

FOR SALE

108 Genoese Dr & N. Donerville Rd.
East Hempfield Township

Lot "A": ± 2.8 Ac. & Lot "B": ± 4.0 Ac.
Hempfield Industrial Park
Enterprise Zoning



Overview

- Prime acreage available in Hempfield Industrial Park-Two (2) parcels that can be sold separately or together.
- Lot A: ± 2.8 acres with concept plan for potential $\pm 20,000$ SF industrial building with 45 parking spaces
- Lot B: ± 4 acres with concept plan for potential $\pm 30,100$ SF industrial building with 65 parking spaces
- Lot A+B: ± 6.8 acres with concept plan for potential $\pm 51,068$ SF industrial building with 103 parking spaces
- Located near Shank's Extract and N. Donerville Road with great access to Rt. 30.
- Zoned "Enterprise" in East Hempfield Township which allows many uses including industrial, office, contractor business and storage, lodging and overnight accommodations, regional commercial sports facilities, self storage, motor vehicle sales, service, fueling or storage, day care and more.
- Public Utilities, any builder



320 Granite Run Drive, Suite 305, Lancaster, PA 17601

Office: (717) 431-8300

www.Compass-PA.com



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

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108 Genoese Dr. & N. Donerville Rd. Property Details

East Hempfield Township

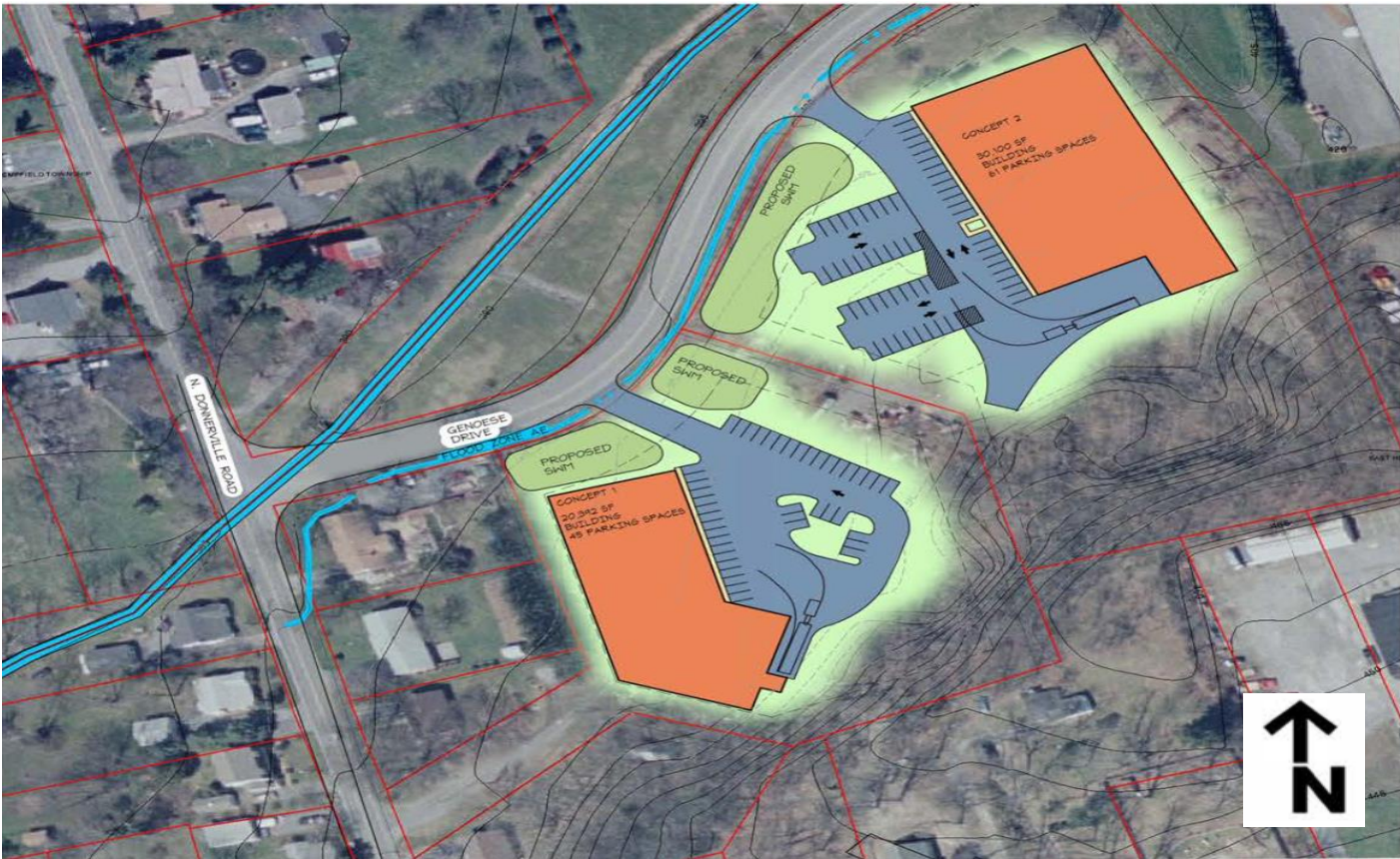


SITE DATA

County:	Lancaster
Township:	East Hempfield Township
Tax Parcel ID:	290-37075-0-0000 (Lot A- N. Donerville Road) 290-58958-0-0000 (Lot B – Genoese Drive)
Zoning:	E – Enterprise Zone permitted uses include <ul style="list-style-type: none">· Industrial, light and general· Contractor business and storage· Lodging & overnight accommodations· Regional commercial sports facilities· Office· Self-storage· Motor vehicle sales, service, storage or fueling· Day Care
Accessibility:	From Route 30, via Mountville/Stony Battery Exit then South to Left on Hempland Rd to Right on Donnerville Rd to Left on Genoese Dr. Both lots have access from Genoese Dr and Lot A has potential additional access from N. Donerville Rd.
Location:	Hempfield Industrial Park
Lot Size:	± 2.8 Acres (Lot A – N. Donerville Road) ± 4.0 Acres (Lot B – Genoese Drive) ± 6.8 Acres (Lot A + Lot B)
Utilities:	Public water and sewer; Electric (provided by PP&L)
List Price:	\$190,000/acre

The Property is being conveyed in “as-is” condition unless agreed to otherwise in writing with the owner

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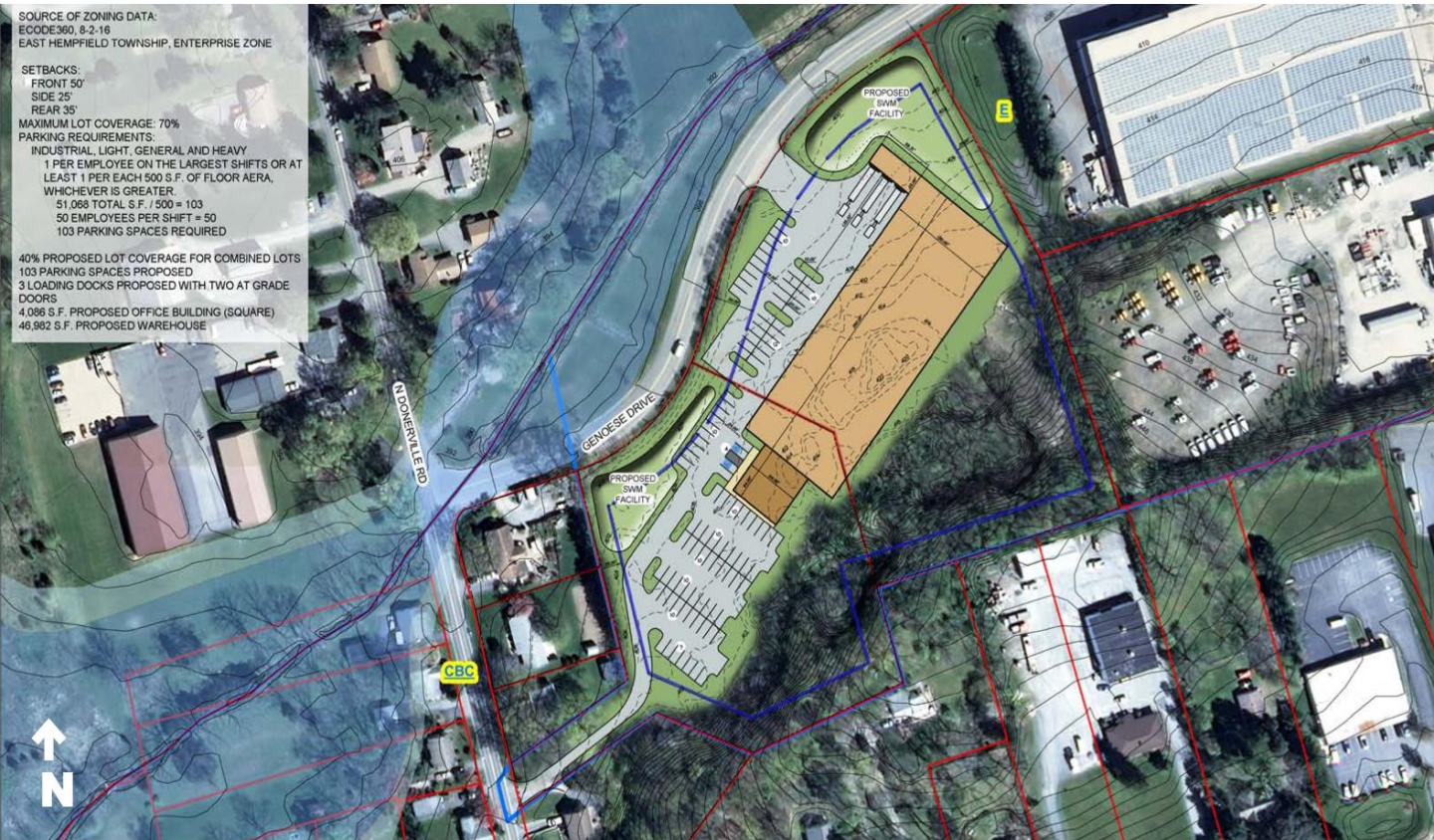
**CONCEPT PLAN GENERAL NOTES**

1. SOURCE OF SURVEY BASE DATA:
DATE SOURCE: LANCASTER COUNTY GIS DEPARTMENT
COORDINATE SYSTEM: STATE PLAN, ZONE 3702, PENNSYLVANIA SOUTH
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1983

SOURCE OF ZONING DATA: EAST HEMPFIELD TOWNSHIP, ENTERPRISE ZONE
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 35'
CONCEPT LOT WIDTH: 200'
CONCEPT LOT COVERAGE: 33%
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION OCCUPANT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT HAS BEEN SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

Concept plan only - subject to Buyer's verification of final layout and conditions with Buyer's land planner.

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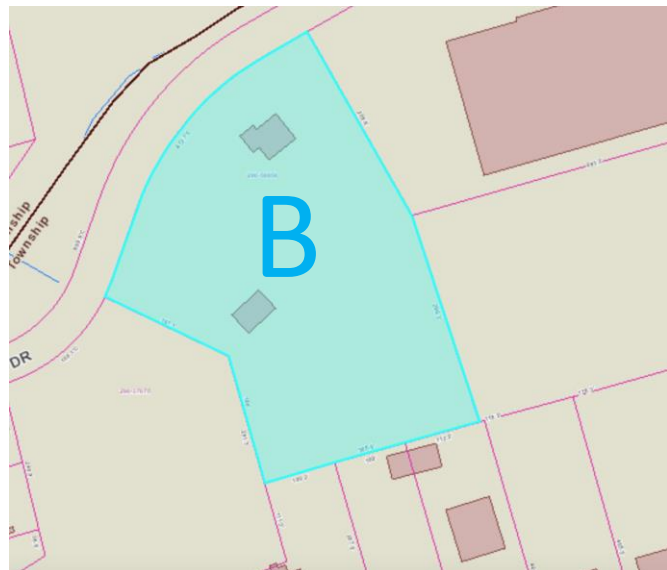
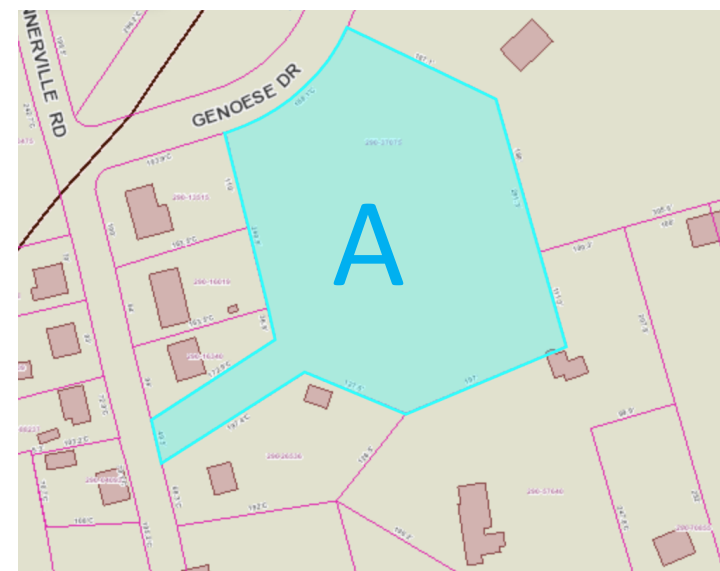
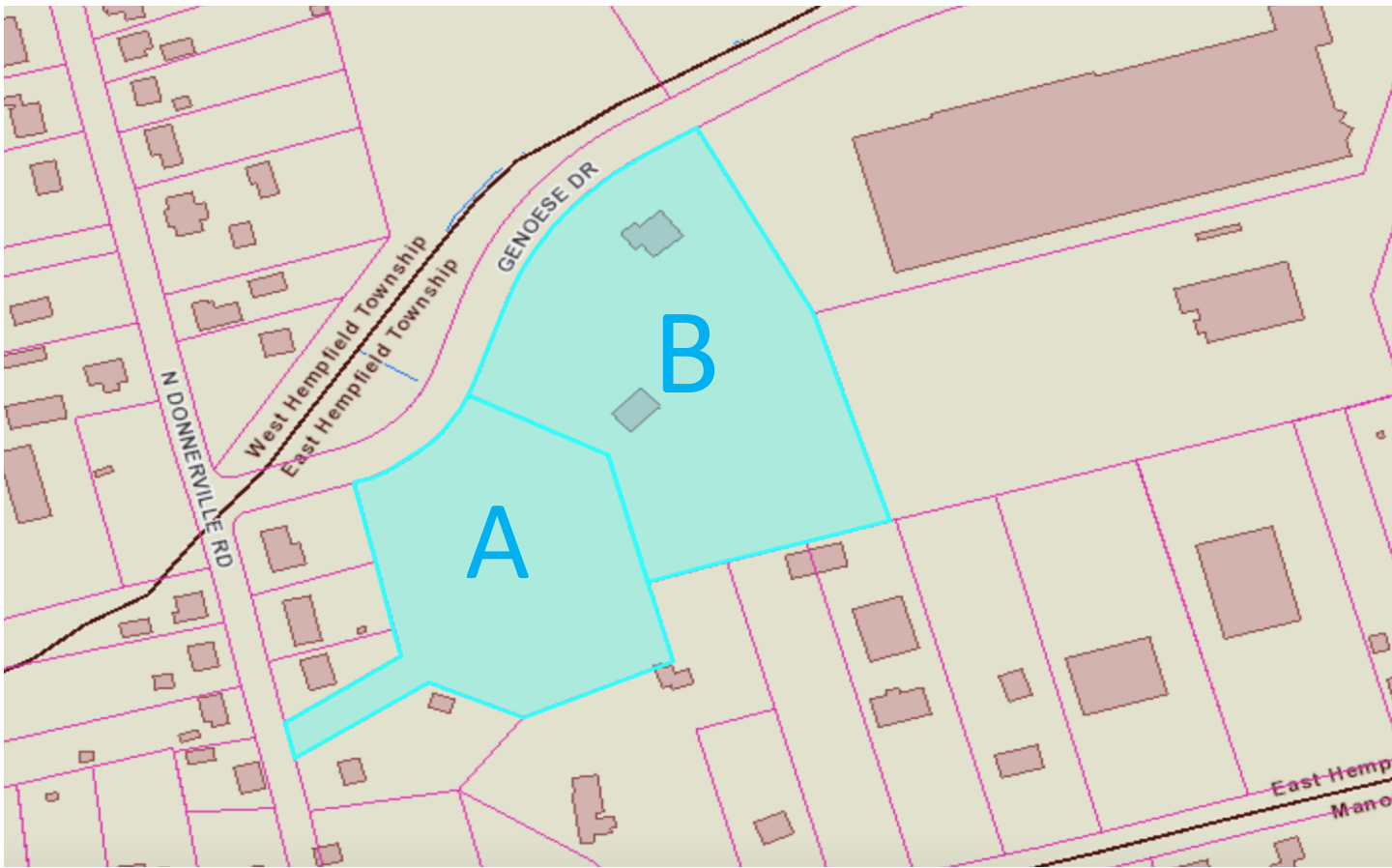


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108 Genoese Dr, and N. Donerville Rd. GIS Parcel Map

East Hempfield Township



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§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single- family dwellings).
 - (2) Residential uses: (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) (Reserved)¹
 - (j) Motor vehicle storage.
 - (k) Professional, scientific and technical offices.

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108 Genoese Dr. and N. Donerville Rd. Zoning Information

East Hempfield Township

- (l) Regional commercial sports facilities.
- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service. **[Added 6-17-2015 by Ord. No. 2015-07]**
- (o) Day-care services, commercial. **[Added 11-16-2016 by Ord. No. 2016-05]**
- (p) Truck stop. **[Added 5-1-2019 by Ord. No. 2019-07]**
- (q) Car wash and detailing. **[Added 5-1-2019 by Ord. No. 2019-07]**

(4) Civic/social/utility uses:

- (a) Municipal use.
- (b) Park and recreation facilities, private and/or commercial.
- (c) Park and recreation facilities, public.
- (d) Public utilities.
- (e) WF collocations and ROW WF collocations. **[Added 7-15-2020 by Ord. No. 2020-03]**
- (f) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**

(5) Accessory uses customarily incidental to the above permitted uses:

- (a) Alternative energy systems, accessory.
- (b) Home-based business, no-impact.
- (c) Personal communication devices.

C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.

- (1) Adult businesses.
- (2) Alternative energy systems, principal.
- (3) Community rehabilitation facilities.

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- (4) Correctional facilities.
- (5) Industrial, heavy.
- (6) Legalized gambling establishments.
- (7) Recycling facilities.

D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.

- (1) Communication antenna and towers.
- (2) Small cell WFs and macrocell WFs. **[Added 7-15-2020 by Ord. No. 2020-03]**

E. Design standards (see also Article 4 for modifications and exceptions)

- (1) Minimum lot area: None.
- (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.

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- (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.²
- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

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