

FOR SALE OR LEASE

1140 Garfield Avenue
Lancaster, Pennsylvania 17601

Industrial

±77,875 SF on 3.40 Ac

ZONED CENTRAL MANUFACTURING DISTRICT

Features

- (2) Industrial buildings on great corner parcel just outside downtown Lancaster
- Convenient location with close proximity to Rt 283, Rt 30 and Rt 222
- Multiple docks and drive-in loading doors
- Parking for (54) and abuts rail line (no spur)



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
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

1140 Garfield Ave Lancaster, Pennsylvania

Aerial

ALL BOUNDARIES ARE APPROXIMATE



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Address: 1140 Garfield Ave,
Lancaster, PA 17601

Municipality: Lancaster City, Lancaster County

Tax Parcel ID: 339-33763-0-0000

Real Estate Taxes: \$99,827 (2024-2025)

Zoning: (CM) Central Manufacturing

Utilities: Public Water & Sewer

Year Built: 1910

Total Lot Area: 3.40 Acres

Parking: (54) Vehicle Spaces

Total Building Area: ±77,875 SF

Construction: Masonry over Steel Frame

Foundation: On Slab

Roofing: Mix of Metal, Rubber and Shingles

Windows: Metal Frame

Doors: Fiberglass and Metal

Building A Area: ±47,124 SF

Office: Class A-/B+, Perimeter Cubicles, 9.5' dropped ceilings, Conference Room, Kitchenette, (2) Restrooms

Warehouse Ceiling Hts: 16' to Rafters, 12.5' Clear; 17.5', 14' Clear

Loading Doors: (2) 8'x9' Docks
(1) 7'x Drive-In Door

Warehouse Restrooms: (2); Include showers and (42) lockers

***Building B Area:** ±30,751 SF

Office: 8' Dropped Ceilings, Epoxy Floors, Private Accessible via Office

Mechanic Shop: 23' at Peak, 14.5' Clear

Shop Ceiling Ht: (1) 9'x11' Drive-In Door

Shop Loading Door: Sales Floor with Office, 8.5' Dropped Ceiling, Breakroom, (2) Restrooms including showers and (74) lockers

Parts Shop: (2) Restrooms including showers and (74) lockers

Shop Loading Doors: (3) Drive-In Doors (Garfield Ave)
(2) 20' Drive-In Doors

**Building B is leased to Nolt's Auto Parts on month-to-month lease.*

LOCAL

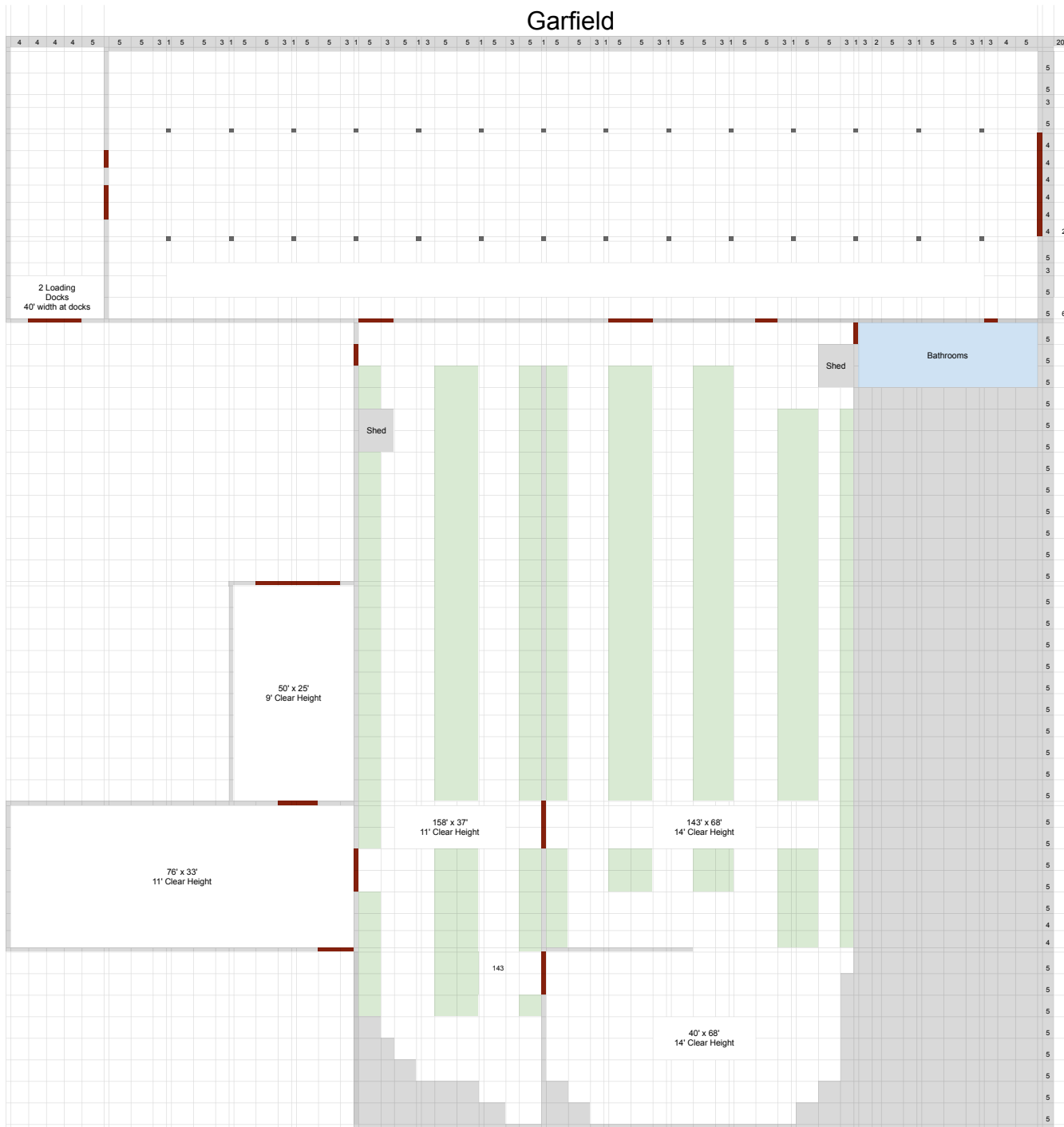


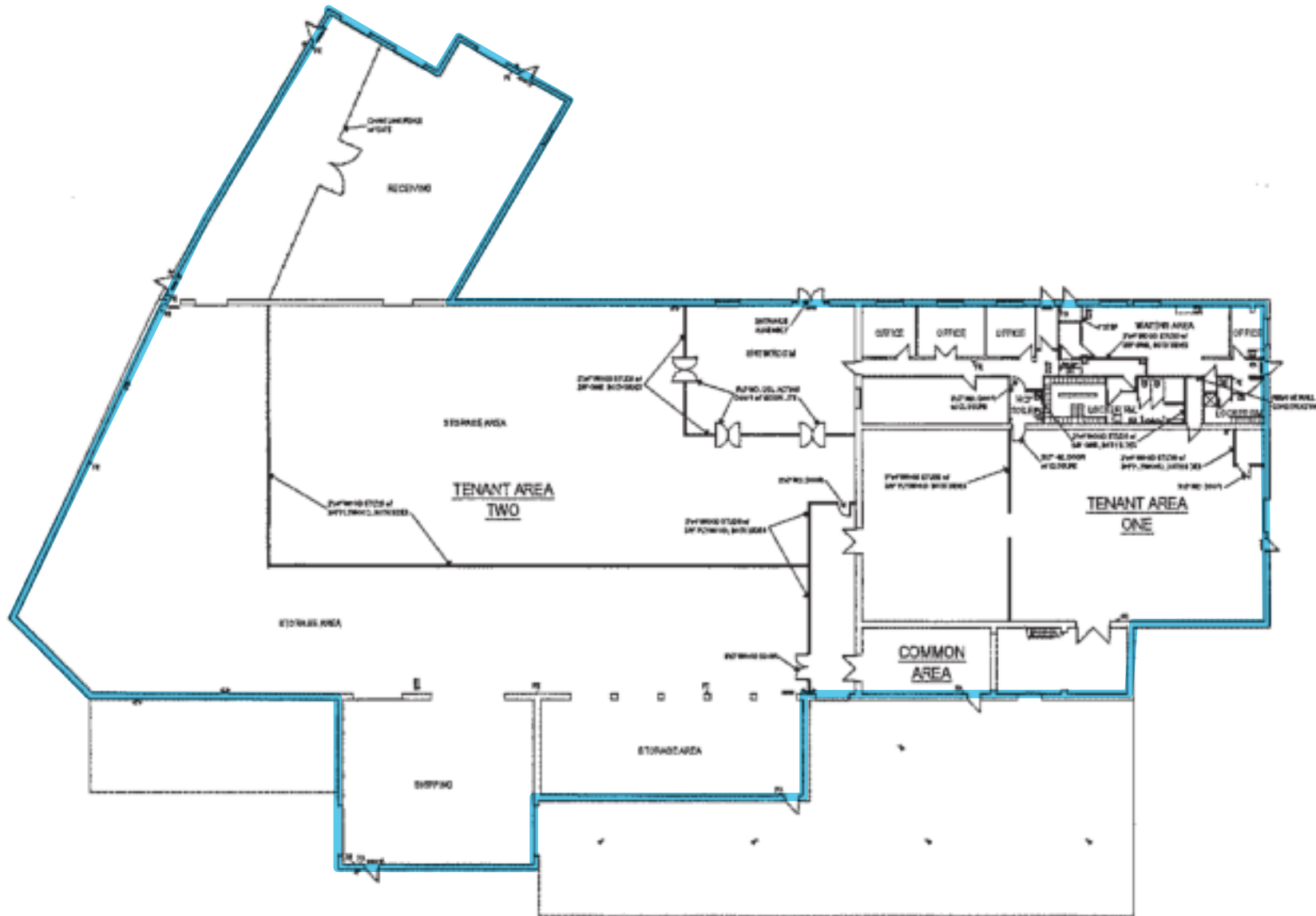
REGIONAL



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PLEASE FIELD VERIFY ALL DIMENSIONS

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Photos



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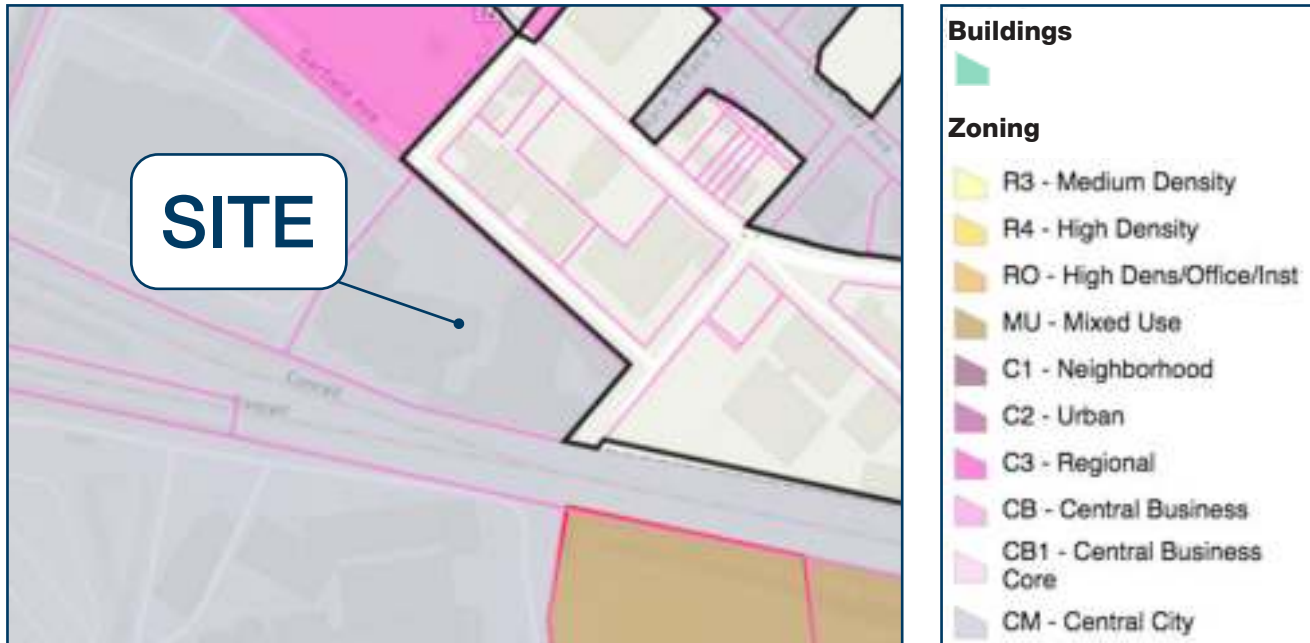
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Central Manufacturing District (CM).

The CM District includes historical manufacturing/industrial areas of the City, many of which are located in close proximity to residential districts as well as industrial sites annexed to the City between 1947 and 1952. A variety of manufacturing uses are permitted, with special exception approval required for those uses with potential negative impacts on nearby residential districts. In addition, certain commercial uses considered to be compatible with manufacturing/industrial uses are permitted. In order to encourage reuse of vacant or underutilized manufacturing/warehousing facilities, other nonresidential uses are also permitted, subject to certain conditions.

*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information:
<https://ecode360.com/8122408#8122408>