

# FOR LEASE

62 Doe Run Rd  
Manheim, Pennsylvania

Industrial Warehouse  
To Be Built

±11,583 - 29,087 SF Available  
\$8.50/SF - \$9.50/SF NNN



- Pre-engineered steel metal building with clear height at low eave of 27'6"
- Single building ±29,087 SF with sprinkler system, loading docks, drive in doors, restroom, shipping office. Lease rate \$8.50/ SF NNN
- Alternatively, two different units of ±17,504 or ±11,583 SF. Restroom, small shipping office and loading dock to be included in each unit. Lease rate \$9.50/SF NNN

AI IMAGE FOR REFERENCE ONLY. ACTUAL PROJECT MAY VARY.



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

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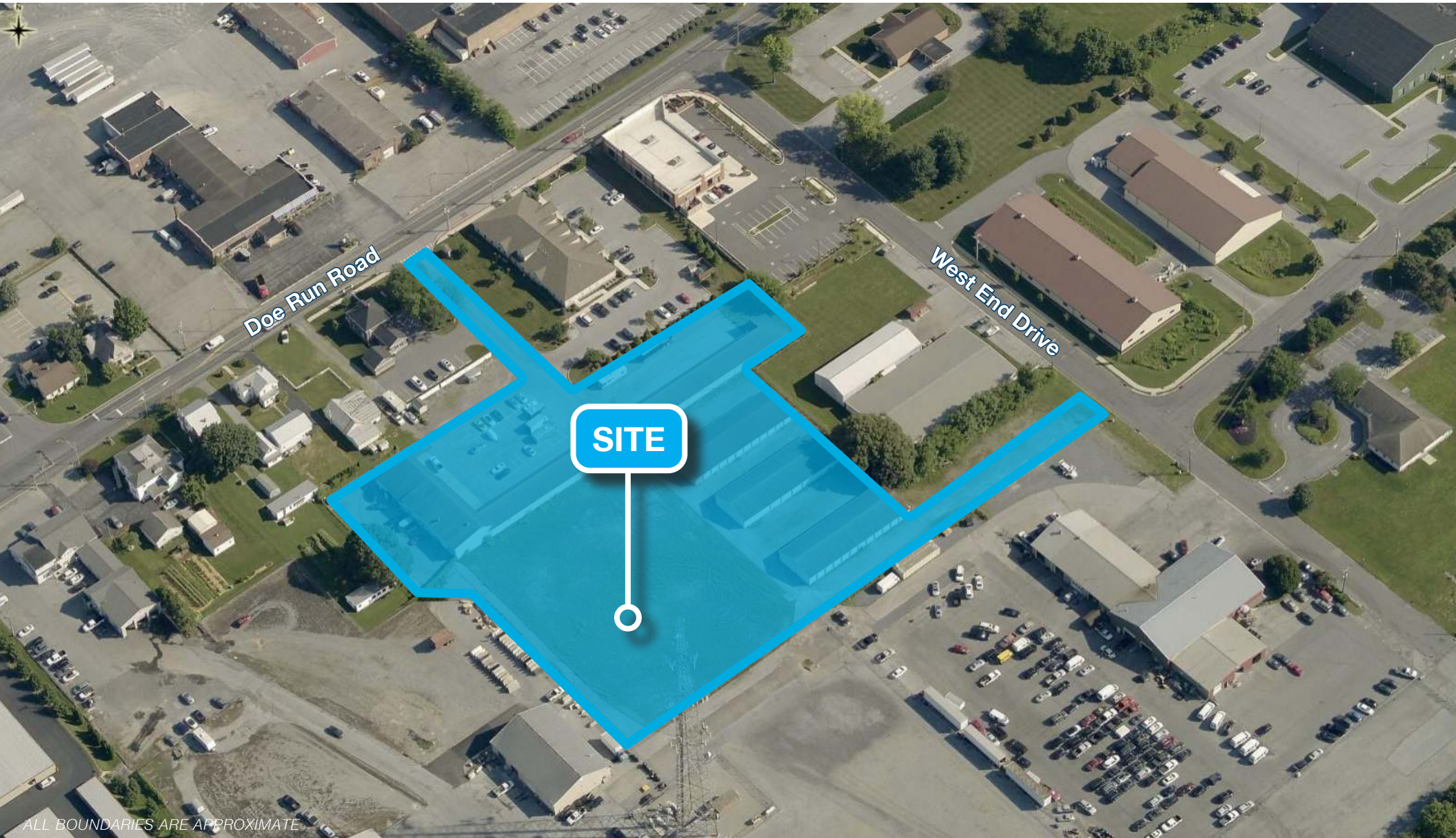
For additional information or to schedule a tour, please  
contact us!

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



# 62 Doe Run Rd Manheim, Pennsylvania

Aerial



ALL BOUNDARIES ARE APPROXIMATE



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## Manheim, Pennsylvania

## Location

### DISTANCE TO MAJOR HIGHWAYS

PA Turnpike	8 miles
Route 283	9 miles
Route 30	9 miles
Route 222	12 miles
I-78	26 miles

### DISTANCE TO MAJOR CITIES

Lancaster, PA	11 miles
Reading, PA	34 miles
Harrisburg, PA	35 miles
Philadelphia, PA	80 miles
Baltimore, MD	82 miles
Washington, D.C.	122 miles
New York, NY	158 miles



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# 62 Doe Run Rd

## Manheim, Pennsylvania

## Summary

**Address:** 62 Doe Run Road  
Manheim, PA 17545

**Municipality:** Penn Twp, Lancaster County

**Tax Parcel ID:** 500-16783-0-0000

**Zoning:** (CLI) Commercial/Light Industrial

**Utilities:** Public water & sewer

**Available Area:** Unit A ±17,504 SF  
Unit B ±11,583 SF  
Total ±29,087 SF

**Loading:** (2) Docks  
(2) Drive-in doors

**Ceiling Height:** 27'6" Ft Clear at low eave

**Electric:** 3 Phase

**HVAC:**

**Sprinklers:** 100%; wet

**Lease Rate:** \$8.50/SF NNN (±29,087 SF)  
\$9.50/SF NNN (±17,504 SF or ±11,583 SF)



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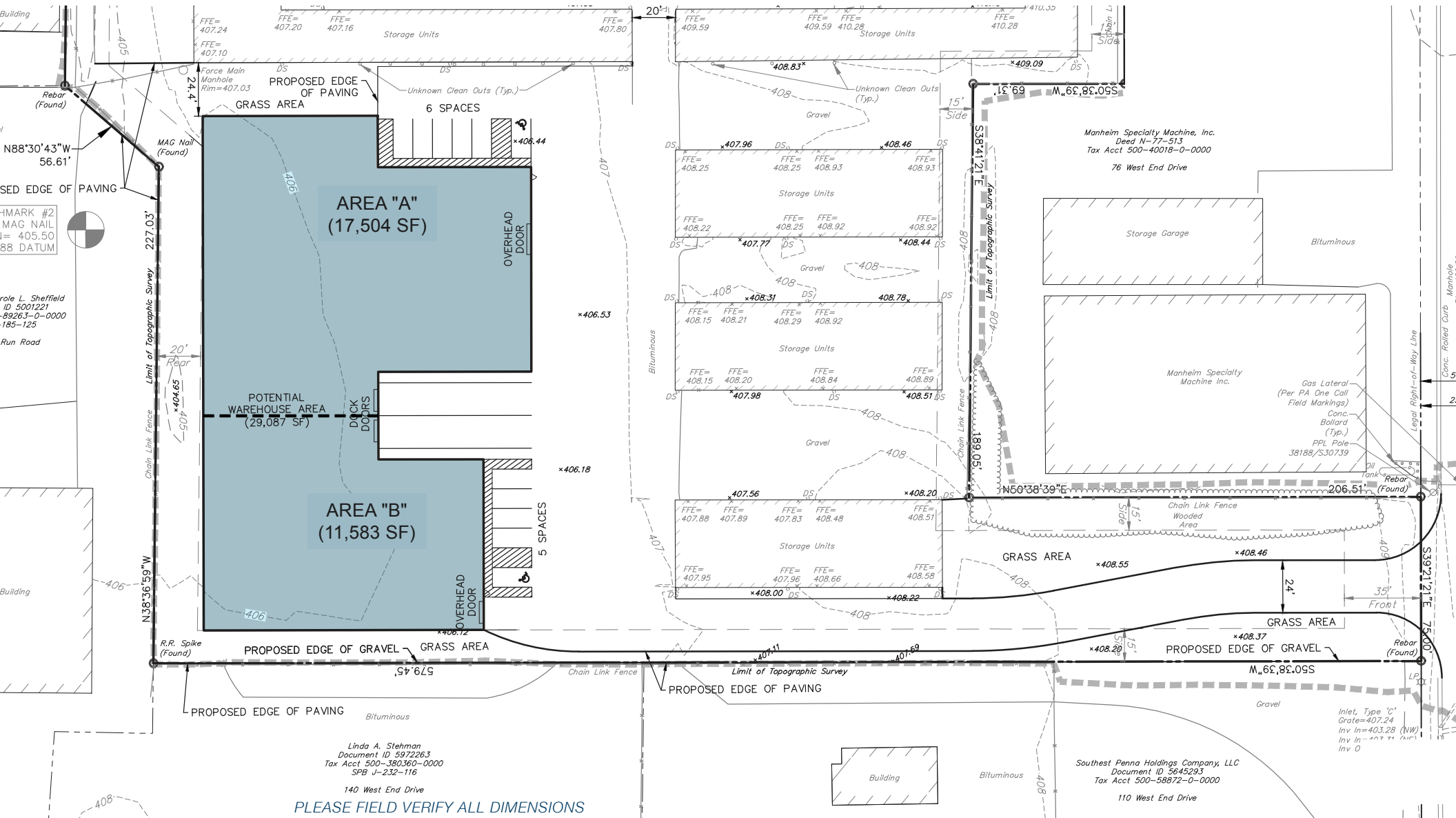
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## Floor Plan ± 29,087 SF Available

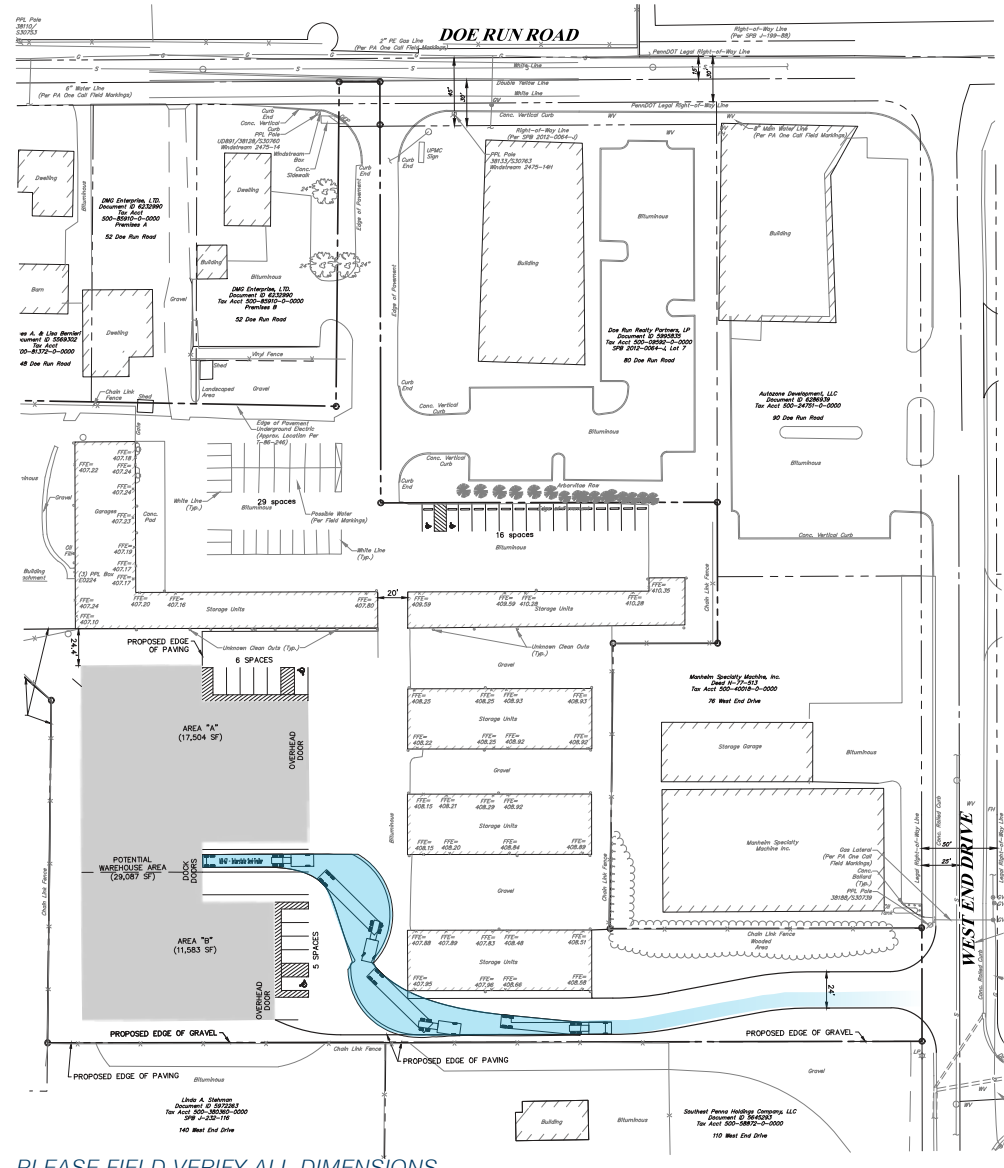
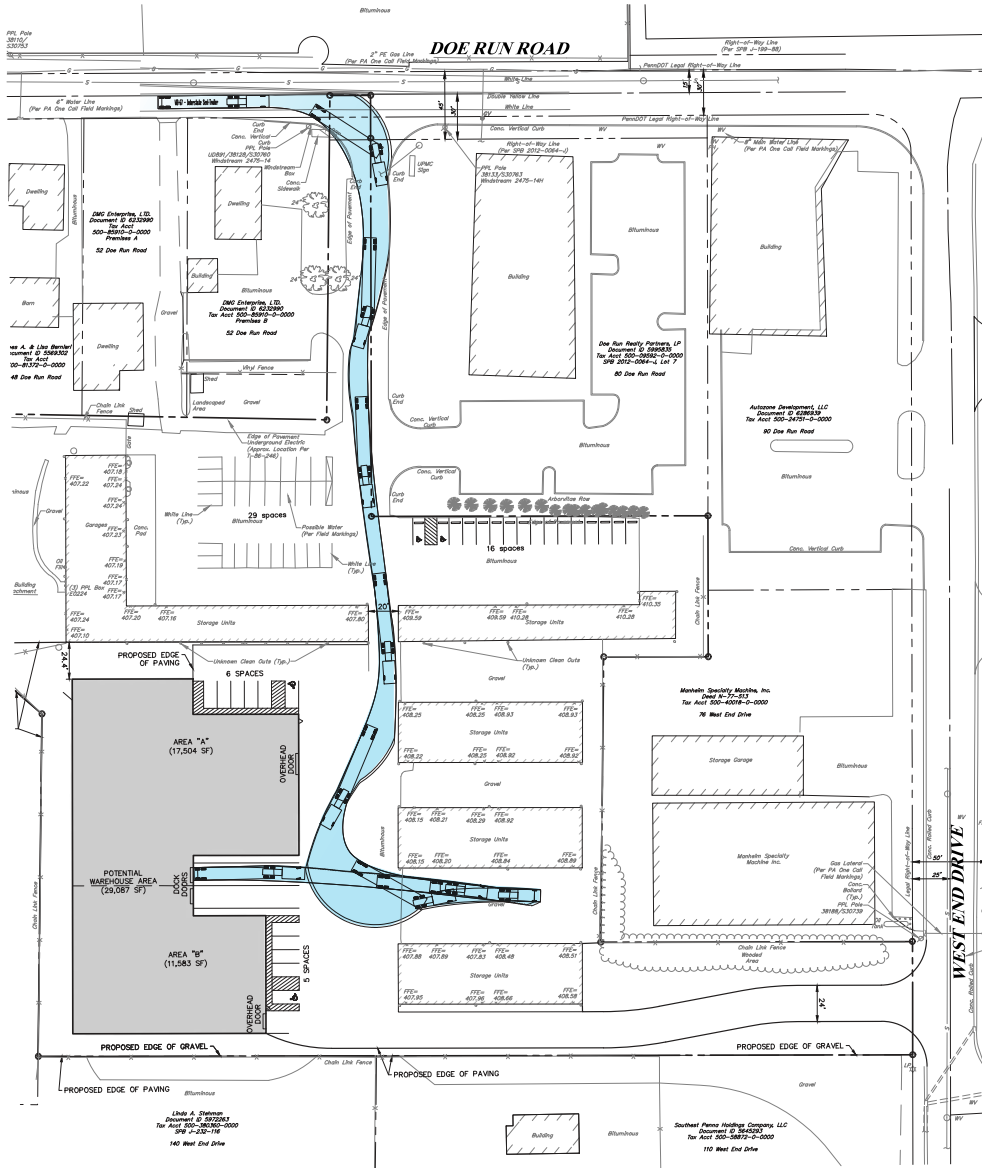


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**62 Doe Run Rd**  
Manheim, Pennsylvania

## Vehicle Access



PLEASE FIELD VERIFY ALL DIMENSIONS



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# 62 Doe Run Rd

## Manheim, Pennsylvania

# Zoning - Commercial/Light Industrial (CLI)

## Penn Township

PRIMARILY COMMERCIAL USES	Zoning Districts				
	MU	COM	LC	CLI	I
Adaptive Reuse of Existing Buildings on Historic Farmstead	SE	SE	SE	SE	SE
Adult Use (See § 27-402)	N	N	SE	N	N
After-Hours Club - To the extent this use is not already prohibited by State Act 219 of 1990	N	N	N	SE <sup>6</sup>	SE
Airport (See also "Heliport")	N	N	N	N	N
Amusement Arcade	P	P	P	N	N
Amusement Park or Water Park	N	SE	N	P	P
Auto Auctions or Auto Storage Compounds	N	SE	SE	N	N
Auto, Boat or Mobile/Manufactured Home Sales	N	SE	SE	SE	N
Auto Body Shop, Auto Court, Auto Reconditioning or Auto Repair Garage	N	SE	SE	SE	SE
Auto Service Station, which may occur with a convenience store, and which may also include fueling of vehicles using hydrogen, liquefied natural gas, propane or similar fuels. This use shall not include a "Truck Stop."	SE <sup>9</sup>	N	SE	N	SE
Bed-and-Breakfast Inn	P	P	P	P	P
Bus Maintenance or Storage Yard	N	P	P	P	P
Bus, Taxi or Passenger Rail Terminal	P	P	P	P	P
Campgrounds	SE	SE	SE	P	P
Car Wash, which shall be designed to not allow water to freeze on streets	P	P	P	P	P
Catering, Custom, for Off-Site Consumption	P	P	P	P	P
Communications Antennas, Commercial, limited to an antenna attached to specified types of structures by § 27-402, or a "Small Wireless Facility" within a street right-of-way	P	P	P	P	P
Communications Tower, Commercial, other than antennas on certain existing structures that are permitted by right by	SE	SE	SE	SE	SE
Conference Center or Exposition Center	P	P	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation.	P	P	P <sup>10</sup>	P	P
Convenience Store, which may be combined with an Auto Service Station only if the if the requirements for an Auto Service Station are met and if an Auto Service Station is allowed in the district	P	P	P	P	P
Crafts or Artisan's Studio	P	P	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service and similar services to businesses	P	P	P	P	P
Data Center, which may include an Internet Server Building	P	P	P	P	P
Dog Day Care - See Animal Day Care					
Dry Cleaner, Laundry or Laundromat	P	P	P	P	P
Exercise Club	P	P	P	P	P



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## Penn Township

Financial Institution; includes banks, and which may include "drive-through facilities"	P	P	P	P	P
Flea Market/Auction House	P	P	P	P	P
Food Truck (includes Trailer). In addition, a food truck may: a) operate at any location for less than 20 minutes per day, b) as accessory to an on-site commercial use that operates in a building, or c) for Township-approved special events	P	P	P	N	N
Funeral Home (crematorium listed separately under Institutional Uses)	P	P	P	P	P
Gaming Facility, State-Licensed, other than small games of chance allowed under state law and the state lottery, which are accessory uses. This type of facility shall be limited to off-track betting and shall not include a casino, mini-casino or slot machines. It shall meet the same minimum setback requirements as are established for a Medical Marijuana Dispensary in § 27-402.	N	N	C	N	N
Gas Station - See "Auto Service Station" in this table.					
Golf Course	P	P	P	P	P
Heliport	N	SE	N	SE	SE
Horse Racetrack	N	N	P	N	N
Hotel or Motel	P	P	P	P	P
Kennel, Breeding or Boarding	N	SE	SE	SE	SE
Laundry, Industrial-Scale	N	P	N	P	P
Lumber Yard	P	P	P	P	P
Medical Marijuana Dispensary	N	N	N	SE	N
Microbrewery (Brewery Pub) or Microdistillery (which may be in combination with a restaurant or tavern)	P	P	P	P	N
Motor Vehicle Racetrack, Outdoor	N	N	SE <sup>6</sup>	N	N
Nightclub	SE	SE	N	SE	SE
Office (May include medical clinics or labs)	P	P	P	P	P
Personal Services (includes tailoring, check cashing, custom dressmaking, haircutting/styling, dog grooming, travel agency, dry-cleaning, shoe repair, "massage therapy, certified" and closely similar uses)	P	P	P	P	P
Plant Nursery or Tree Farm, with a retail sales of items not primarily grown on the premises only allowed if a Retail Store is also allowed	P	P	P	P	P
Produce Auction	P	P	P	P	P
Propane or Liquefied Gas Retail Distributor, with up to 10,000 gallons of storage, and with Fire Company review.	N	N	SE	SE	SE
Recording Studio, Music	P	P	P	P	P
Recreation, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar prac- tice, and closely similar uses); other than uses listed separately in this Part 4	P	P	P	P	P
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this Subsection 4.	P	P	P	P	P





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# Zoning - Commercial/Light Industrial (CLI)

## Penn Township

Repair Service, Household Appliance	P	P	P	P	P
Restaurant (includes Banquet Hall), other than a Tavern or Nightclub with drive-through service	SE11	SE11	N	SE11	N
- without drive-through service.	P	P	P	P	P
(Food Trucks are listed separately below.)					
Retail Store (not including uses listed individually in this Subsection 4). This use may include rental of items, check cashing, a pawn shop or a retail bakery. If a retail store involves more than 100,000 square feet of building floor area per establishment,	P	P	P	P	N
Self-Storage Facility	P	P	P	P	P
Septic System Contractors, not including on-site sewage treatment	N	P	N	P	P
Shopping Center. A retail store of over 100,000 square feet of floor area shall also meet the requirements listed under Retail Stores above.	P	P	P	P	N
Target Range, Firearms					
- Completely indoor, enclosed and soundproofed	P	P	P	P	P
- Target Range, Personal, with a 5-acre minimum lot area and a sufficient physical barrier to protect public safety,	N	N	SE	N	N
Other than above	N	N	N	N	N
Tattoo Parlor or Body Piercing (other than temporary tattoos or ear piercing, which are personal service uses)	N	SE	N	N	N
Tavern, other than a Nightclub	P	P	P	P	N
Television or Radio Broadcasting Studios	P	P	P	P	P
Theater, Indoor Movie or Live Theater, other than an Adult Establishment	P	P	P	P	P
Trade/Hobby School	P	P	P	P	P
Truck Stop	N	N	SE <sup>6</sup>	N	N
Veterinarian Office	P	P	P	P	P
Visitor Center providing education and promotional information	P	P	P	P	P
Wholesale Sales - See under Industrial Uses					
<b>PRIMARILY INSTITUTIONAL/SEMPUBLIC USES</b>	<b>Zoning Districts</b>				
	<b>MU</b>	<b>COM</b>	<b>LC</b>	<b>CLI</b>	<b>I</b>
Cemetery, Limited to Accessory to a Place of Worship (See Crematorium listed separately)	N	N	N	N	N
College or University - Educational, Recreational, Office or Support Uses (See also Residential Uses, which are addressed separately)	P	P	P	P	P
Community Recreation Center, non-profit, or Library	P	P	P	P	P
Crematorium, with a 300-foot setback from: a) any existing dwelling on another lot, or b) the lot line of undeveloped land in a residential district	SE	SE	N	SE	N
Criminal Halfway House	N	N	N	C	C



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## Penn Township

Cultural Center or Museum	P	P	P	P	P
Day-Care Center, Adult or Child(See also as an accessory use)	P	P	P	SE	SE
Emergency Services Station or Training Facility	P	P	P	P	P
Hospital or Surgery Center or Related Testing and Treatment Facilities	P	P	P	P	P
Membership Club meeting and noncommercial recreational facilities, provided that such use shall not be open between 2:00 a.m. and 6:00 a.m., and provided that such use shall only be allowed in combination with another use	P	P	P	P	P
Nursing Home or Personal Care Home/Assisted Living Facility or Hospice	P	P	P	N	N
Place of Worship	P	P	P	P	P
School, Public or Private, Primary or Secondary	P	P	P	P	P
Temporary and/or Emergency Shelter	N	N	N	C	C
Transitional Housing	N	N	N	C	C
Treatment Center	N	N	N	C	C
<b>PRIMARILY PUBLIC/SEMI-PUBLIC USES</b>					
	<b>Zoning Districts</b>				
	<b>MU</b>	<b>COM</b>	<b>LC</b>	<b>CLI</b>	<b>I</b>
Township Government Uses and Facilities, such as Public Works Facilities	P	P	P	P	P
Government Facility, other than offices and other than uses listed separately in this Table	P	P	P	P	P
Prison or Similar Correctional Institution	N	N	N	C <sup>6</sup>	C
Publicly Owned or Operated Park	P	P	P	P	P
Public Utility Facility, other than Township-owned facilities and other than uses listed separately in this Part	SE	SE	SE	P	P
Sewage Pump Stations	P	P	P	P	P
Swimming Pool, Nonhousehold	P	P	P	P	P
U.S. Postal Service Facility or Substation	P	P	P	P	P
<b>INDUSTRIAL USES</b>					
	<b>Zoning Districts</b>				
	<b>MU</b>	<b>COM</b>	<b>LC</b>	<b>CLI</b>	<b>I</b>
Asphalt Plant	N	N	N	SE <sup>6</sup>	N
Assembly or Finishing of Products Using Materials produced elsewhere (such as products from plastics manufactured off-site)	N	P	N	P	P
Building Supplies and Building Materials, Wholesale Sales of	N	P	P	P	P
Distribution Center as a principal use, not including a Trucking Company Terminal	N	N	N	SE <sup>6</sup>	SE
Electric Power Generating Plant (Other than: Putrescent Solid Waste to Energy which is listed under Industrial Uses and Solar Energy or Wind Turbines which are listed under Miscellaneous Uses)	N	N	N	SE <sup>6</sup>	N
Industrial Equipment Sales, Rental and Service, other than involving trucks and trailers primarily intended to be operated on public streets	N	P	N	P	P



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Incineration of Hazardous or Toxic Waste, other than may have been previously approved within an existing waste-to-energy plant	N	N	N	N	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal	N	N	N	N	N
Junkyard (includes scrap yard)	N	N	N	N	N
Liquid or Gas Fuel Storage, Bulk, for off-site distribution, which shall require a review by the Fire Company; but not including: auto service station, propane distributor as listed separately, prepackaged sales, or refueling of company or public transit vehicles	N	N	N	SE <sup>6</sup>	SE <sup>6</sup>
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	SE <sup>6</sup>	SE
- Apparel, Textiles, Shoes and Apparel Accessories (See also Crafts Studio)	N	P	N	P	P
- Cement Manufacture	N	N	N	N	SE <sup>6</sup>
- Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	N	SE <sup>6</sup>	SE <sup>6</sup>
- Clay, Brick, Tile and Refractory Products	N	N	N	P	P
- Concrete, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	N	N
- Electrical, Electronic or Microelectronic Equipment, Appliances and Components	N	P	N	P	P
- Explosives, Fireworks or Ammunition	N	N	N	N	N
- Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	N	P	P
- Food and Beverage Products (which may include aquacul- ture), at an industrial scale, as opposed to a clearly	P	P	P	P	P
- Glass and Glass Products or Ceramics Products, or Leather or Allied Products (other than Crafts Studio or a Tannery)	N	P	N	P	P
- Machinery, Gaskets or Transportation Equipment and Components	N	N	N	P	P
- Manufactured or Modular Housing Manufacture	N	N	N	P	P
- Metal Products, Primary	N	N	N	SE	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
- Mineral Products, Nonmetallic (other than Mineral Extraction)	N	N	N	P	P
Paper and Paper Products, Wood Products and Furniture (including recycling, but not including manufacture of raw Paper pulp)	N	N	N	P	P
- Paving Materials, other than bulk manufacture of asphalt	N	N	N	SE	SE
- Pharmaceuticals and Medicines	N	P	N	P	P
plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Paints, or Ink	N	N	N	SE	SE
Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	P	N	P	P
- Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	N	SE	SE



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## Penn Township

- Scientific, Electronic, Medical and Other Instruments and Related Supplies	N	P	N	P	P
- Sporting Goods, Toys, Games, Musical Instruments or Signs	N	P	P	P	P
Medical Marijuana Grower/Processor	N	N	SE	SE	N
Mineral Extraction (See § 27-402) and related processing, stockpiling and storage of materials removed from the site,	N	N	N	N	N
Packaging or Package Delivery Services Distribution Center	N	P	N	P	P
Petroleum Product or Ethanol Refining or Processing	N	N	N	SE <sup>6</sup>	SE
Pipeline Compressor Station (such as for natural gas), which shall be constructed within an enclosed structure with sound- absorbing walls	N	N	N	N	SE
Printing or Bookbinding	P	P	P	P	P
Recycling Center, Bulk Processing, Provided all operations of an industrial scale occur within an enclosed building	SE	SE	N	SE	SE
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use) and related manufacture of prototypes	N	P	N	P	P
Sawmill/Planing Mill	P	P	N	N	P
Septage and Biosolids Disposal and/or Processing Facility	N	N	N	SE <sup>6</sup>	SE <sup>6</sup>
Slaughterhouse, Stockyard or Tannery (other than customari- ly accessory processing of animals raised on-site or by the same operator)	N	N	N	SE <sup>6</sup>	SE <sup>6</sup>
Solid Waste Disposal and/or Processing Facility (including a Solid Waste Transfer Facility or Solid Waste Landfill),	N	N	N	N	N
Trucking Terminal	N	N	SE <sup>6</sup>	N	SE
Warehousing or Distribution as a principal use	N	N	SE <sup>6</sup>	SE <sup>6</sup>	SE
Warehousing as an on-site accessory use or serving principal uses located or allowed within the same zoning district	P	P	P	P	P
Welding	N	P	N	P	P
Wholesale Sales (other than Motor Vehicles)	N	P	P	P	P
<b>ACCESSORY USES</b>					
<b>Zoning Districts</b>					
	<b>MU</b>	<b>COM</b>	<b>LC</b>	<b>CLI</b>	<b>I</b>
Accessory Dwelling Unit for Relative on the lot of an existing dwelling	P	P	P	N	N
Burner, Outdoor	N	N	N	N	N
Bus Passenger Shelter	P	P	P	P	P
Composting, Bulk, as accessory use, other than septage. Note: composting of leaves, vegetation or materials generated on-site are permitted by right in all districts.	P	N	N	SE	SE
Day-Care Center accessory to and on the same lot as an ex- isting lawful Place of Worship	P	P	P	P	P
Day Care as accessory to a lawful dwelling, of the following number of persons, in addition to children or grandchildren of the on-site caregiver:					
- Day care of a maximum of 3 persons. This use does not need a zoning permit.	P	P	P	P	P





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## Penn Township

- Group Day-Care Home (7 to 12 children)	P	P	P	N	N
- Family Day-Care Home (4 to 6 children)	P	P	P	N	N
Home Occupation, General or Low-Impact	P	P	P	P	P
Outdoor Storage and/or Display as accessory to a business use (See buffer yard provisions)	P10	P	P	P	P
Outdoor Storage and/or Display as a principal use. See also accessory provisions in various districts and for various uses, and buffer yard provisions	N	N	SE	SE	SE
Retail Sales as Accessory to a Principal Industrial Use, limited to items produced or distributed on the premises, and limited to a maximum of 5% of the floor area of the principal use	P	P	P	P	P
Temporary Commercial Uses - Shall meet the requirements of §§ 27-702.16 and 27-302, which allow some uses as permitted by right, and requires special exception approval in other cases. See also "Food Truck"					
<b>PRIMARILY AGRICULTURAL USES AND RELATED USES</b>					
	<b>Zoning Districts</b>				
	<b>MU</b>	<b>COM</b>	<b>LC</b>	<b>CLI</b>	<b>I</b>
Anaerobic digester, accessory or principal	N	N	N	N	N
Agritourism Business (See also Farm-Related Businesses)	P	P	P	P	P
Crop Farming, Community Garden, Greenhouse, Hydroponics or Aquaculture	P	P	P	P	P
Farm-Related Business	P	P	P	P	P
Feed or Grain Mill, Large-Scale	N	N	P	P	P
Feed or Grain Mill that is not "Large-Scale"	N	N	P	P	P
Forestry (Includes Timber harvesting)	P	P	P	P	P
Processing of Agricultural Products produced on-site as a customarily accessory use	P	P	P	P	P
Retail Sale of Agricultural Products	P	P	P	P	P
Winery	P	P	P	P	P
<b>MISCELLANEOUS USES</b>					
	<b>Zoning Districts</b>				
	<b>MU</b>	<b>COM</b>	<b>LC</b>	<b>CLI</b>	<b>I</b>
Groundwater or Springwater Withdrawal Averaging More than 100,000 gallons per day, for off-site use	SE	SE	SE	SE	SE
Livestock or Poultry, Commercial Operation					
- Concentrated Animal Feeding Operations (CAFO) or Concentrated Animal Operation, as defined by DEP	N	N	N	SE	SE
- Other than a CAFO	P	P	P	P	P
Nature Preserve/Environmental Education Center	P	P	P	P	P
Parking Lot or Structure as an accessory or principal use:					
Parking of trucks that haul putrescent or hazardous waste	N	N	N	SE	SE
Overnight parking that primarily serves 2 or more tractor-trailer trucks and/or their trailers	P	P	N	P	P
Other than above, such as municipal parking lots and customary accessory parking for on-site uses	P	P	P	P	P



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## Manheim, Pennsylvania

# Zoning - Commercial/Light Industrial (CLI)

## Penn Township

Recycling Collection Center	N	P	N	P	P
Solar Energy Systems	P	P	P	P	P
Water Supply Wells, Storage and Treatment Facilities	P	P	P	P	P
Wastewater Treatment Plant (other than customarily accessory pretreatment facilities)	P	P	N	P	P
Wind Turbines					
Maximum of 1 on a lot that is an accessory use	P	P	P	P	P
1 or more wind turbines, other than above	N	N	SE	SE	SE
KEY: P = Permitted-by-right use (zoning determination by Zoning Officer) C = Allowed by conditional use SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not permitted					

**\*ADDITIONAL ZONING INFORMATION MAY BE FOUND HERE: <https://penntwplanco.org/government/land-use-ordinances/>**



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