

FOR LEASE

202 West James Street
City of Lancaster

Flex Space
± 3,900 SF
Zoned Mixed Use



FEATURES

- Multi-tenant building at a prime location in Lancaster City
- Single story section located on the south side of the building (N. Water Street) and currently a garage/shop - space is available to be finished and occupied
- Mixed use zoning supports a wide variety of uses
- Asking lease rate is \$7/SF modified gross “as-is”. Landlord is willing to make improvements to the warehouse space for well qualified tenants. The lease rate for the improved space shall be determined based on the level of improvements



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

202 West James St

City of Lancaster

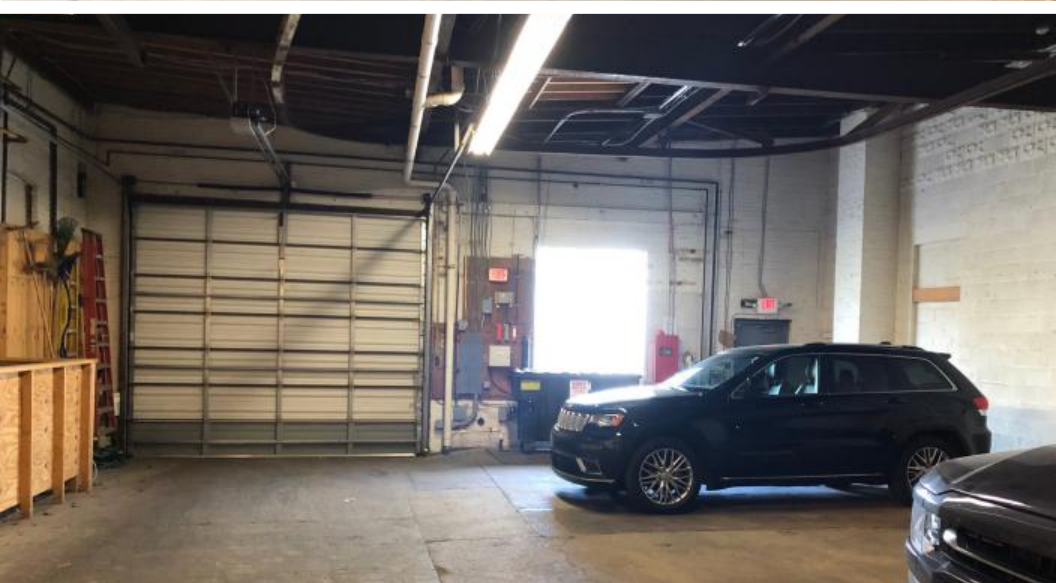
Site Data

Address: 202 W James St, Lancaster, PA 17603
Municipality: Lancaster City, Lancaster County
Tax Parcel ID: 339-62276-0-0000
Zoning: (MU) Mixed Use
Access: Via North Water Street
Parking: On-street

Pricing: \$7/SF modified gross "as-is". Landlord is willing to make improvements to the warehouse space for well-qualified tenants. The lease rate for the improved space shall be determined based on the level of improvements

Leaseable Area: ± 3,900 SF
Construction Type: Masonry
Year Built: 1920
Water/Sewer: Public
Ceiling Height: Approx. 15'
Loading: (1) 10'x12' Grade-level door
Roof: EPDM
HVAC: (2) Gas Unit Heaters, no A/C
Power: 200 Amp
Sprinklers: None; Fire alarm only





202 West James St

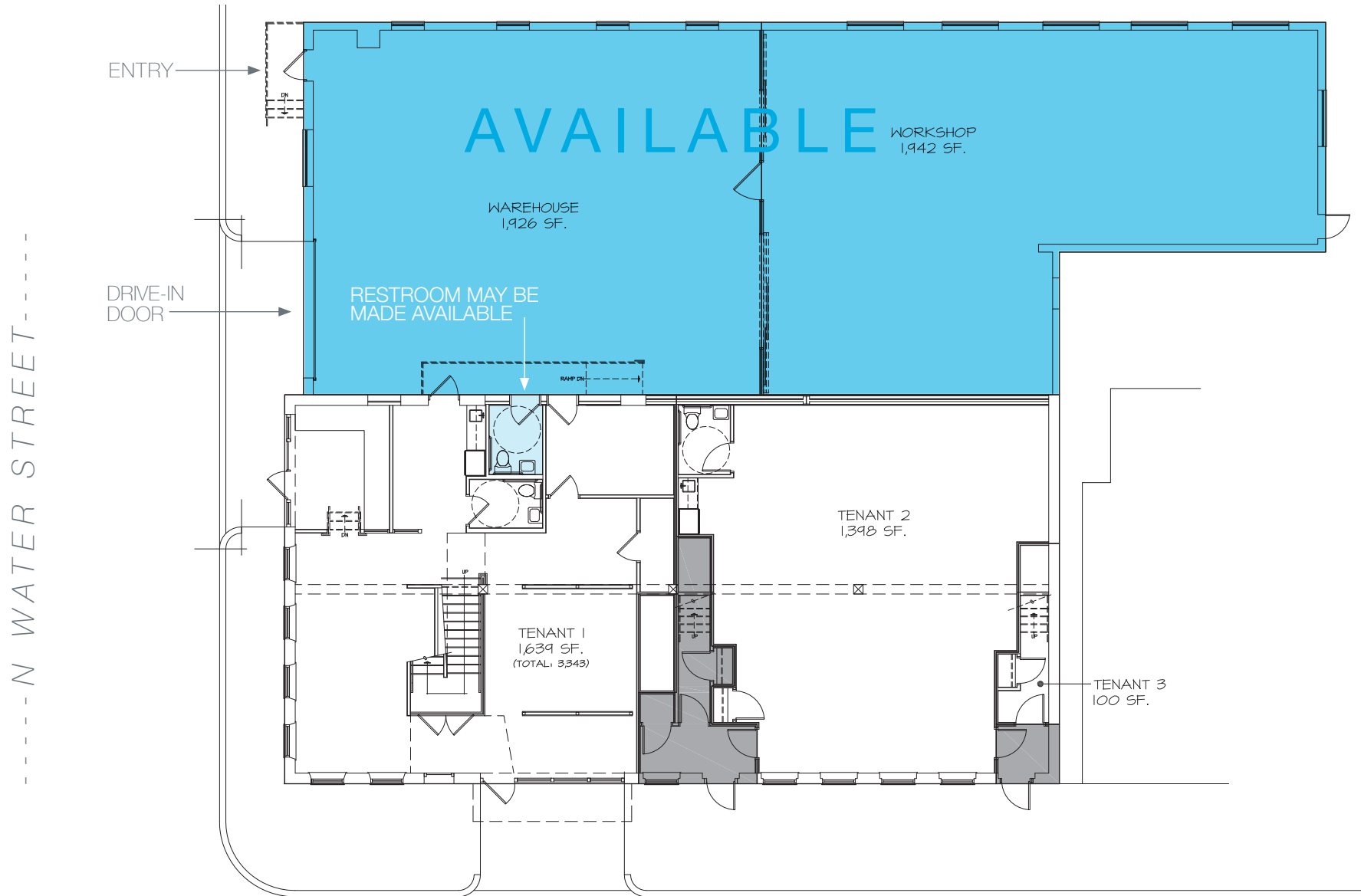
City of Lancaster

Location

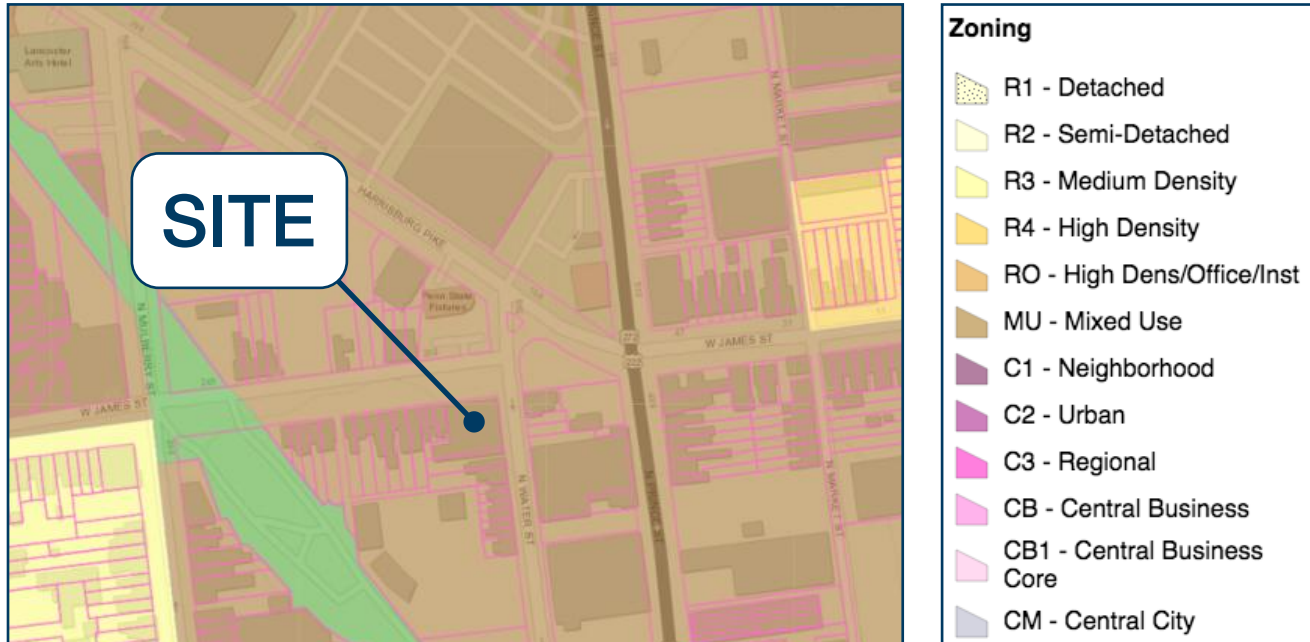


320 Granite Run Drive, Suite 305
Lancaster, PA 17601
717-431-8300 | www.Compass-PA.com

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.



PLEASE FIELD VERIFY ALL DIMENSIONS



MU District (Mixed Use).

The MU District includes areas of the City characterized by residential uses in close proximity to nonresidential uses, including historic warehouses and manufacturing facilities, many of which have been vacated by the original industries. In addition, the MU District includes undeveloped land where new mixed-use residential and nonresidential development with traditional neighborhood character is recommended. A variety of residential, commercial, cultural, light industrial and other miscellaneous uses are permitted in order to encourage the reuse of former manufacturing structures and undeveloped land. This is the only zoning district which permits both dwellings and a variety of manufacturing uses to coexist. However, since the MU District is considered primarily as a high-density residential district, all manufacturing uses must meet certain conditions and receive special exception approval.

*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information: <https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>

