

FOR LEASE

160 Koser Road, Lititz PA 17543
Manheim Township

Flex Space



Overview

±3,238 SF flex space available, including private office, open work area, private restroom and storage.

Office: ±1,942 SF

Warehouse: ±1,296 SF

Features

- Great location, minutes from Rt. 501 and adjoining Flyway Business Park
- Rare combination of office and warehouse, perfect for small business
- Fantastic road frontage and prominent exterior signage
- I-1 Industrial zoning allows for a variety of uses including manufacturing and assembling, professional office and retail and wholesale sales



320 Granite Run Drive, Suite 305, Lancaster, PA 17601
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For additional information or to schedule a tour
please contact us!

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SITE DATA

Accessibility:	Rt 501 N (Lititz Pike) Left on Airport Rd, Right on Jetstar Dr, Left on Koser. Property on Left.
County:	Lancaster
Township:	Manheim Township
Zoning:	I-1 Industrial District, D-A Airport Overlay
Parking:	Shared
Utilities:	Public Water & Sewer

AVAILABLE SPACE

Office Area:	±1,942 rentable square feet
Warehouse Area:	±1,296 rentable square feet
	±3,238 TOTAL RENTABLE SQUARE FEET

BUILDING DATA

No. of Floors:	One (1)
Year Built:	1983
Constr. Type:	Concrete block, wood frame
Ceiling Heights:	8 - 10 Ft
Roof:	Flat, rubber
HVAC:	Electric heat pump; central air
Electric:	3 Phase; 500 - 800 Amps
Loading Doors:	Two (2) docks

LEASE DETAILS

LEASE RATE:	\$2,500/month Gross
	*Janitorial is not included in the rent.

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

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.



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Entrance



Office



Office



Warehouse



Warehouse



Warehouse

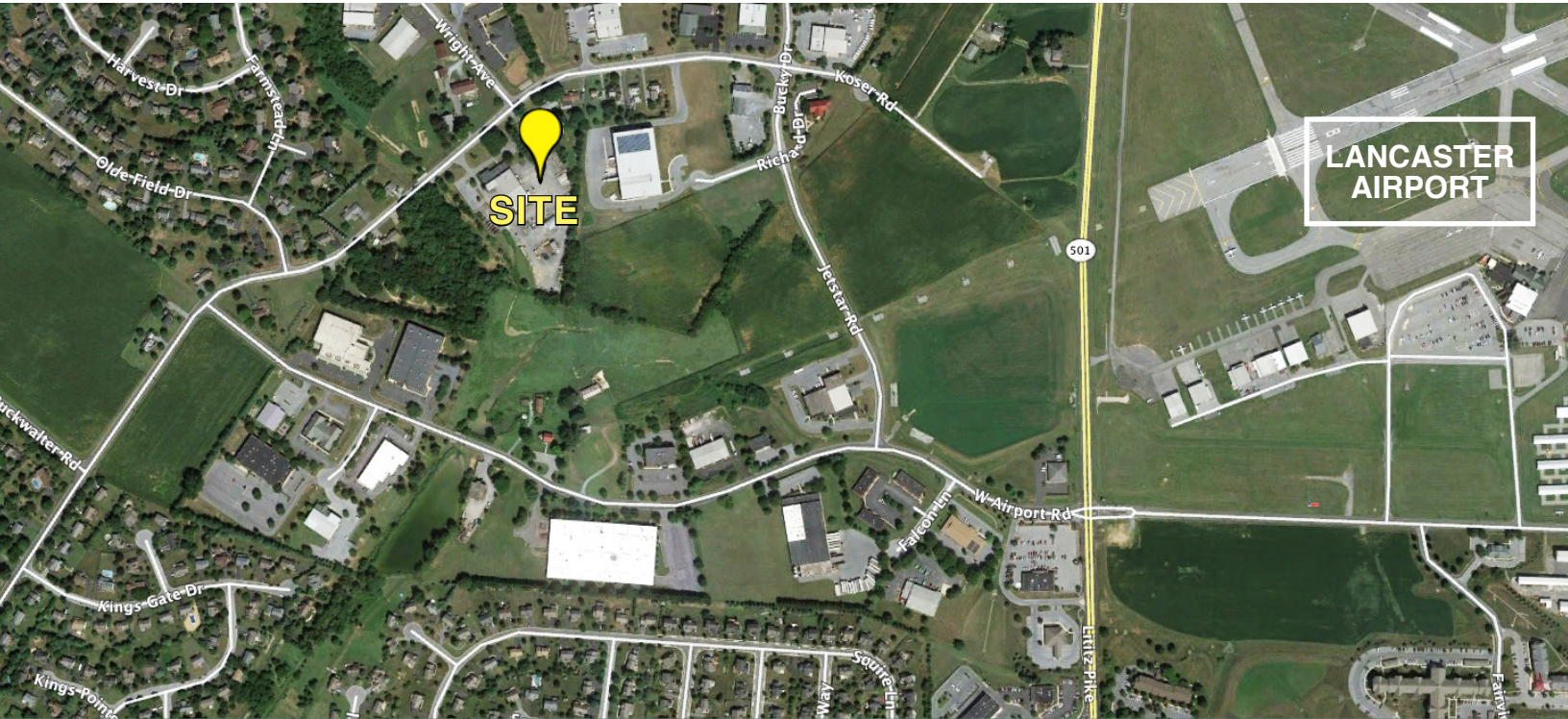
Note: Furniture, fixtures and equipment in photos not included in sale.

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Lititz, PA 17543

Location Details



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KEY:

X = Right

SE = Special exception

C = Conditional

	I-1	I-2	I-3
Agricultural uses and necessary buildings	X	X	X
Airports			X
Banks and financial institutions	X		
Building materials sales and storage	SE	SE	SE
Commercial recreation facilities	X	X	X
Community clubs			SE
Day-care centers	SE	SE	
Day-care centers as an accessory use			SE
Distribution facilities			X
Educational institutions	X	X	X
Forestry	X	X	X
Golf courses	SE		SE
Golf driving ranges	SE		SE
Hospice care facility	SE		
Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations	X	X	X
Junkyard		SE	
Retail sale of lawn and garden care products; outdoor sale of nursery stock	SE	SE	SE
Laboratories for research and development	X	X	X
Municipal Uses	X	X	X
Offices, professional	X	X	X
Offices, medical or dental	X	X	X
Public parks and recreational areas	X	X	X
Public utility installations	X	X	X
Regional Stormwater Facility	X	X	X

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	I-1	I-2	I-3
Restaurants	SE	SE	SE
Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments	X		
Retail sales as an accessory use			X
Retail sale of products produced on the property		X	
Retail sales on airport property			SE
Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers)		X	
Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers)		SE	
Telecommunications towers	X	X	X
Theater churches	SE	SE	SE
Trucking terminals		SE	
Warehousing and mini warehousing facilities	X	X	X
Wholesale sales	X	X	

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SECTION 2409. D-A AIRPORT OVERLAY AREA

1. Purpose. The purpose of this overlay is to permit and encourage the development of uses dependent upon, supportive of, or related to air transportation and the aviation industry at the Lancaster Airport. This overlay is intended to provide for the efficient layout and operation of the airport, including facilities for commercial airline operations, air cargo, general aviation, instruction, and an appropriate range of retail and service uses that serve airport customers; permit transportation-related and operations-related activities; and permit limited industrial uses that are compatible with and/or supportive of the Lancaster Airport to locate within the immediate vicinity. All regulations of the Airport Safety Zones in Section 2214 shall apply throughout the overlay.
2. Permitted uses.
 - A. The following uses shall be permitted throughout the D-A Airport Overlay as a use by right:
 - (1) Agricultural use and necessary buildings.
 - (2) Airports (underlying I-3 District only).
 - (3) Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations.
 - (4) Laboratories for research and development.
 - (5) Limited-service hotel.
 - (6) Public parks and public recreation areas.
 - (7) Public utility installations.
 - (8) Warehousing, mini warehousing and distribution facilities.
 - (9) Educational institutions that support the aviation industry, such as aviation technical schools.
 - (11) Public or commercial service establishments that support the aviation industry, such as security services and inspection facilities.
 - (12) Business or industrial uses that are related to aviation and require direct access to an airport facility or aviation services, including assembly or sale of aircraft, air frames, aircraft engines, aircraft parts or associated components, radios or navigational equipment, and similar products or services; aircraft maintenance and repairs; and aviation service facilities.
 - (13) Retail sales as an accessory use to the permitted industrial activities, where such sales are limited to a maximum of ten (10) percent of the total gross floor area of such activity, excluding motor vehicle service stations that are open to the public, motor vehicle sales, and adult establishments.
 - (14) Commercial recreation facilities.
 - (15) Accessory buildings and uses customarily incidental to the above permitted uses.

- B The following uses shall be permitted throughout the overlay as a use by special exception:
- (1) Aviation-related dormitories.
 - (2) Banks and financial institutions.
 - (3) Parking structures and decks.
 - (4) Community clubs in existing movie theaters. (See Section 2520)
 - (5) Day-care center as an accessory use to any of the uses by right.
 - (6) Laundromat/laundry services.
 - (7) Offices, professional.
 - (8) Offices, medical and dental.
 - (9) Restaurants without drive through service but with or without outdoor dining. (See Section 2526)
 - (10) Retail service establishments, such as auto rental and travel agencies, and motor vehicle service stations.
 - (11) Retail sales within an airport, provided that supermarkets, motor vehicle sales buildings, and adult establishments are not provided.
 - (12) Theater churches. (See Section 2519)
 - (13) Convenience store within an airport property.
 - (14) Accessory buildings and uses customarily incidental to the above special exception uses.