

# FOR SALE

1 Industrial Way  
Denver, Pennsylvania 17517

± 26,638 SF

Manufacturing / Warehouse  
Zoned Light Industrial



## Features

- Industrial facility located in Denver, PA, minutes away from PA Turnpike and with great access to Rts 30 / 222 / 283
- Well built freestanding building with sprinkler system, 3 dock doors with levelers and 2 drive in doors
- Includes offices, conference rooms, lab area, lunch room, laboratory, manufacturing and warehouse areas with forklift access to support a wide variety of industrial operations
- Ideal for owner/user - will be delivered vacant and free of tenancy



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

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

# 1 Industrial Way

Denver, East Cocalico Township

## Site Data



<b>Address:</b>	1 Industrial Way Denver, PA 17517
<b>Municipality:</b>	East Cocalico Twp, Lancaster County
<b>Tax Parcel ID:</b>	080-26140-0-0000
<b>Total RE Taxes:</b>	\$19,076 (2022-2023)
<b>Zoning:</b>	(I-1) Light Industrial
<b>Year Built:</b>	1987
<b>Utilities:</b>	Public water & sewer
<b>Lot Size:</b>	± 1.70 Acres
<b>Building Area:</b>	± 26,638 SF
<b>Loading:</b>	(3) Docks with levelers (2) Drive-in doors
<b>Ceiling Height:</b>	16-20 Ft
<b>Electric:</b>	3 Phase
<b>HVAC:</b>	Heat pump; gas-fired Modine; central air (office)
<b>Sprinklers:</b>	100%; wet
<b>Parking:</b>	± 26 vehicle spaces

---

<b>Sale Price:</b>	\$2,600,000
--------------------	-------------



320 Granite Run Drive, Suite 305  
Lancaster, PA 17601  
717-431-8300 | [www.Compass-PA.com](http://www.Compass-PA.com)

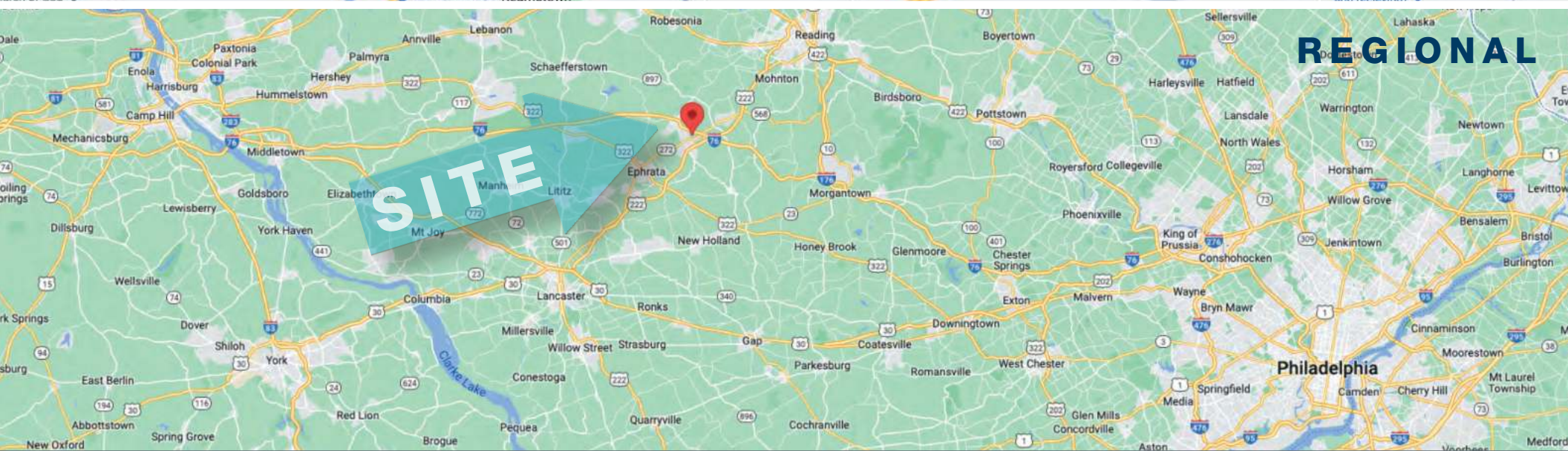
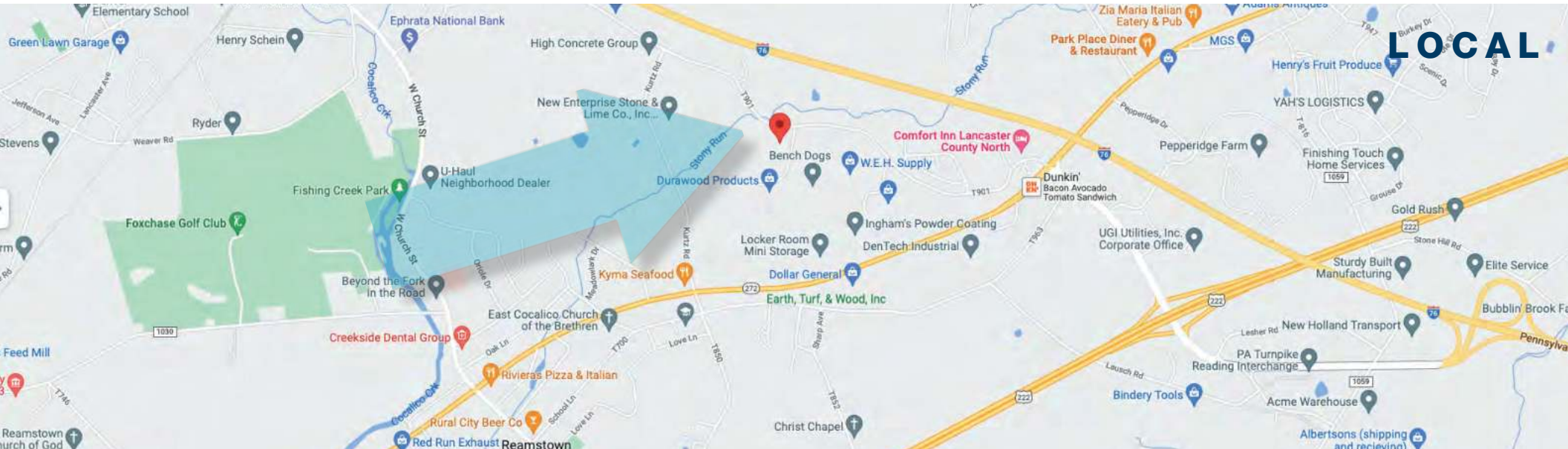
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results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



# 1 Industrial Way

## Denver, East Cocalico Township

## Location



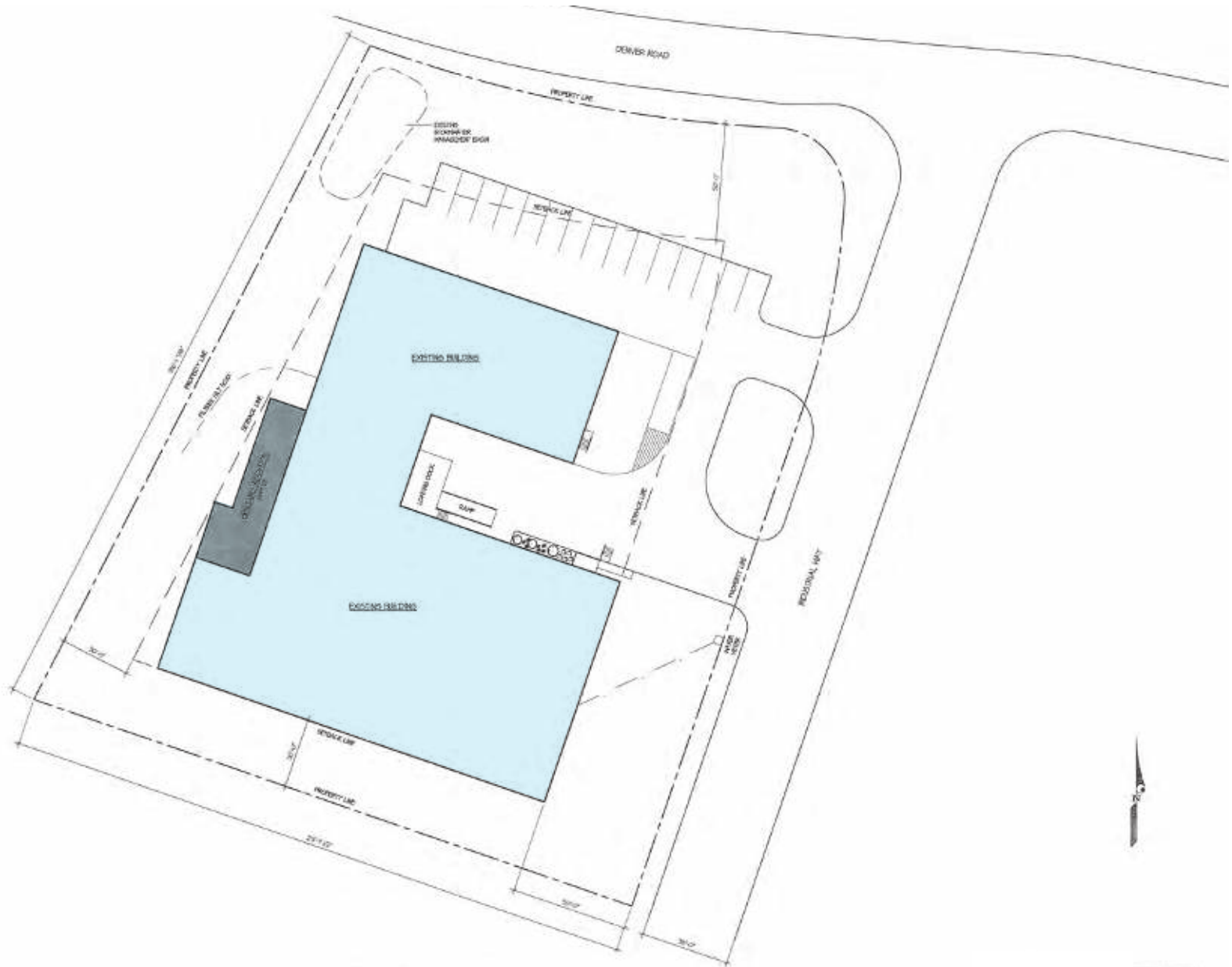
320 Granite Run Drive, Suite 305  
Lancaster, PA 17601  
717-431-8300 | [www.Compass-PA.com](http://www.Compass-PA.com)

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.

# 1 Industrial Way

Denver, East Cocalico Township

## Site Plan

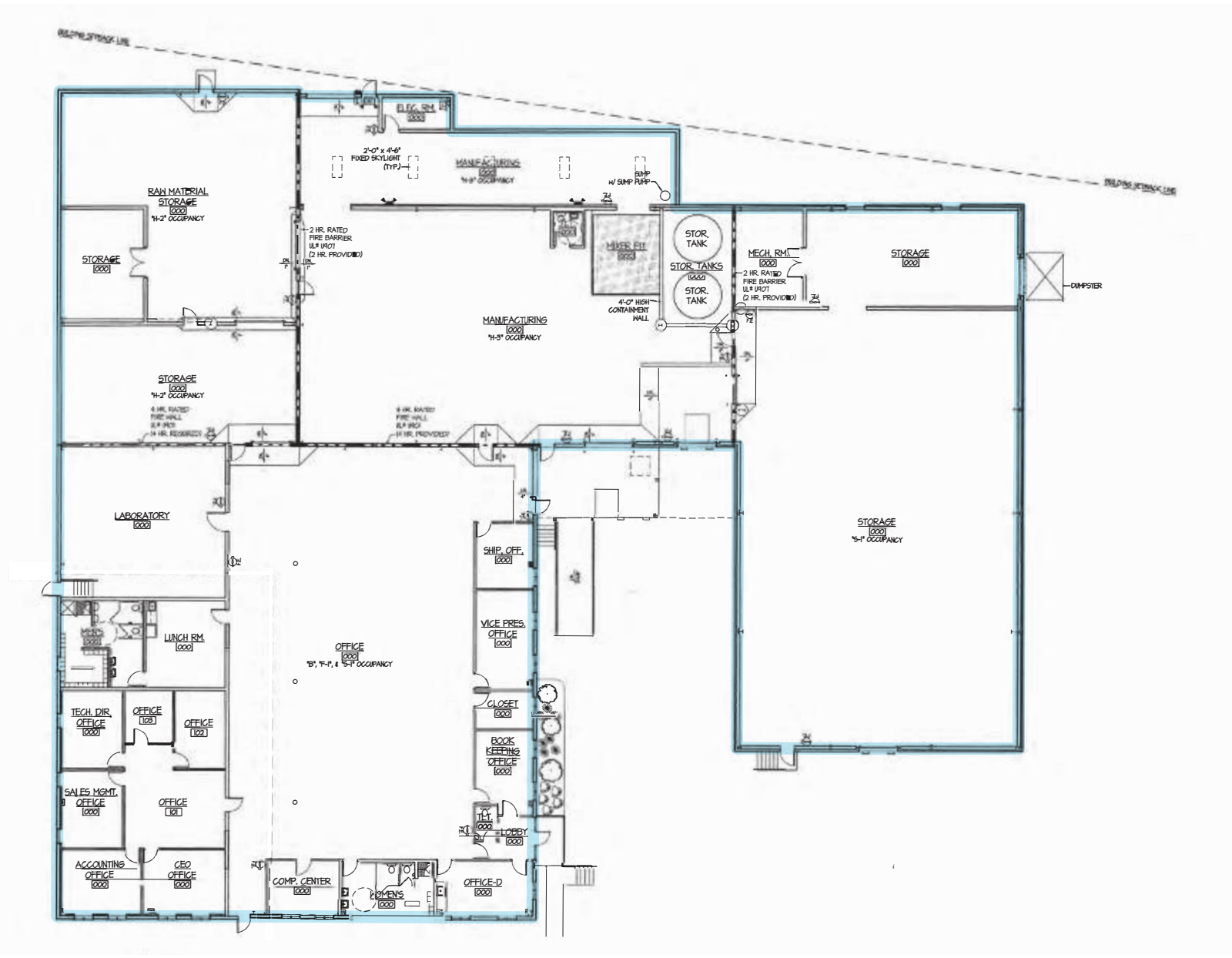




# 1 Industrial Way

Denver, East Cocalico Township

## Floor Plan



# 1 Industrial Way

Denver, East Cocalico Township

Photos



320 Granite Run Drive, Suite 305  
Lancaster, PA 17601  
717-431-8300 | [www.Compass-PA.com](http://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.



# 1 Industrial Way

Denver, East Cocalico Township

## Photos



Furniture, equipment and personal property not included in the sale.



320 Granite Run Drive, Suite 305  
Lancaster, PA 17601  
717-431-8300 | [www.Compass-PA.com](http://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.



# 1 Industrial Way

Denver, East Cocalico Township

## Photos



Furniture, equipment and personal property not included in the sale.



320 Granite Run Drive, Suite 305  
Lancaster, PA 17601  
717-431-8300 | [www.Compass-PA.com](http://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.



### PURPOSE OF ZONE

This zone provides for a range of light industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industrial parks have also been permitted. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

### USES PERMITTED BY RIGHT

1. Agriculture (excluding commercial livestock and commercial produce operations), subject to the applicable standards listed in § 220-12;
2. Bookbinding, printing and publishing operations;
3. Excavation contractors;
4. Facilities for the commercial processing and warehousing of agricultural products;
5. Facilities for the warehousing, sales and service of agricultural vehicles, equipment, feed, or supplies;
6. Forestry uses;
7. Health and recreation clubs;
8. Laboratories for medical, scientific or industrial research and development;
9. Machine shop;
10. Manufacturing, packaging, storage and/or wholesaling of the following:
  - (a) Furniture, cabinets, fixtures, office supplies, and other household appointments;
  - (b) Scientific, specialized and technical instruments and equipment;
  - (c) Audiovisual components, computers, vending machines, electronic equipment and video games;
  - (d) Finished textile products;
  - (e) Brushes, brooms and combs;
  - (f) Hot tubs, spas, saunas, and swimming pools;
  - (g) Jewelry, and other precious metals;
  - (h) Photographic, lighting and timekeeping equipment;
  - (i) Small household appliances, excluding major appliances;
  - (j) Musical instruments and sporting equipment;
  - (k) Cosmetics, toiletries and pharmaceuticals;
  - (l) Optical, dental, and medical supplies and equipment;
  - (m) Small or novelty products from prepared materials;
  - (n) Paints, varnishes, lacquers, enamels, adhesives, and allied solvents; and
  - (o) Vehicles and machinery normally associated with domestic use (e.g., recreation vehicles, personal trailers, personal vehicle trailers, livestock trailers and other similar vehicles.
11. Municipal services and public utilities structures;
12. Offices;
13. Processing, packaging, storage and/or wholesaling of food products excluding:
  - (a) Breweries and distilleries;

- (b) Pickling processes;
  - (c) Rendering or slaughtering operations; and
  - (d) Sugar refineries.
- 14. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- 15. Repair shops for products permitted to be manufactured in this zone;
- 16. Sales, storage and/or wholesaling of the following:
  - (a) Home and auto related fuels;
  - (b) Nursery and garden materials, and stock;
  - (c) Contractor supplies; and
  - (d) Lumber, tile, carpet, electrical, plumbing, heating, air conditioning, roofing, siding, doors, windows, and other structural components of buildings.
- 17. Sign makers
- 18. Small engine repair shops;
- 19. Veterinary offices or animal hospitals;
- 20. Vocational and mechanical trade schools;
- 21. Welding shops;
- 22. Minor municipal service or utility facilities;
- 23. Local planned center (see § 220-121.1);
- 24. Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1. of this chapter.
- 25. Shops for contractors of plumbing, heating, air-conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
- 26. Warehousing and wholesale trade establishments (see § 220-126);
- 27. Accessory uses customarily incidental to the above permitted uses including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less, and accessory day-care facilities, as defined herein;

### SPECIAL EXCEPTION USES

- 1. Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69);
- 2. Billboards (see § 220-71);
- 3. Communication towers and equipment (see § 220-82);
- 4. Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § 220-94);
- 5. Mass transportation depots (see § 220-104);
- 6. Mini-warehouses (see § 220-106);
- 7. Municipal service ventures (see § 220-129);



8. Recycling stations for paper, glass, plastic, and metal products (see § 220-114);
9. Truck or motor freight terminals (see § 220-124);
10. Regional planned center (see § 220-121.1);
11. Power generation facilities (see § 220-129.2);
12. Wind and/or solar farms (see § 220-129.3);

### CONDITIONAL USES

1. Automobile auctions and/or automobile parking or storage compounds (see § 220-67); and
2. Off-track betting parlors (see § 220-112);

**LOT AREA REQUIREMENTS.** Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet;

**MAXIMUM LOT COVERAGE:** 75%;

**MINIMUM LOT WIDTH:** 200 feet;

### MINIMUM SETBACK REQUIREMENTS (PRINCIPAL AND ACCESSORY USES).

1. Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters and outdoor storage areas shall be set back at least 40 feet from the adjoining right-of-way, except that the front yard setback shall be 50 feet when adjoining lands are directly opposite a residential zone. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy.
2. Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
3. Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any rear lot lines.
4. Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § 220-44.)
5. Accessory recreation uses. These facilities can be developed in any side or rear yard to within 25 feet of any property line.
6. Lots improved and used prior to December 8, 2003. For lots that were lawfully improved with buildings and structures prior to December 8, 2003, and which lots, buildings and structures do not comply with the current required setbacks or have other dimensional nonconformities, the Board of Supervisors during the land development approval and review process may authorize a reduction in the front, side and rear yard setbacks, a reduction in the residential buffer strip and other modifications to site design requirements to allow for reasonable use and expansion of properties developed prior to December 8, 2003; provided that adjoining residentially zoned and used properties shall be adequately screened from any proposed expansion.

**MAXIMUM PERMITTED STRUCTURAL HEIGHT.** The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § 220-34 of this chapter may extend up to a maximum of 75 feet when erected upon or as an integral part of a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height;

**OFF-STREET LOADING.** Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street;

**OFF-STREET PARKING.** Off-street parking shall be provided, as specified in § 220-42 of this chapter;

**SIGNS.** Signs shall be permitted, as specified in § 220-45 of this chapter;

**DRIVEWAY AND ACCESS DRIVE REQUIREMENTS.** All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access driveways serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development;

**SCREENING.** A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.);

**LANDSCAPING:**

1. 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 § 220-44 of this chapter.);
2. A minimum twenty-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses;

**WASTE PRODUCTS.** Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate;

**INDUSTRIAL OPERATIONS STANDARDS.** All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations refer to § 220-48 of this chapter;

**OUTDOOR STORAGE.** Within the (I-1) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section;

**All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.**