

FOR LEASE

598 Millwood Road, Willow Street
Pequea Township

Warehouse / Manufacturing
±9,900 SF
Industrial Zoning



Features

- New construction - ready for delivery January 2021
- Join CCS Building Group in their new headquarters near Willow Street
- ±9,900 SF Warehouse/manufacturing space plus potential ±2,064 SF mezzanine office space
- Concrete slab not poured - allows for your custom interior layout!
- Easy access via Route 272/Willow Street Pike south to southern Lancaster County and northern Maryland



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

For additional information or to schedule a tour, please contact us!

Rich Wolman, CCIM
Cell: (717) 471-4747
Rich@Compass-PA.com

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com

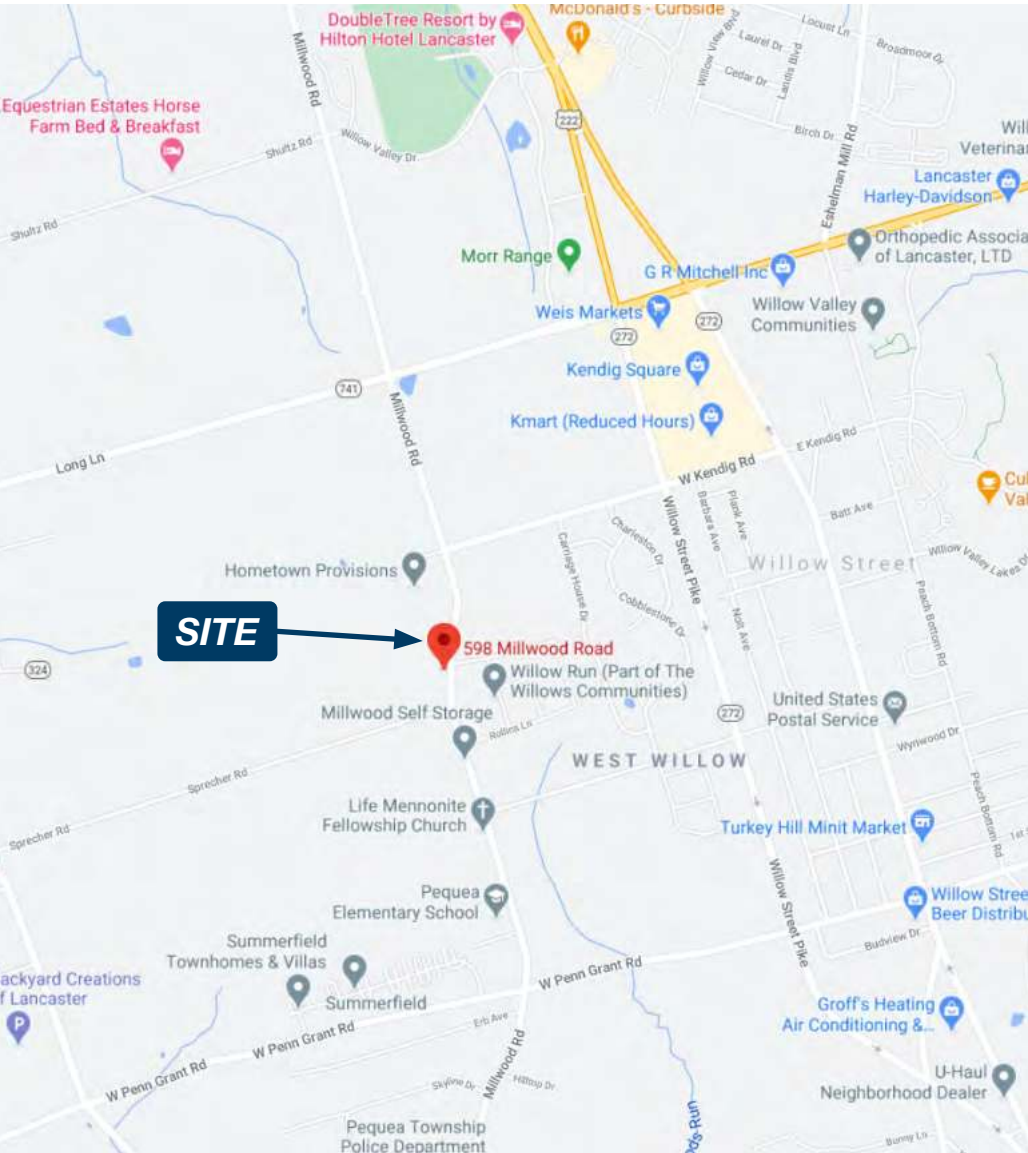


598 Millwood Road

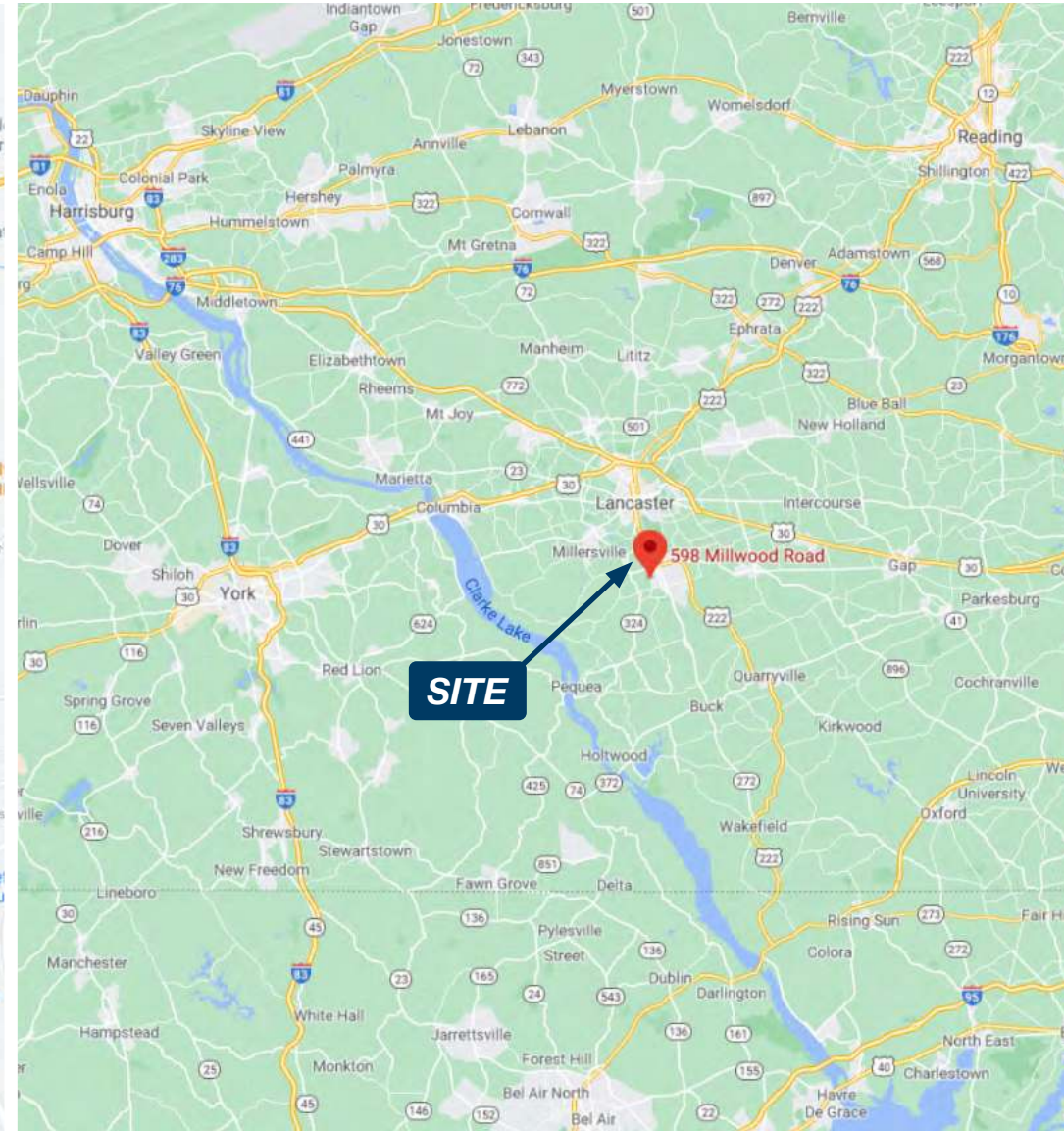
Pequea Township

Location

LOCAL



REGIONAL



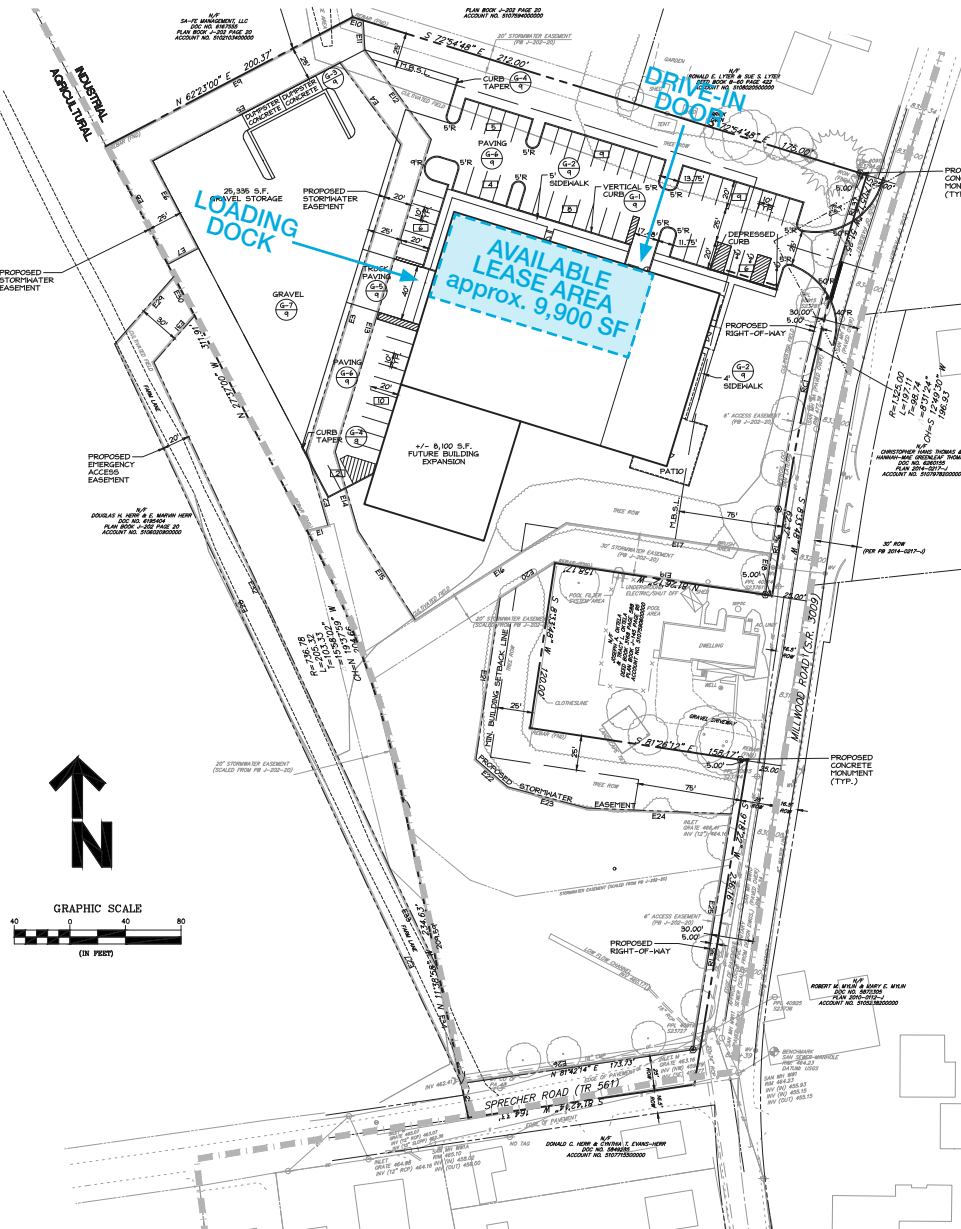
320 Granite Run Drive, Suite 305
Lancaster, PA 17601
717-431-8300 | www.Compass-PA.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

598 Millwood Road

Pequea Township

Site Data



Address:	598 Millwood Rd, Willow Street, PA 17584
County:	Lancaster County
Municipality:	Pequea Township
Tax Parcel ID:	510-62702-0-0000
Site Size:	5.10 acres
Zoning:	(I) Industrial
Potential Uses:	Warehouse, manufacturing and flex
Access:	Millwood Road
Parking:	59 spaces on site
Utilities	
Water:	City of Lancaster
Sewer:	Suburban Lancaster Sewer Authority
Natural Gas:	UGI
Electric:	PP&L
Cable/Data:	Comcast

Delivery: January, 2021. The concrete slab is not yet poured so the space can be custom-finished to your specifications (for example, you can add finished office area, restrooms, kitchen/break room, conference room, etc.). Electric will be sub-metered.

Pricing: \$5.95/SF NNN (initially estimated @ \$1.66/SF plus electric)



320 Granite Run Drive, Suite 305
 Lancaster, PA 17601
 717-431-8300 | www.Compass-PA.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

598 Millwood Road Pequea Township

Building Data

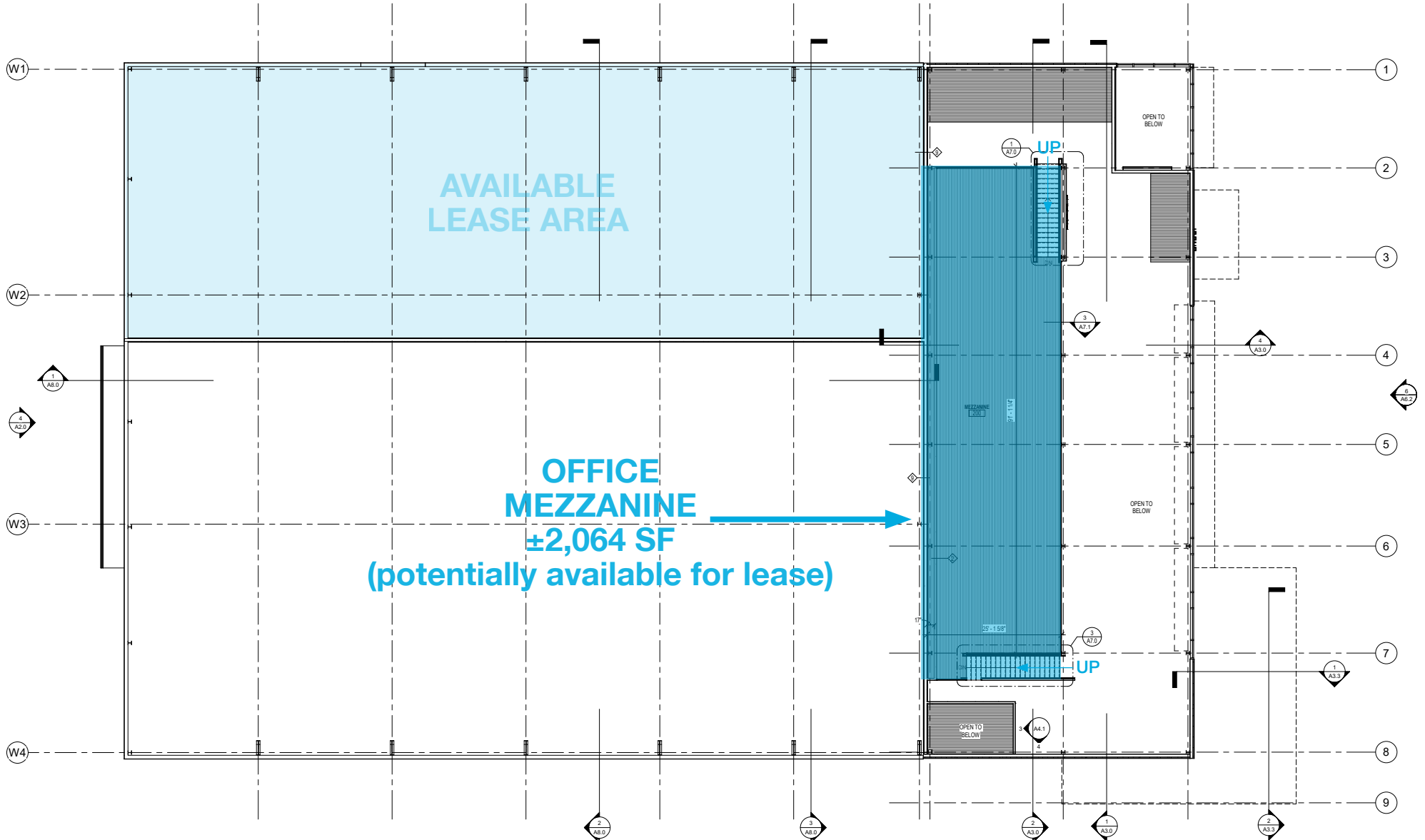


Total Building Size:	25,969 SF
Available Warehouse SF:	±9,900 SF (approx. 150'x66')
Available Office SF:	2,064 SF (mezzanine in adjacent space potentially available)
Floor Levels:	One (1)
Construction Type:	Pre-engineered steel
Demising Walls:	3-Hr fire rated cmu wall
Exterior Walls:	Painted (26-gauge) corrugated steel with R25 insulation
Roof:	Galvalume (24-gauge) standing seam with R43 insulation
Ceiling Height:	15'-5" at eave; 17'-10" at peak
Column Spacing:	Clear-span
Floor Type:	5" thick (3,500 psi) reinforced concrete with 10 gauge WWF, cure n' seal
HVAC:	
Warehouse:	Gas-fired industrial heating rotation units and wall-mounted exhaust fans and intake louver
Office:	N/A
Electric:	120/208v, 3-phase, 100-amp
Lighting:	LED lighting (with motion sensors)
Sprinklers:	N/A
Security	Exterior doors will be pre-wired for security system
Entrance:	Insulated door with automatic closers, standard, locking hardware and accent wood trim facade
Restrooms:	Optional: private restrooms within the Premises
Loading Dock:	(1) 10'x10' insulated door with mechanical levelers, bumpers and seals (manual operation)
Drive-In Door:	(1) 10'x10' insulated door (automatic operation)
Man Door:	(2) 3'x 7' insulated flush hollow metal door with closer and electronic strike



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
717-431-8300 | www.Compass-PA.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



ARTICLE 10 INDUSTRIAL DISTRICT

Section 1001. Purpose.

To continue industrial use of the areas currently zoned for this purpose, and to allow expansion of industrial uses in those areas which usually do not contain prime farm soils and soils of state-wide importance; are not located in proximity to current or future planned residential areas; and to areas which are or will be serviced with roads appropriate to handle industrial traffic. It is further intended that approved industrial operations will be compatible with surrounding land uses.

Section 1002. Permitted Uses.

Land and buildings in the Industrial District shall be used for the following purposes:

1. Agriculture, horticulture, and forestry-related uses, including timber harvesting.
2. Business offices associated with the industrial use of the tract.
3. Municipal Uses and Services.
4. Laboratories for scientific or industrial research and development.
5. Heavy equipment sales, service or repair in compliance with Section 1502.13.
6. Assembling, manufacturing or processing of materials and goods
7. Printing, publishing, lithographing, binding and similar processes
8. Contractor's Offices and Associated Accessory Warehousing of Products and Storage of Contractor Equipment.
9. Communications antennas and equipment (Co-Locate) in compliance with Section 1502.11.

Section 1003. Special Exceptions.

The following uses may be permitted by the Zoning Hearing Board by special exception in accordance with Article 15.

1. Sawmills in compliance with Section 1502.39.
2. Heliport and Helistops in compliance with Section 1502.27
3. Warehousing, wholesaling, and wholesale office and showroom in compliance with Section 1502.40.
4. Truck, bus or motor freight terminal in compliance with Section 1502.41.
5. Agricultural support businesses
6. Communications Towers and equipment in compliance with Section 1502.19.
7. Billboards in compliance with Section 1406 Article 14.
8. Adult related facilities in compliance with Section 1502.42.

Section 1004. Specific Performance Standards.

All uses proposed within Pequea Township shall operate in compliance with applicable State and federal regulations, as they are periodically amended. The following lists known governmental regulations associated with various land use impacts. This list in no way excludes or limits Federal or State jurisdiction over uses within the Township, but is merely provided for information to applicants and landowners.

1. Air Pollution, Airborne Emissions and Odor: "Rules and Regulations" of the Pennsylvania Department of Environmental Protection;
2. Water Pollution: The Clean Streams Law, June 22, 1937 P.L. 1987, 35 P.S. 691.1, as amended;
3. Glare and Heat: "Rules and Regulations" of the Pennsylvania Department of Environmental Protection; and,
4. Handicap Access: The latest version of the Americans with Disabilities Act.

Section 1005. Area, Height and Bulk Regulations.

- A) Lot Area. The minimum lot size shall be one (1) acre except with regard to truck and bus terminals, including truck and bus parking and related service and repair areas and uses, in which case the minimum lot size shall be five (5) acres.
- B) Lot Coverage. Total impervious surface shall not exceed sixty-five (65%) percent.
 - 1) The maximum area of the lot covered by buildings shall be fifty (50%) percent of the lot.
 - 2) The maximum paved area shall be fifty (50%) percent of the lot.
 - 3) Minimum landscape area shall be at least thirty-five (35%) percent of the lot and shall not be used for outdoor storage.
- C) Lot Width. The minimum lot width shall be one hundred and fifty (150) feet
- D) Front Yard –
 1. One hundred (100') feet from the center of an Urban Principal Arterial Road as defined in Section 1402.
 2. Eighty (80') feet from the center of a Rural Minor Arterial or a Rural Major Collector Road as defined in Section 1402.
 3. Sixty (60') feet from the center of a Rural Minor Collector Road as defined in Section 1402.
 4. Fifty (50') feet from the center of a Local Access Road as defined in Section 1402.
- E) Side and Rear Yard. The minimum side and rear yard setbacks shall be twenty-five (25) feet on any side, provided that where the lot borders on a residential district or residential use in any district, the minimum shall be one hundred (100) feet.
- F) Height Regulations. The maximum height shall be thirty-five (35) feet except as provided in.

Section 1006. Waste Products and Outdoor Storage.

Outdoor storage is permitted provided it complies with all setbacks specifically imposed on this district and follows all landscape guidelines and performance standards. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened and set back a minimum of fifty (50) feet from any adjoining residentially used or zoned properties. All waste receptacles shall be completely enclosed.

Section 1007. Landscaping.

Landscaping shall be provided in accordance with the requirements contained in Section 1405.