILL ROAD REAL ESTATE, LLC
1103 RANCK MILL ROAD
LANCASTER CITY, PA 17602

DATE 03/06/19
JOB NO. 567
REVISION

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TP-1

BUILDING PLAN



**Professional
Design & Construction, Inc.**

61 Church Street
Lancaster, PA 17538
Phone (717)-898-8084
Fax (717)-898-8094
E-mail: info@prodc.com

FLOOR PLAN - TENANT AREA "B"

RANCK MILL ROAD REAL ESTATE, LLC
1103 RANCK MILL ROAD
LANCASTER CITY, PA 17602

DATE	11/12/19
JOB NO.	567
REVISION	1
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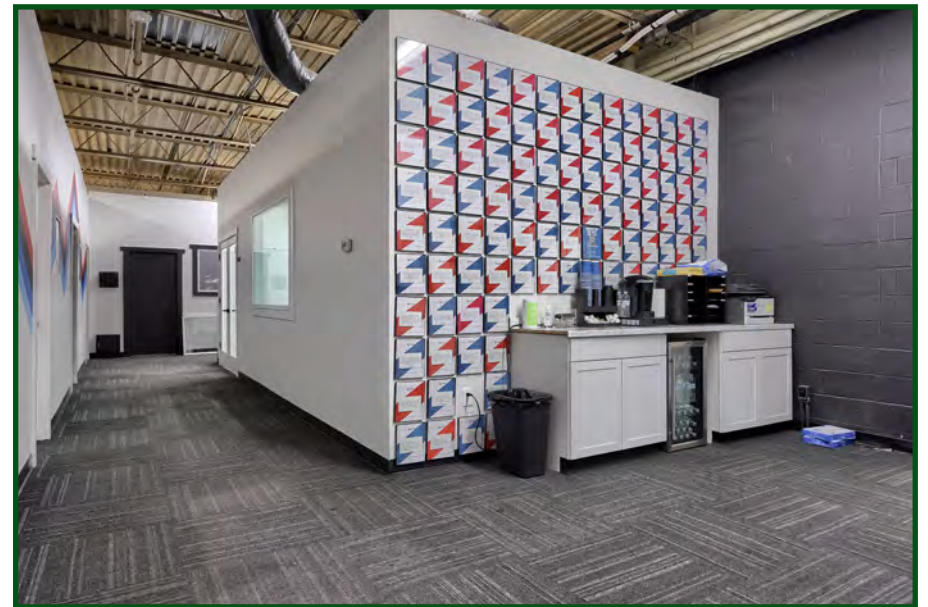
PHOTOGRAPHS



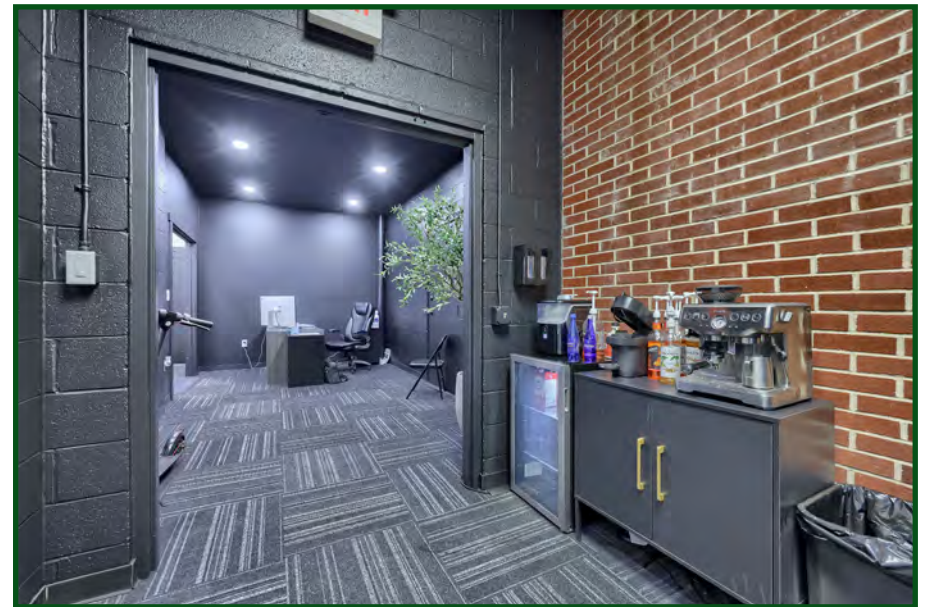
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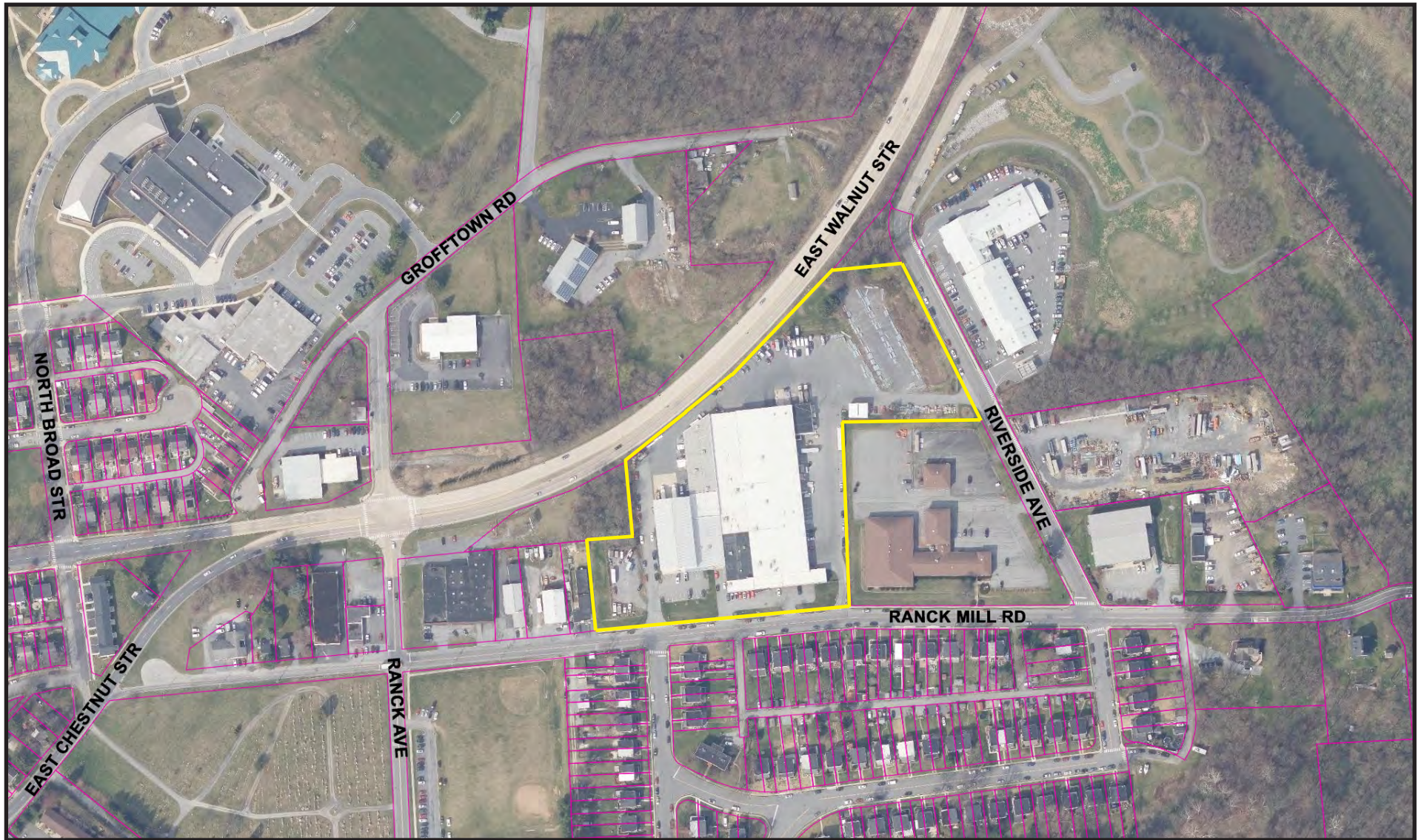
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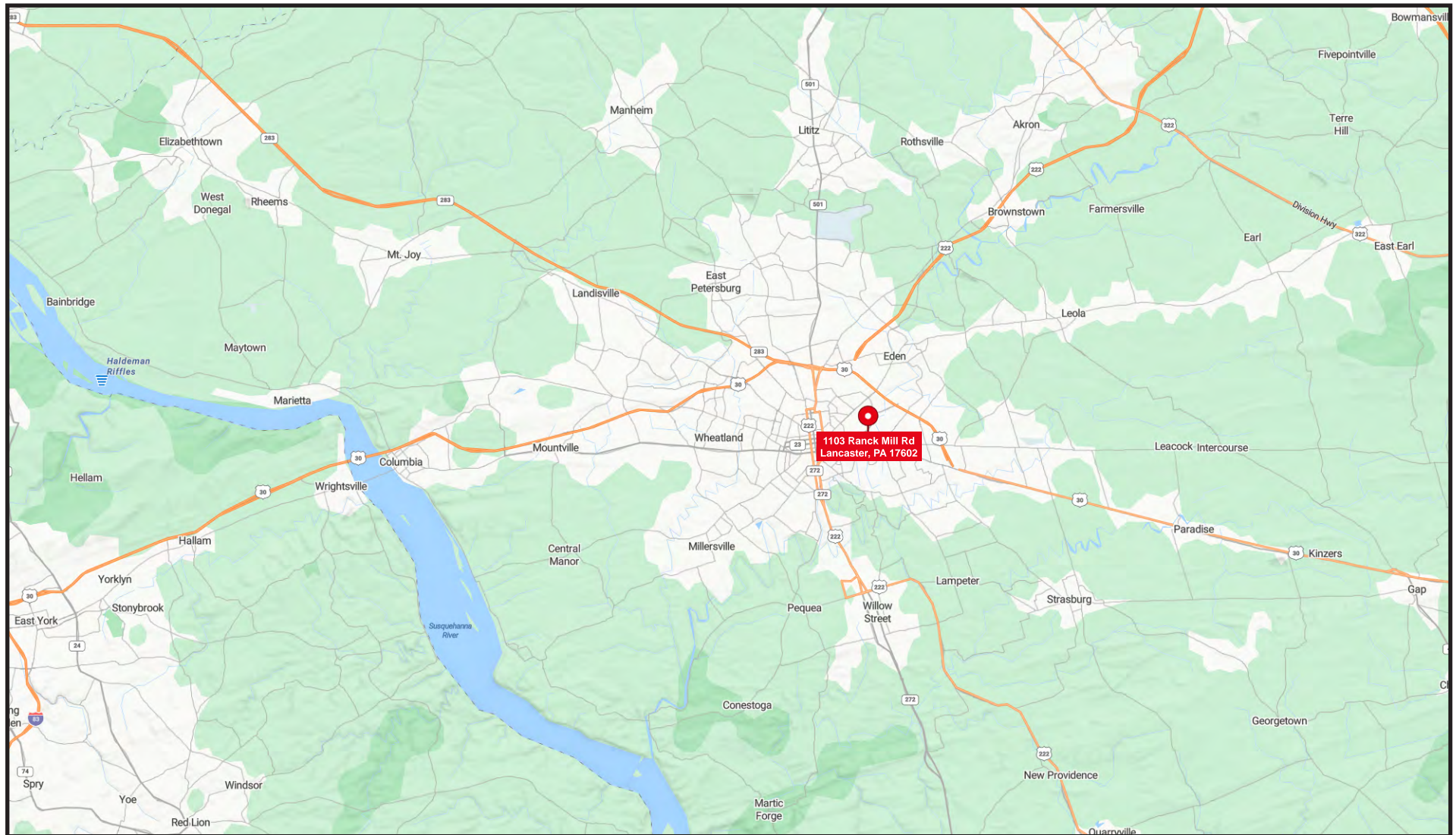
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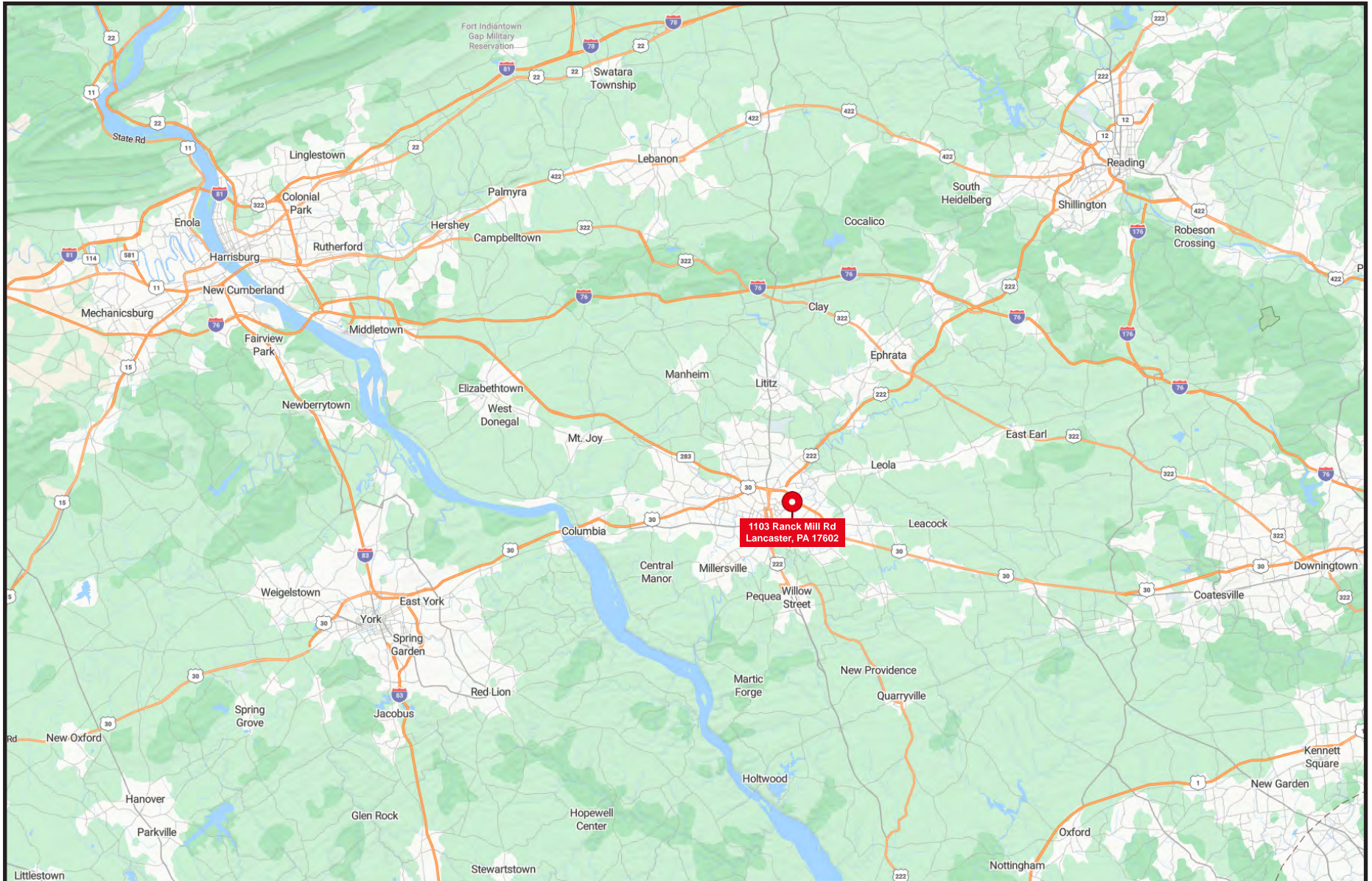
TAX MAP



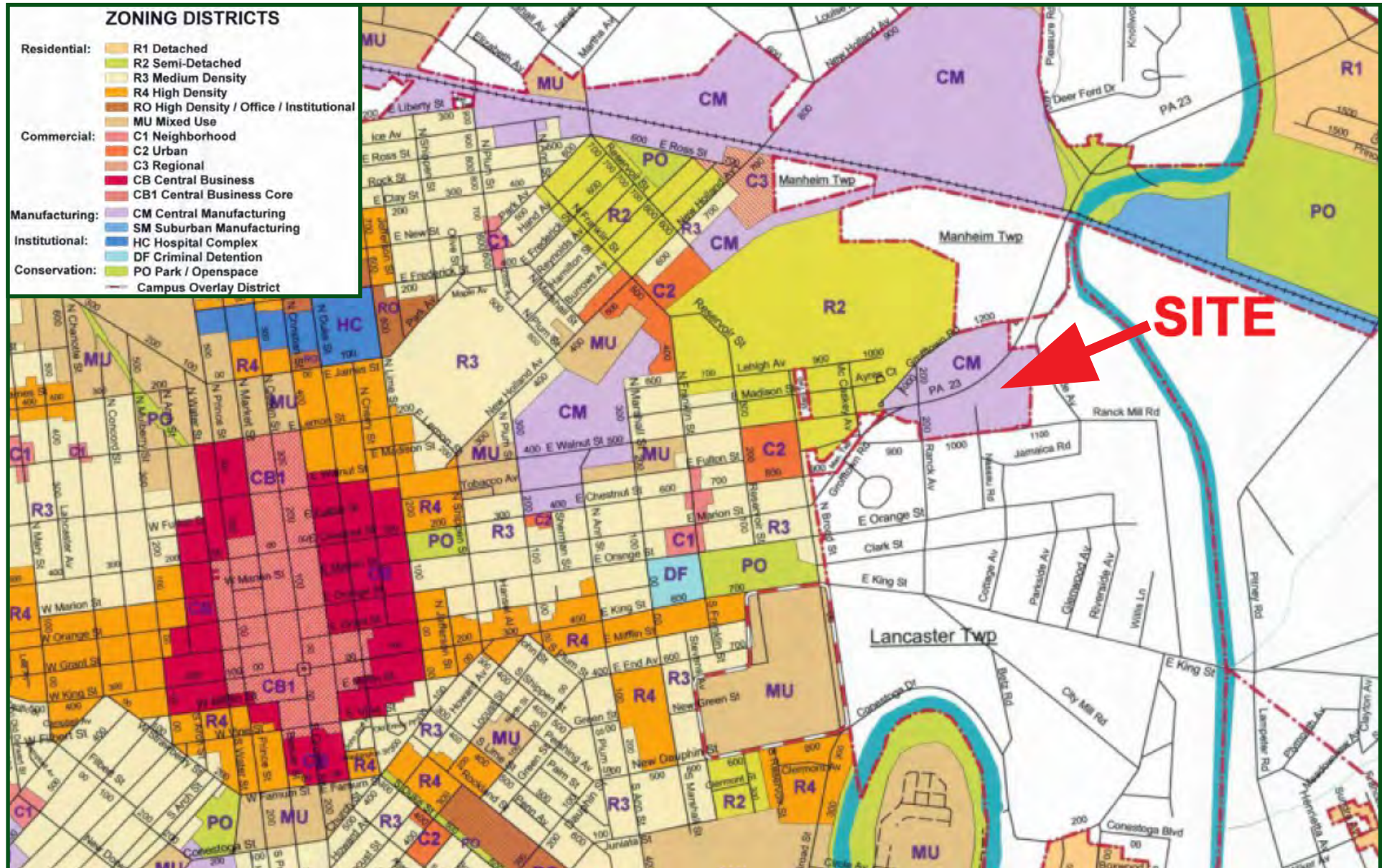
LOCAL MAP



REGIONAL MAP



ZONING MAP



ZONING MAP

ZONING

Commercial—Services

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

ZONING MAP

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with a minimum building size of 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

300 Attachment 2:10

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ZONING MAP

ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Homestay(9)			X	X	X	X	X	X	X	X				
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
(d) New construction with a minimum building size of 20,000 square feet of floor area												X		
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S			S	S	S	S	S	S
Parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	S	S	S	S	S	S	S	S
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X			
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Short-term rental(8)					X	X	X	X	X	X				
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

NOTES:

- (1) An auto repair use shall meet the following additional requirements:
 - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
 - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;

ZONING MAP

ZONING

- (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
- (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial-service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two or more public streets) or in existing lawful commercial spaces. For uses permitted by right in the R3 and R4 Districts, the hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. Hours of operation prior to 8:00 a.m. or after 9:00 p.m. require special exception approval by the Zoning Hearing Board.
- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00 a.m. to 12:00 midnight. Additional hours may be approved by special exception if the applicant proves to the Zoning Hearing Board that such hours will be compatible with adjacent dwellings. An exterior sign for a day care home shall not exceed eight inches by 24 inches or 1.3 square feet.
- (6) A special exception shall be approved or certificate of zoning compliance granted for parking facilities in accordance with § 300-44B, Parking in Historic Resource Overlay District, of this chapter.
- (7) A special exception shall be approved or a certificate of zoning compliance granted for self-service laundries, conditioned on City approval of water and sewer capacity for proposed new or expanded laundries.
- (8) (a) The dwelling must be registered with the City of Lancaster as a rental unit, with inspection of the property by a City Housing Inspector prior to registration approval.
 - (b) A property manager must be identified, and the name and contact information shall be provided to the City's Housing Unit.
 - (c) The maximum length of stay per registered party shall be 30 consecutive days.
 - (d) The entire dwelling shall be rented in the name of one individual, who represents the entire family or group renting the dwelling during the reserved time period.
 - (e) The number of guests in one party shall not exceed two adults per bedroom.
 - (f) No exterior or interior sign intended to be seen by the public shall be permitted.
 - (g) The dwelling unit must qualify as a single-family home or apartment, as defined in Chapter 300, Article XVII, Definitions, of this chapter.
- (9) (a) The homeowner shall serve as the sole property manager and provide contact information to the City's Housing Unit.
 - (b) The property owner must be residing in the dwelling unit for the duration of the rental.
 - (c) The maximum length of stay per registered party shall not exceed 30 consecutive days.
 - (d) The number of guests in one party shall not exceed two adults per bedroom.
 - (e) No exterior or interior sign intended to be seen by the public shall be permitted.
 - (f) Guests must have use of a bathroom and kitchen for the duration of the rental.
 - (g) Structures with only two bedrooms may only dedicate one bedroom as a homestay.

ZONING MAP

ZONING

Institutional

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Ambulance service						X		X	X	X	X	X	X	X	X
Church, synagogue, mosque, temple or similar place of worship(1)			S	S		S	S	S		S	X				
College or university(2)		S				S	S	S			S	(3)			
Community rehabilitation facility or halfway house(4)					S					S					S
Criminal/juvenile detention facility														X	
District magistrates				S	S	S	X	X	X	X	X	(3)			
Fire or police station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Government facilities															
(a) City of Lancaster			X	X	X	X	X	X	X	X	X	X	X	X	X
(b) Federal, state, county						S	X	X			X	X		X	
Group care facility(5)					S										S
Group home(6)	X	X	X	X	X	X	X	X	X	X	X	X			
Homeless shelter(7)					S					S					S
Hospital(8)															X
Membership club, lodge or similar organization(9)						S	S	X	S	S	X	(3)			
Nursing home, personal care center, assisted living center, hospice or similar health care facility		S	S	S	S	S		S							X
Schools															
(a) Elementary and secondary		S	S	S	S	X	X	X			X	(3)			
(b) Business, trade, art school or other educational facility		S	S	S	S	X	X	X		X	X	(3)			X
Shelter for abused persons(10)				S	S	S				S					S

ZONING MAP

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Social service agency(9)															
(a) Up to 1,200 square feet of floor area			S	S					S						
(b) Without restriction					X	S	X	X		X	X	(3)			X
Special hospital						S					X				
Supportive housing or transitional housing(11)					S	S									
Temporary shelter(12)					X	X		X	X	X	X	X			

NOTES:

- (1) A special exception shall be approved for a church, synagogue, mosque, or temple or other place of worship only if the following conditions are met:
 - a. In all districts, a church or other place of worship that occupies a portion of a building in which a residential unit is located or that is located in a building less than 10 feet from a structure containing a residential unit shall be soundproofed so as to prevent sound greater than a level of 40 decibels at all audible frequency ranges of all sound sources from being received by an adjoining or neighboring residential unit;
 - b. No exterior loudspeakers shall be used to broadcast music or human voices, except that church bells, chimes or other religious summons or holiday music shall be permitted;
 - c. If the building is located in the Historic Resource Overlay District and the proposed place of worship will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the historic preservation specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior's standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood;
 - d. The minimum lot area for a new place of worship in the R3 or R4 District shall be 10,000 square feet; and
 - e. In the CB1 and CB Districts, such use shall not occupy the street level of a building.
- (2) See also the CO Campus Overlay District regulations, which provide an alternative set of standards for college uses within the boundaries of that district: § 300-19, CO Campus Overlay District – permitted uses; § 300-21, CO Campus Overlay District – dimensional requirements; and § 300-54M, Signs permitted in the CO Campus Overlay District.
- (3) Certain institutional uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) A special exception shall be approved for a community rehabilitation facility or halfway house only if the following conditions are met:
 - a. The applicant shall indicate the nature of the clients to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the facility is licensed by an applicable county, state or federal program. The facility shall notify the City, in writing, within 14 days if there is a change in the type of clients or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. If the facility is a temporary residence for the clients, the maximum number of clients shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster;

ZONING MAP

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- d. The facility shall have twenty-four-hour on-site supervision by professionals trained to supervise the types of clients to be served by the facility;
- e. If a facility will house persons presenting a potential physical threat to the safety of nonresidents, the facility operator shall provide evidence that sufficient staffing and other security measures will be provided;
- f. The facility shall be located a minimum of 1,000 linear feet from any other such existing/approved facility; and
- g. If the facility is within a residential district, the building shall be maintained and/or constructed to ensure that it is similar in appearance, condition and character to the other residential structures in the area, and only a sign as provided for in Article IX shall be permitted.
- (5) A special exception shall be approved for a group care facility only if the following conditions are met:
 - a. The applicant shall indicate the nature of the residents to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the group care facility is licensed by an applicable county, state or federal agency. The group care facility shall notify the City, in writing, within 14 days if there is a change in the type of residents or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
 - d. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (6) A certificate of zoning compliance shall be issued for a group home only if the following conditions are met:
 - a. The group home shall be occupied by individuals with disabilities, as defined and protected by the Federal Fair Housing Act, as amended, who shall live together primarily for purposes relating to their disabilities as the functional equivalent of a family in a shared living arrangement;
 - b. No more than six people, including caregivers, shall occupy the home, and the residents shall function as a common household, except that a higher number may be approved by the Zoning Hearing Board under § 300-68H;
 - c. The home shall be licensed by the appropriate county, commonwealth or federal agency; and
 - d. In the MU, CB1, CB, C1, C2, and CM Districts, group homes shall be permitted only in existing buildings; no new construction of a group home shall be permitted.
 - e. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (7) A special exception shall be approved for a homeless shelter only if the following conditions are met:
 - a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The maximum number of residents shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (8) All development, including expansion, in the HC District shall comply with provisions of Article VII, Supplementary District Regulations, § 300-38, Hospital Complex District.
- (9) In the CB1 District, this use shall not be permitted on the street level of a building.
- (10) A special exception shall be approved for a shelter for abused persons only if the following conditions are met.

ZONING MAP

LANCASTER CODE

- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The applicant shall prove to the satisfaction of the Zoning Hearing Board that there will be sufficient security measures to provide adequate protection to the residents; and
 - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (11) A special exception shall be approved for a supportive or transitional housing facility only if the following conditions are met:
- a. No more than two residents shall occupy each bedroom.
 - b. On-site supervision shall be provided 24 hours per day, seven days per week.
 - c. No overnight guests shall be permitted.
 - d. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building and/or Housing Code enforcement staff, Health Officer and Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use.
 - e. The maximum length of occupancy shall be two years.
 - f. No more than one sign identifying the facility is permitted, and the sign shall not exceed eight inches by 24 inches or 1.3 square feet and shall not be internally illuminated.
- (12) A certificate of zoning compliance for a temporary shelter shall be issued only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The temporary shelter shall be approved for a maximum time period of two years and shall require another special exception approval every two years. Upon applying for renewal, the applicant shall provide evidence of need for the continuation of the use.

ZONING MAP

ZONING

Manufacturing and Industrial(1)

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	MU	CB1	CB	C3	CM	SM
Animal and vegetable products						
(a) Microbrewery/brew pub, microdistillery	S	S	S	S	S	S
(b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy	S				S	S
(c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products					S	X
(d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b)	S			S	X	X
Chemicals and synthetics						
(a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations	S				S	S
(b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations	S				S	S
(c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b)	S				S	S
Electroplating, polishing, finishing, and other treatment of metals and formed products	S				S	X
Fabricated metal products manufacture or processing	S				X	X
Instruments, appliances and miscellaneous goods manufacture	S				X	X
Leather and fur product manufacturing					S	S
Lumber and wood products, manufacturing or processing	S				X	X
Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles	S				S	X
Paper and paperboard products						
(a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board						S
(b) Processing and packaging of paper and paperboard products other than listed in (a)	S				X	X
Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products						S
Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals						S

ZONING MAP

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Use	MU	CB1	CB	C3	CM	SM
Printing or binding at an industrial scale	S			S	X	X
Recycling						
(a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials	S		S	X	X	X
(b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed					X	X
(c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts						S
Rubber, synthetic products and miscellaneous plastics						
(a) Reclaiming of rubber						S
(b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products	S				S	X
Stone, clay and glass products manufacturing or processing	S				S	X
Textiles and apparel manufacturing or processing	S				X	X
Weaponry, small arms, artillery, ammunition, and related products manufacturing	S				S	S
Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials	S			X	X	X

NOTES:

- (1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:
- The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
 - The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
 - The hours of operation shall be compatible with adjacent uses;
 - All refuse areas shall be screened from view; and
 - All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.