

FOR LEASE

55 DOE RUN RD, MANHEIM

Flex | Retail | Office
± 6,000 SF & ± 18,592 SF
Zoned Mixed Use



PROPERTY HIGHLIGHTS

- Three building complex located on 7.2 acres with great visibility and access
- Building 1, a 1-story detached commercial (retail/office/warehouse) structure with a gross building area of 18,592 +/- SF
- Building 3, a 1-story detached commercial (warehouse) structure containing 6,000 SF
- Landlord is willing to lease “as-is”, renovate or build to suit for well qualified tenants
- Good regional location with increasing growth trends, on-site utilities and conveniently located close to area amenities

For additional information,
please contact us

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 **COMPASS** real estate, LLC

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.

55 Doe Run Rd Manheim

Site Data



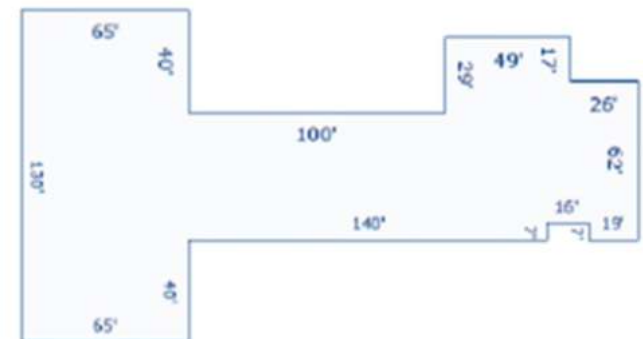
BUILDING 1

Total Leaseable Area: ± 18,592 SF
Year Built: 1947
Water/Sewer: Public
Construction Type: Masonry
Roof: Asphalt Shingle
Loading: (9) Grade-level doors
HVAC: Modine Heating Units
 Central Air Conditioning (Showroom)
 3 phase 800 amp

Power:

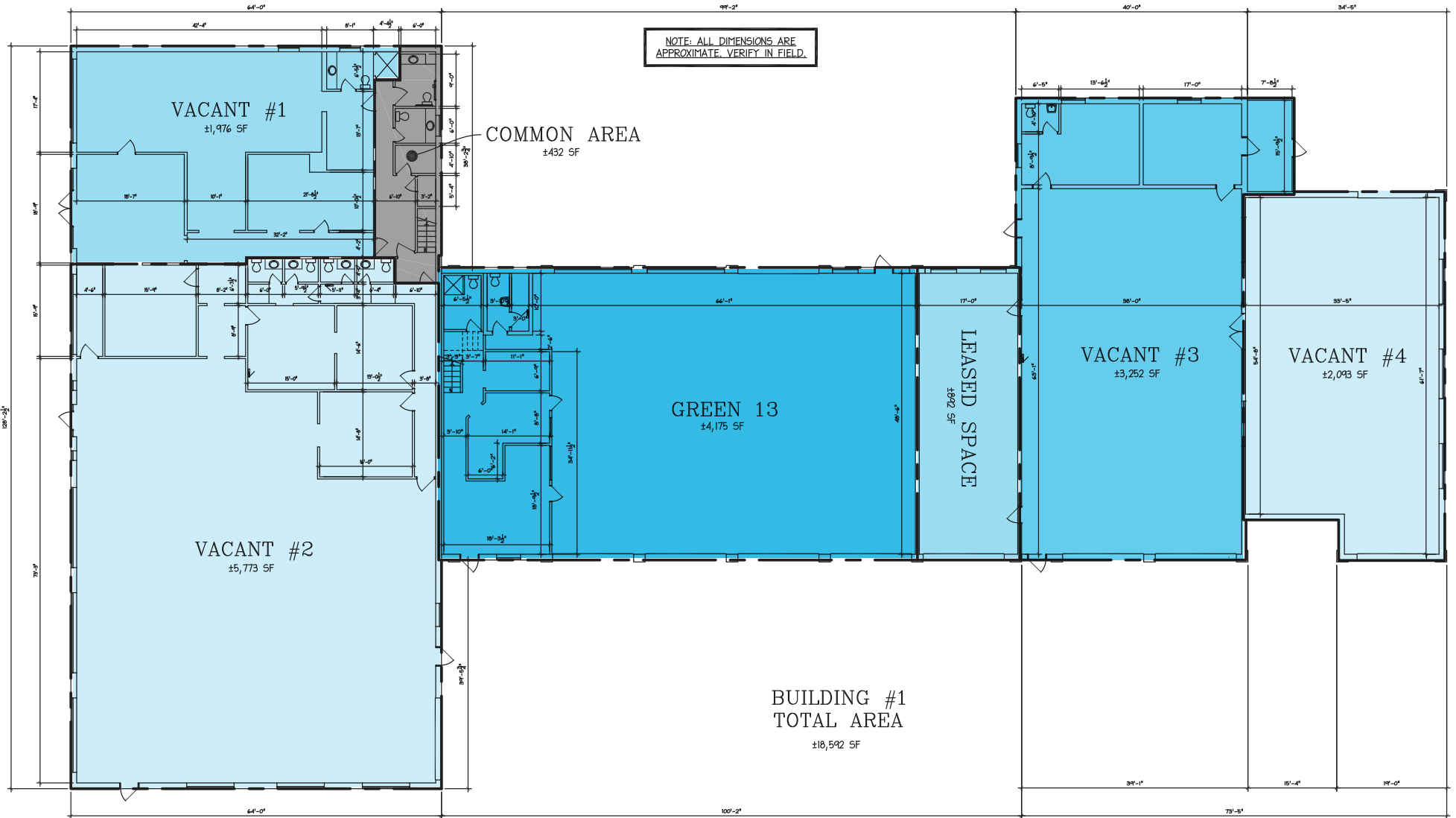
Lease Rates:

Vacant 1	± 1,976 SF	\$13/SF Mod. Gross + Electric
Vacant 2	± 5,773 SF	\$13/SF Mod. Gross + Electric
Vacant 3	± 3,252 SF	\$10.75/SF Mod. Gross + Electric
Vacant 4	± 2,093 SF	\$7/SF Mod. Gross + Electric
Green 13 (short term lease)	± 4,175 SF	\$9.25/SF Mod. Gross + Electric



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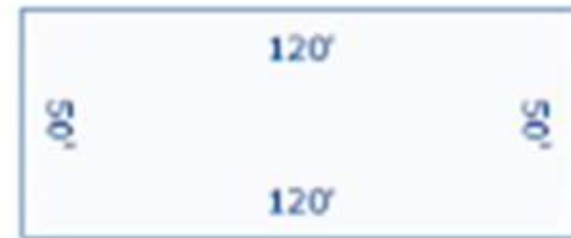


BUILDING 3

Total Leaseable Area:	± 6,000 SF
Year Built:	1959
Water/Sewer:	Public
Construction Type:	Masonry
Roof:	Asphalt Shingle
Loading:	(5) Grade-level doors
HVAC:	Modine Heating Units Central Air Conditioning (Showroom)

Lease Rate:

Vacant 1	± 6,000 SF	\$7/SF Mod. Gross + Electric
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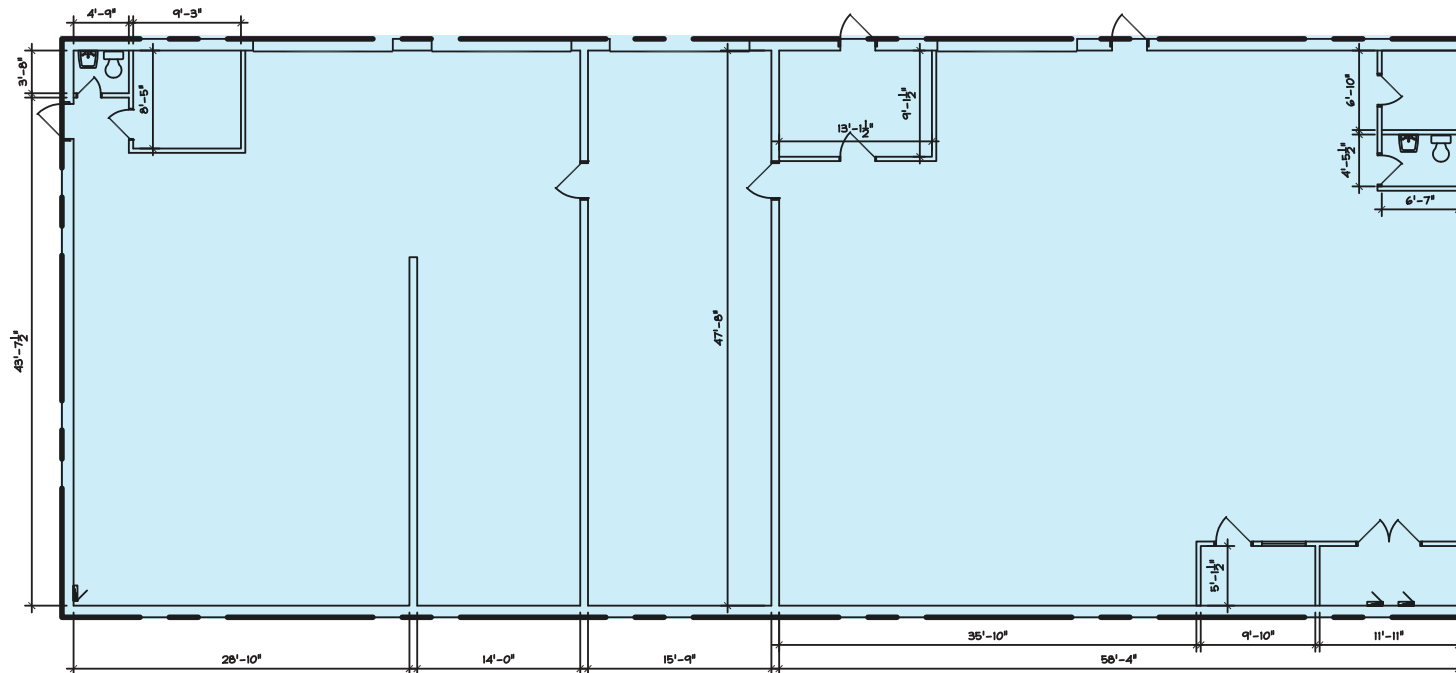
PARKING

Extensive parking and outside storage opportunities available. See Agent for details.

BUILDING #3
TOTAL AREA

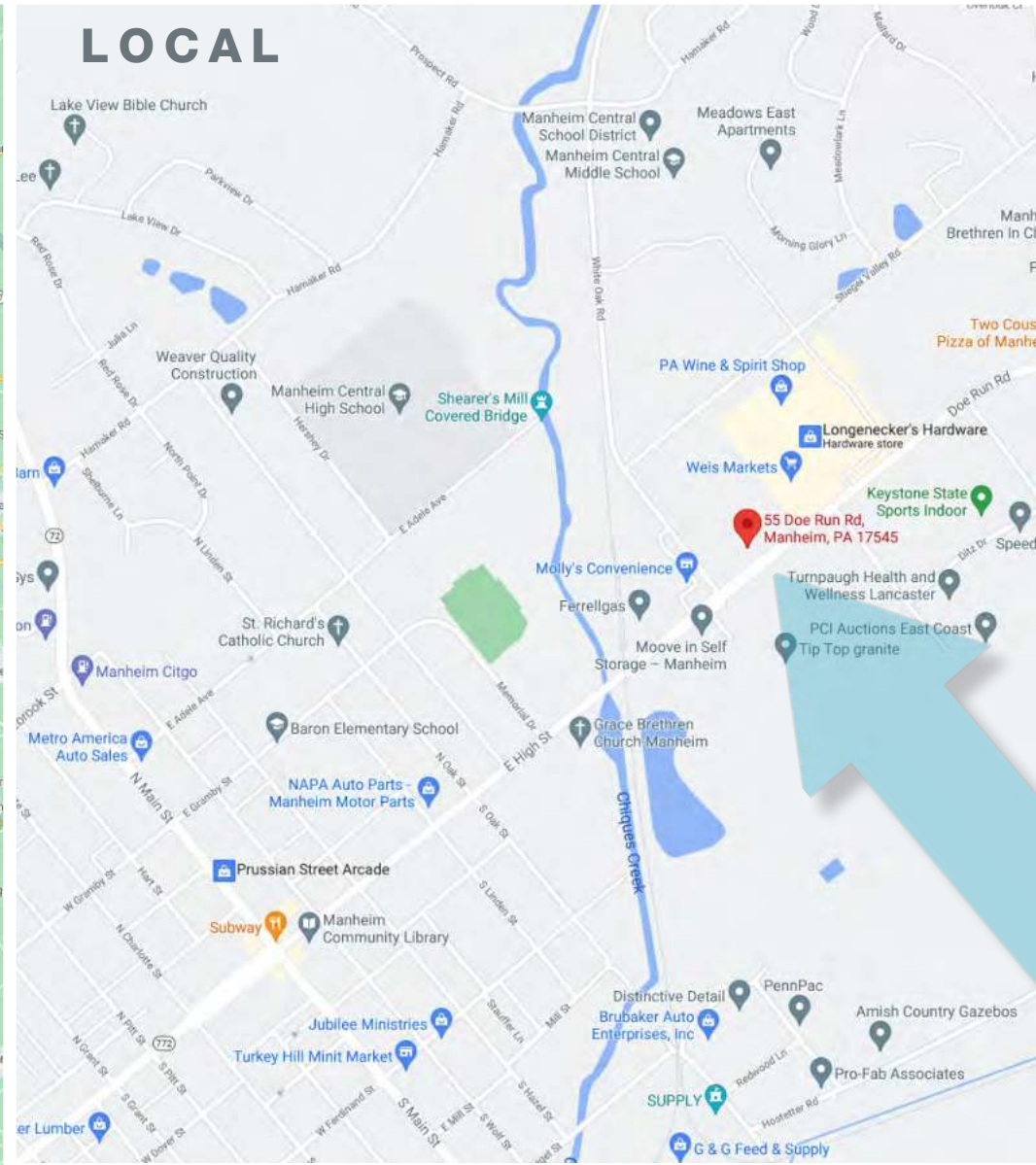
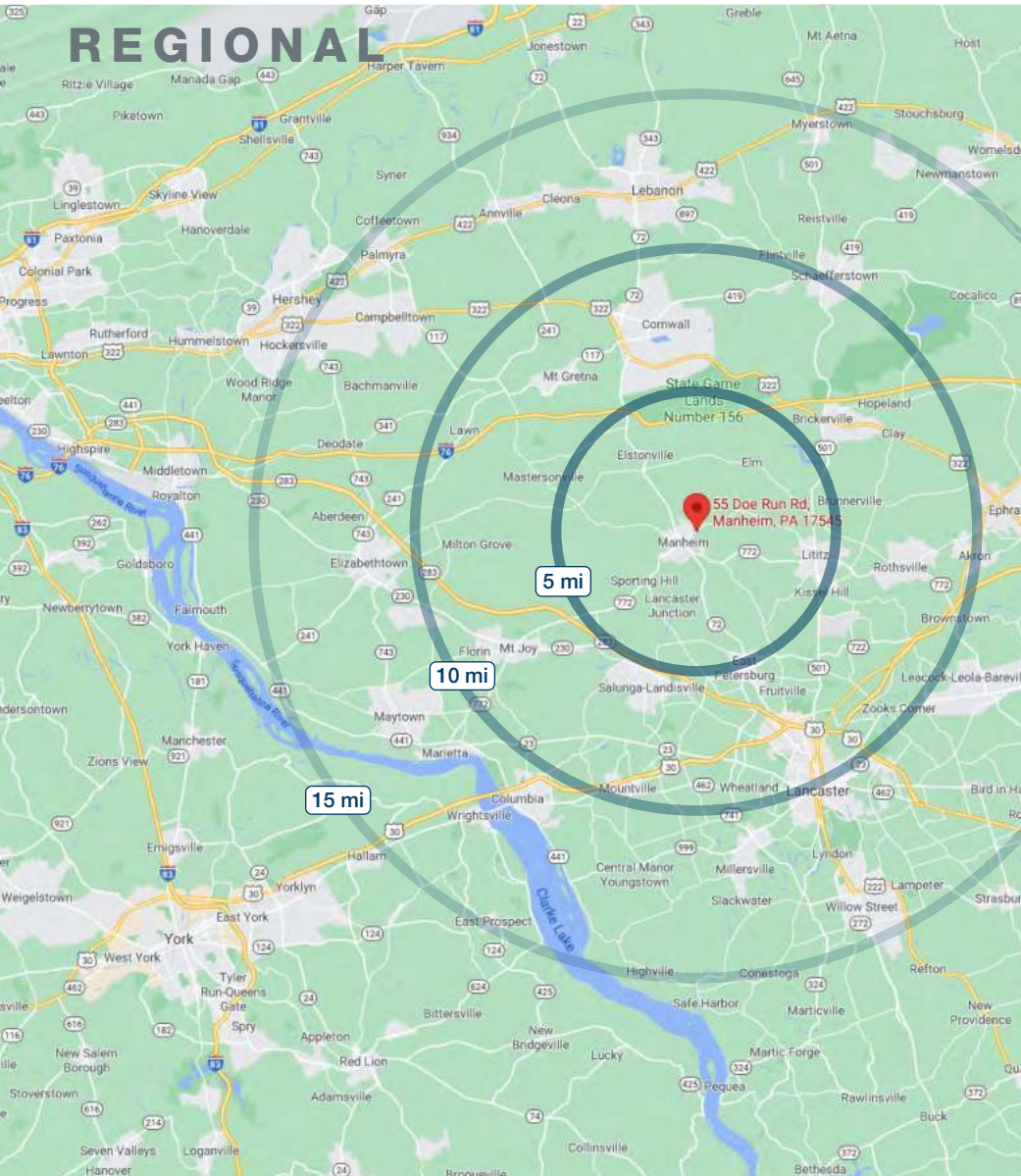
±6,000 SF

NOTE: ALL DIMENSIONS ARE
APPROXIMATE. VERIFY IN FIELD.



55 Doe Run Rd Manheim

Location



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Township of Penn

Table 27-202. Use Table

[Ord. 2011-02, 5/9/2011, § 27-202; as amended by Ord. 2012-03, 4/9/2012, § 2; by Ord. 2012-05, 11/13/2012, § 2; by Ord. 2013-02, 7/22/2013, § 7; by Ord. 2014-03, 4/14/2014, § 6; by Ord. 2014-05, 5/12/2014, §§ 2, 3, 4; by Ord. 2015-07, 11/23/2015, § 2; by Ord. 2017-4, 10/10/2017; by Ord. No. 2019-05, 10/14/2019; and by Ord. No. 2020-02, 2/24/2020]

The following uses are permitted in accordance with the following:

- P = Permitted
- C = Conditional Use
- SE = Special Exception
- TND = Permitted as part of a TND

Uses	Additional Standards § 27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Residential Uses											
Accessory dwelling unit (ADU)	§ 27-426	SE	SE	SE	SE	SE	SE	SE			
Apartment above commercial	§ 27-446				P	P	P	P			
Boardinghouse	§ 27-414					SE	SE				
Cluster development	§ 27-418				C	C					
Home occupations	§ 27-438	SE	SE	SE	SE	SE	SE	SE			
Live-work	§ 27-425				TND	TND	P	TND			
Manor house	§ 27-425					P	P	P			
Mobile home park	§ 27-447			C							
Multifamily	§ 27-425					C	P	P			
Multifamily mixed-use development	§ 27-475							P			
Recreational residence	—	P									

Uses	Additional Standards § 27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Single-family attached/townhouse ^{1, 2}	§ 27-425					P ¹	P	TND			
Single-family detached (<5) ^{1, 2}		P	P	P	P ¹	P ¹	P ¹				
Single-family semidetached ^{1, 2}	§ 27-425					P ¹	P	TND			
Temp farm employee housing	§ 27-462		SE								
TND	§ 27-463				C	C	C	C			
Two-family conversions	§ 27-465				SE	SE					
Commercial Uses											
Adaptive reuse	§ 27-404		C	C	C	C	C	C	C	C	C
Adult-related	§ 27-402							C	C		C
Agriculture		P	P	P	P	P	P	P	P	P	P
Agritourism enterprises	§ 27-474	P	P								
Airport	§ 27-403		C								
Amusement arcades	§ 27-405						SE	SE			
Anaerobic digester, accessory	§ 27-406		P								
Anaerobic digester, principal	§ 27-406		SE								
Auto auction	§ 27-407								C		
Auto/car wash	§ 27-416							SE	C		
Auto court	§ 27-408							C			
Auto filling station	§ 27-409					TND	SE	SE	C		
Auto repair, recon, repair	§ 27-411						SE	SE	SE		
Auto sales	§ 27-411						C	C	C		
Auto storage compound	§ 27-410								C		
Banks and finance institutions					SE	TND	P	P	P		
Bed-and-breakfast	§ 27-412		SE		SE	TND	TND				
Billboards	§ 27-413							SE			
Campgrounds	§ 27-415	C									

Uses	Additional Standards § 27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Clubhouse	§ 27-417	SE	SE				SE	SE			
Commercial livestock operations	§ 27-419		P								
Commercial recreation	§ 27-420				SE	TND	SE	SE			
Communications antennas	§ 27-421	SE	SE			SE	SE	SE	SE		SE
Concentrated animal feeding operations	§ 27-419		SE								
Continuing care retirement community (CCRC)	§ 27-444					SE					
Drive-through facilities	§ 27-423					TND	P	P			P
Dry cleaning	§ 27-424				SE	TND	C	P			
Farm occupation	§ 27-427		SE								
Farmers market	§ 27-430		P		P	TND	SE	P			
Farm-related businesses	§ 27-429		C							P	
Forestry	§ 27-431	P	P	P	P	P	P	P	P	P	P
Funeral home	§ 27-432					TND	SE	P			
Geothermal, accessory	§ 27-302	P	P	P	P	P	P	P	P	P	P
Golf course	§ 27-433	C	C								
Health and fitness clubs	§ 27-434				SE	TND	P	P			
Hotel/motel							P	P			
Kennels, breeding	§ 27-442		SE								
Kennels, boarding	§ 27-442		SE				C	SE			
Laboratories							SE	P			P
Large-scale feed or grain mill	§ 27-428		C								P
Long-term care facility	§ 27-451					SE					
Manure storage, accessory	§ 27-443		P								
Medical/dental services					SE	TND	P	P	C		
Miniwarehouses	§ 27-445				SE			SE			

Uses	Additional Standards § 27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Model homes/development sales office	§ 27-448			P	P	P	P	P			
Mushroom composting	§ 27-459		C								C
Nightclubs/taverns	§ 27-449						TND	SE			
Office					SE	TND	P	P	C		P
Outdoor wood-fired boiler, accessory	§ 27-302	P	P								
Other lawful use (not otherwise specified)	§ 27-450							C			
Parking structure	Part 8					TND	TND		P		
Retail sales/services (<100,000 SF)					SE	TND	P	P	P		
Retail sales/service (100,000 SF+)	§ 27-454						C	C	C		
Restaurant					SE	TND	P	P	P		
Restaurants, fast-food	§ 27-423						SE	P	P		
Roadside stands	§ 27-302		P		SE						
School support facilities	§ 27-473				P	P	P	P			
Shopping centers/planned business center	§ 27-457						P	P	P		
Solar energy systems, accessory	§ 27-458	P	P	P	P	P	P	P	P	P	P
Solar energy systems, principal	§ 27-458		C						C	C	C
Stable, accessory	§ 27-460	SE	SE	SE							
Stable, commercial	§ 27-460		SE								
Stockyards/feedlots	§ 27-461		C								P
Tattoo/body piercing	§ 27-470							SE			
Theater, auditorium							P	P			
Transferable development rights, severance	§ 27-325	P	P								
Vet offices w/kennel	§ 27-472							SE	C		P
Vet offices w/o kennel	§ 27-472						SE	P	C		P

Uses	Additional Standards § 27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Wholesale sales and service	§ 27-454						C	C	C		P
Wind energy systems, accessory	§ 27-469	P	P	P	P	P	P	P	P	P	P
Wind energy systems, principal	§ 27-469		C							C	C
Industrial Uses											
Bookbinding/printing							SE	SE			P
Contractor shops							SE	P			P
Engine repair							SE				P
Heavy equipment sales/service	§ 27-435							SE	SE		P
Heavy industrial	§ 27-436								SE		P
Junkyard	§ 27-441										C
Machine shop								SE	SE		P
Manufacturing							SE	SE	SE		P
Processing							SE	SE			P
Quarry	§ 27-452									C	
Recycling collection facilities						SE	SE	P			
Recycling facilities	§ 27-453							SE	SE		C
Repair shop							SE	SE			P
Septage/solid waste disposal	§ 27-456									C	
Sign makers							SE	P			P
Truck or motor freight terminals	§ 27-464								SE		P
Warehousing and wholesale trade establishments	§ 27-466						SE	SE	SE		P
Welders							SE	SE			P
Wholesale produce/tobacco	§ 27-467		C				SE	SE	SE		P
Institutional Uses											
Community facility						C	C	C			

Uses	Additional Standards § 27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Community or cultural center					TND	TND	TND	TND			
Day-care center	§ 27-422				SE	SE	SE	P			
Family day care	§ 27-422		SE	SE	SE	SE	SE				
Hospital	§ 27-439						C				
House of worship	§ 27-440		SE		SE	SE	P	P	C		
Municipal services		P	P	P	P	P	P	P	P	P	P
Nursery/elementary school	§ 27-455	SE	SE	SE	SE	P	P	SE			
Park		P	P	P	P	P	P	P	P	P	P
Secondary school	§ 27-455					P	P	SE			
Transitional housing	§ 27-471						SE	SE			
Vocational school	§ 27-455					P	P	SE			

NOTES:

- ¹ Any use proposing more than five dwelling units within the T-4 or T5 Districts shall develop under one of the following options, as permitted in each district: Cluster Development, CCRC, or Traditional Neighborhood Development.
- ² Any existing residential use, regardless of zoning district, is permitted to be replaced by right when destroyed by a “force majeure event.”

