

FOR LEASE

320 Granite Run Drive, Suite 200
Manheim Township, Lancaster PA

Office Space
3,763 SF Available



Strategically located in the center of Lancaster County's population and convenient to all of the major traffic arteries in the market, this building is located within minutes of the intersection of Route 283 (E-W to Harrisburg), Route 30 (E-W to York), and Route 222 (N-S to Reading). The property is several minutes from Lancaster's Central Business District, 35 minutes from Harrisburg and within a short drive from the Pennsylvania Turnpike, US Interstate 83 and US Interstate 81.

- Just off Fruitville Pike and Manheim Pike with immediate access to Route 30 and Route 283
- Landmark, Class A building with above average construction, superior interior finishes and in excellent condition
- One of the most prestigious, beautifully designed and centrally located office properties in Lancaster County
- Adorned by a small pond and tributary, paved walk, and select shrub and tree plantings, contributing to a park-like setting



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!

Deepa Balepur, Realtor
Cell: (717) 808-3531
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SITE DATA

Accessibility: Just off Fruitville Pike and Manheim Pike, minutes from Route 30 and Route 283

Known As: The Horst Group Building

County: Lancaster

Township: Manheim Township

Lot Size: 13.80 Acres

Zoning: I-1 Industrial with D-R Retrofit Overlay

Potential Uses: Office Space

Parking: Ample On-Site; 192 Total shared spaces

Water/Sewer: Public

Traffic Count: 9,000 ADT (Granite Run Dr)
19,000 ADT (Manheim Pike)
15,000 ADT (Fruitville Pike)



BUILDING DATA

Total Bldg. Area: 49,073+/- square feet

Available Area: 3,763 +/- rentable square feet

No. of Floors: Three (3)

Year Built: 1995

Constr. Type: Masonry

Roof: Rubber

Ceiling Height: 9 feet

HVAC: Central Air, Electric

Electric: 3-Phase, 3000 AMP

Elevator: Two (2)

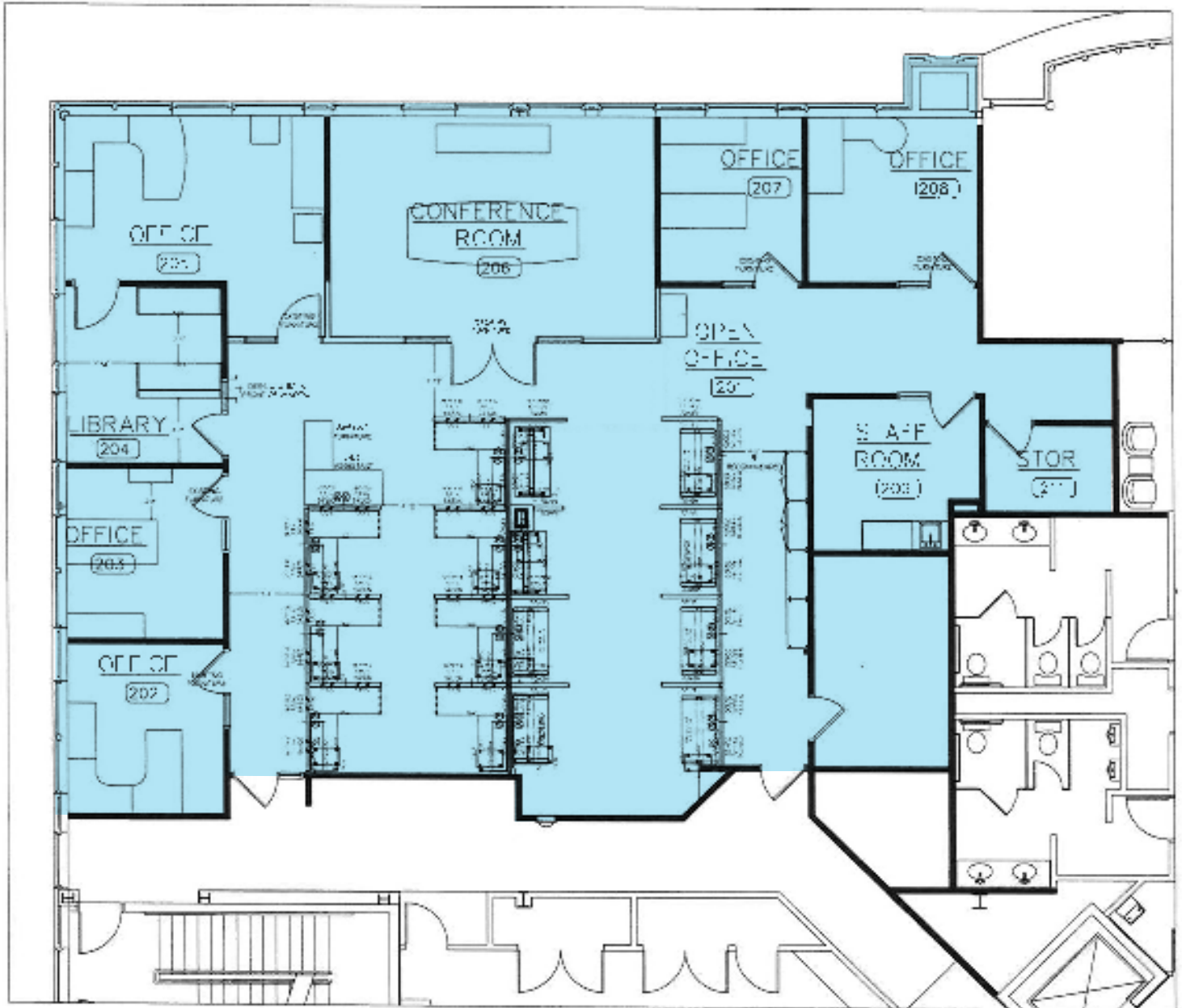
Features: Sprinkler System, Handicap Accss, Smoke Detectors

Security: Electronically controlled building access entry doors and reception area.

LEASE DETAILS

Lease Rate: \$24.95/SF Gross - All utilitites included (with Electric), except Janitorial

Availability: Immediate occupancy



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





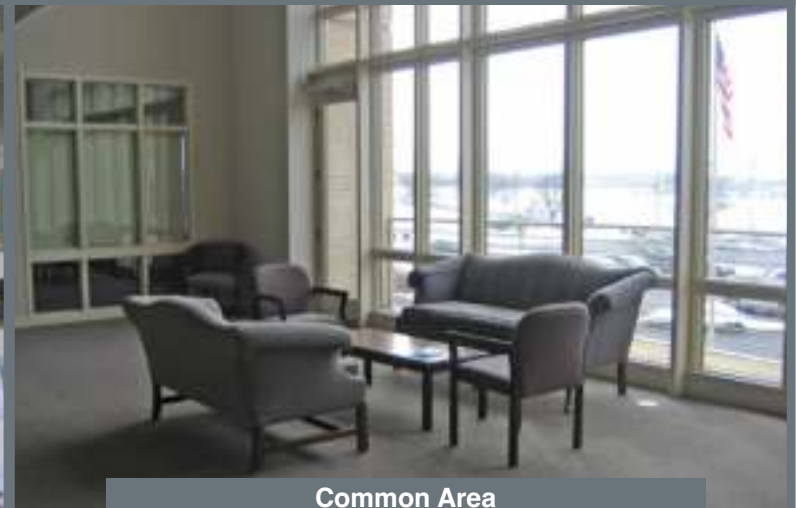
Entrance



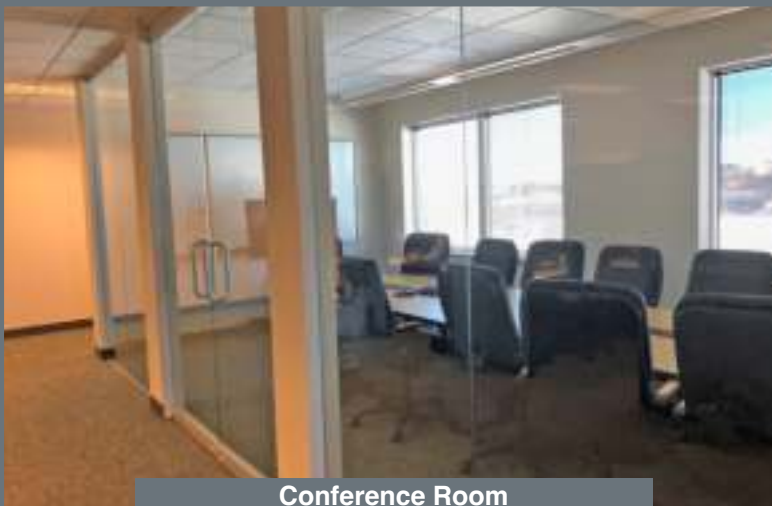
Entrance



Common Area



Common Area



Conference Room

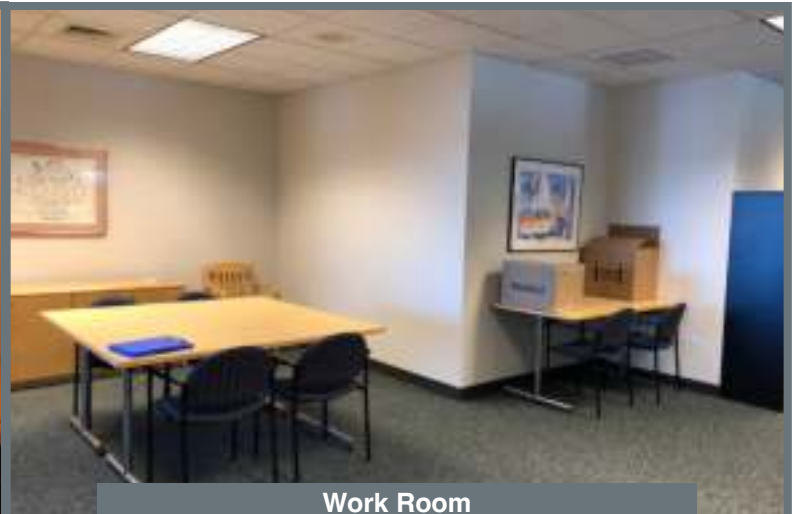


Conference Room

Note: Furniture in photos not included with the space.



Private Office



Work Room



Open Office



Open Office

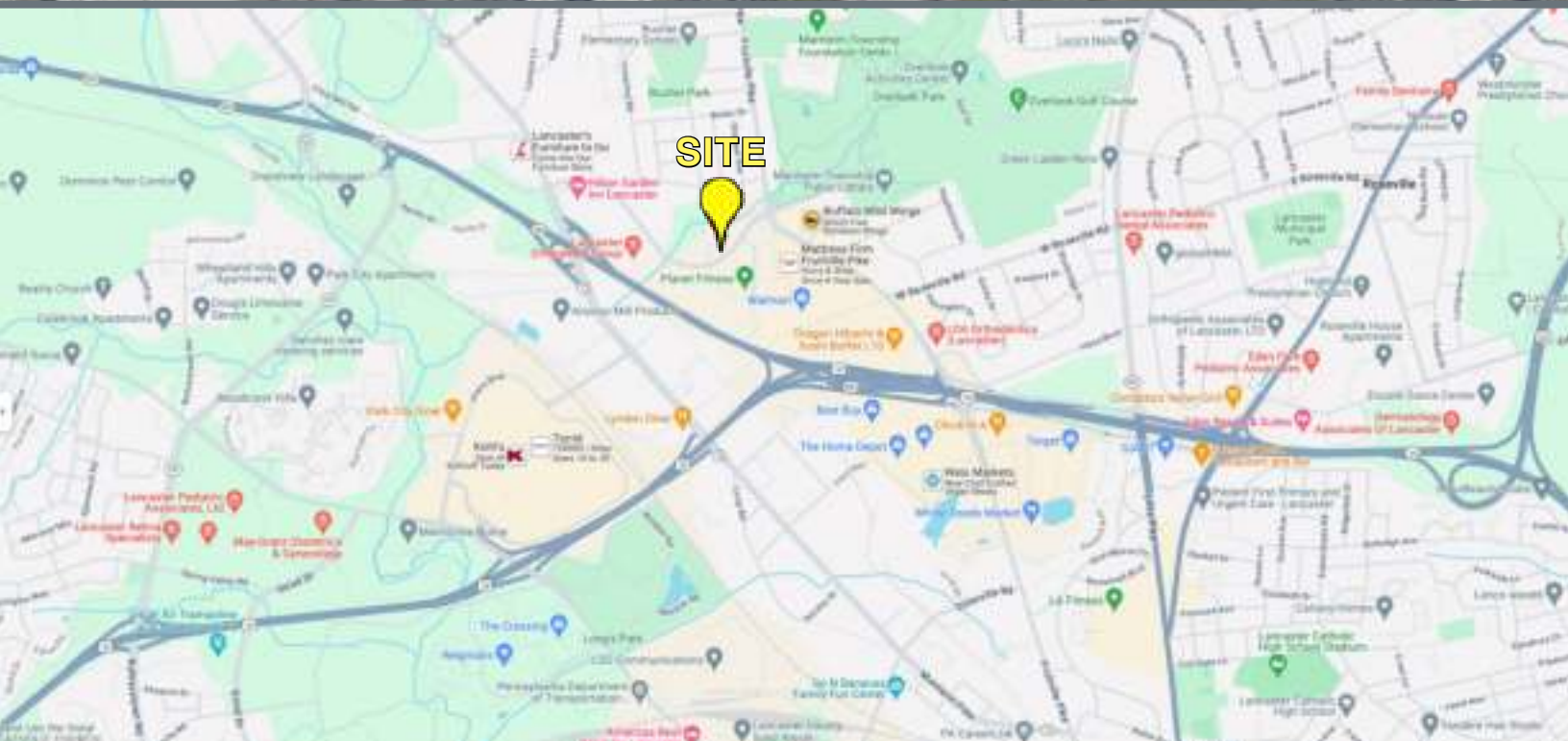


Conference Room



Staff Room

Note: Furniture in photos not included with the space.



KEY:

X = Right

SE = Special exception

C = Conditional

	I-1	I-2	I-3
Agricultural, horticulture, hydroponic 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

	I-1	I-2	I-3
Regional Stormwater Facility	X	X	X
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	

Amended by Ordinance 2021-04, dated June 28, 2021

SECTION 2408. D-R RETROFIT OVERLAY AREA

1. Permitted uses:
 - A. Uses permitted per the underlying zoning district continue to be permitted in the overlay.
 - B. Offices, professional.
 - C. Community facilities.
 - D. Office, medical and dental.
 - E. Banks and financial institutions, whether or not in combination with offices.
 - F. Full-service hotels.
 - G. Limited-service hotels.
 - H. Commercial recreation facilities.
 - I. Laboratories for research and development.
 - J. Educational institutions.
 - K. Warehousing and mini warehousing facilities.
 - L. Public parks and public recreation areas.
 - M. Public utility installations.
 - N. Veterinarian offices. (See Section 2513)
 - O. Temporary retail sales. (See Section 2517)
 - P. Holiday tree sales. (See Section 2518)
 - Q. Accessory buildings and uses customarily incidental to the above permitted uses.