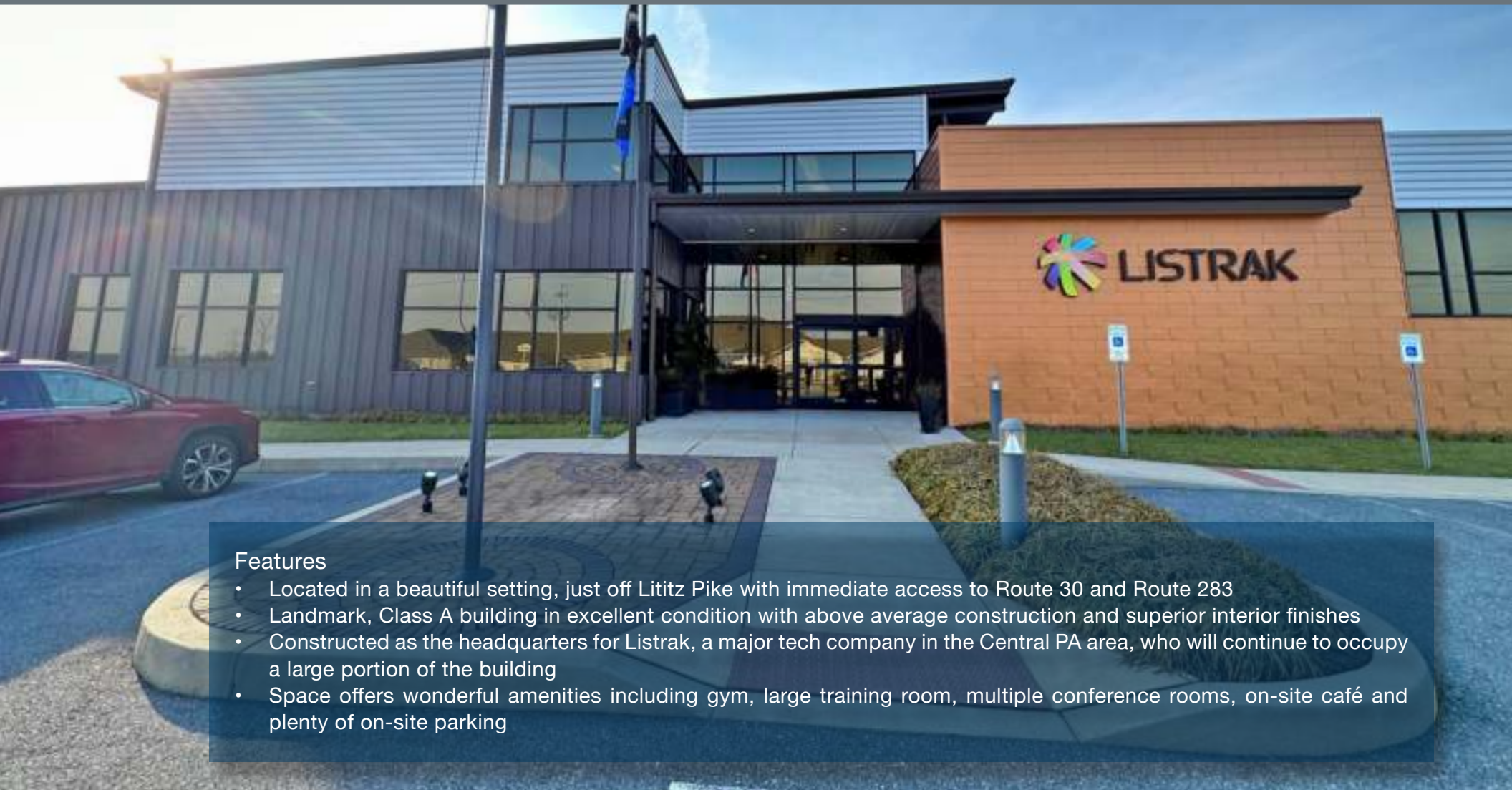


FOR LEASE

100 West Millport Road, Suite 4B
Lititz, Pennsylvania

Class A Office Space
± 5,548 - 20,455 SF
\$14.95 - \$18.95/SF NNN



Features

- Located in a beautiful setting, just off Lititz Pike with immediate access to Route 30 and Route 283
- Landmark, Class A building in excellent condition with above average construction and superior interior finishes
- Constructed as the headquarters for Listrak, a major tech company in the Central PA area, who will continue to occupy a large portion of the building
- Space offers wonderful amenities including gym, large training room, multiple conference rooms, on-site café and plenty of on-site parking



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Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

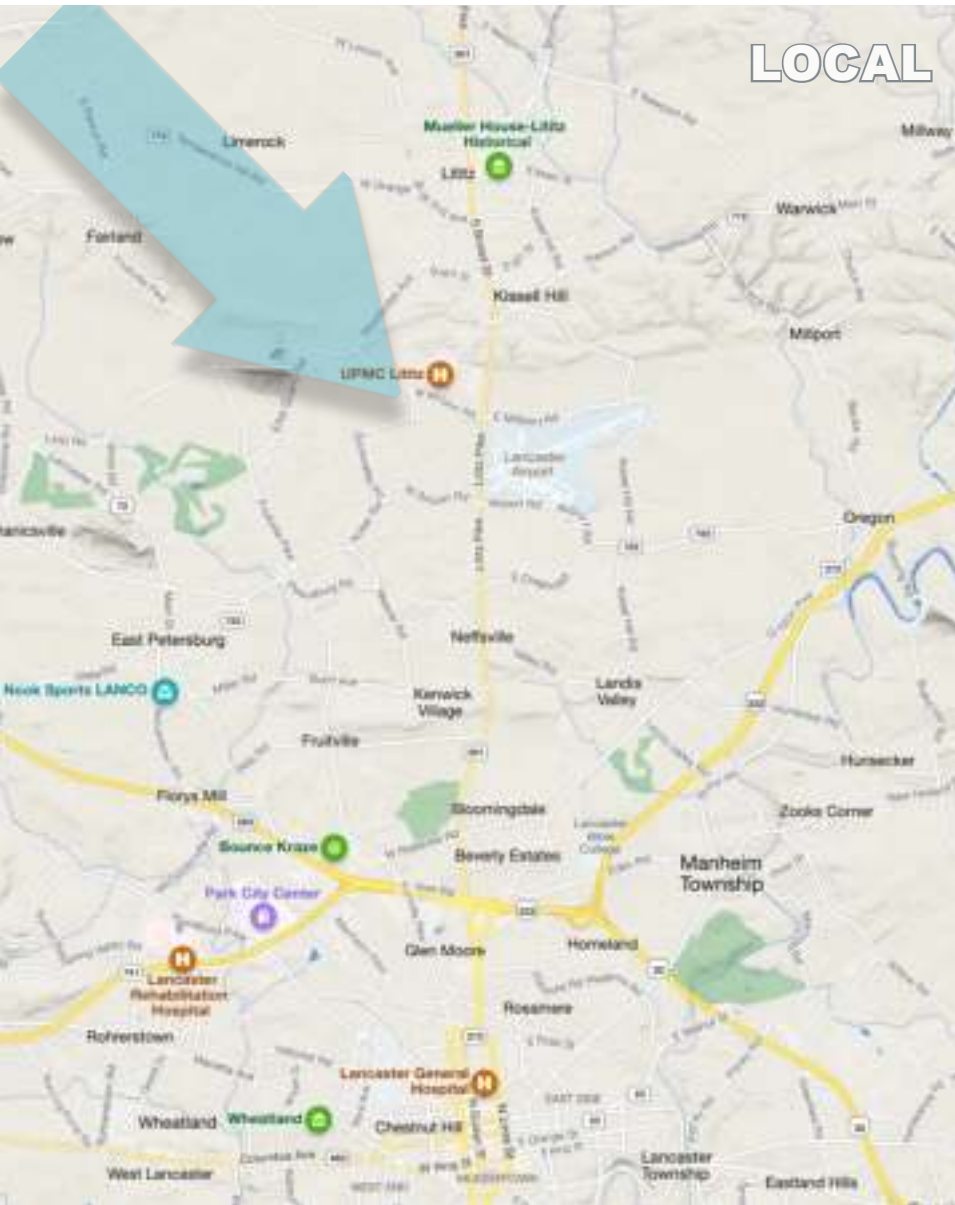
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results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

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

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

100 West Millport Road Lititz, Pennsylvania

Location



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100 West Millport Road

Lititz, Pennsylvania

Floor Plan

± 5,548 - 20,455 SF Available



PLEASE FIELD VERIFY ALL DIMENSIONS



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A. Purpose.

(1) The purpose of this zone is to provide for light industrial, manufacturing, research, warehousing, business and office uses, as well as a limited amount of accessory and related commercial uses, in a park-like setting, which promotes the preservation of the natural, cultural, scenic and historic features of the environment.

(2) The objectives of this zone are: (1) to promote the development of industrial land through careful, coordinated and comprehensive plans, which minimize the potential for land-use nuisances (such as excessive noise, pollution, dust, odor, traffic) and hazards between adjacent land uses, residents and the natural environment; (2) to create a business and employment area which will not compete with, or threaten the viability of the Lititz Borough downtown business area; (3) to foster the development of an interdependent business community through the promotion of shared facilities (e.g., stormwater basins, site access, parking, multi-tenant, or condominium type buildings, and common, interconnected open space and trail systems; (4) to encourage an attractive built environment which does not detract from the Township's predominantly rural-agricultural landscape; (5) to permit the transfer and application of development rights from agricultural (sending) areas to this (receiving) zoning district as a means to protect the Township's valuable farmland, resource base. Specifically, maximum lot coverage provisions for developments within this zone may be increased through the acquisition of development rights from agricultural (sending) areas within the Township.

(3) This zone is intended to apply to large parent tracts or blocks of land where the purpose, objectives and intended design elements of this zone can be effectively and equitably applied. To this end, prior to any subdivision and/or land development to effectuate the provisions of this zone, applicants shall be required to prepare, submit and gain approval of an overall, composite master plan. This approach shall ensure comprehensive and coordinated development, rather than random, piecemeal type development. The process will allow for thoughtful consideration for the development and integration of other similarly zoned adjacent properties.

B. Permitted uses.

(1) Agricultural and horticultural uses, including one single-family detached dwelling contained on the site, but excluding large concentrated commercial poultry or other livestock operations. With the exception of agricultural uses, no outside storage, display or sales are shall be permitted.

(2) Manufacturing, packaging, storage uses excluding those uses which because of the nature of their business are deemed to exhibit or have the potential to be deemed to be a public hazard, noxious, a nuisance or otherwise objectionable to surrounding land uses. Such uses shall include, but are not limited to the following businesses or activities involving: agricultural chemicals, fertilizers or pesticides; animal feed; asphalt plant; auto manufacturing or repair; biological and/or pathogenic hazards; concrete, cement and brick making; distillation; explosives or ammunition; incineration; liquid fuels; radioactive materials; solid waste; tannery. Outside storage, display or sales areas are prohibited.

(3) Animal hospitals and/or veterinarian office, excluding those which include an outdoor kennel, exercise or training area.

(4) Bakeries.

(5) Catering and food preparation services; provided, however, no seating area or area in which customers may consume food shall be provided.

(6) Custom print/photocopying shops.

(7) Emergency service facilities.

(8) Hotels and/or motels.

(9) Laboratories and/or research centers (excluding offices, facilities or businesses involved with hazardous material, or likely to cause public nuisance or hazard).

(10) Municipal uses.

(11) Offices.

(12) Medical or dental clinics.

(13) Packaging businesses (excluding recycling centers).

(14) Public utilities, such as sewage pump stations, transformer rooms, wellhead house.

(15) Repair service shops.

(16) Warehousing (excluding commercial wholesaling businesses).

(17) Accessory uses customarily incidental to the above-permitted uses.

C. Conditional uses.

- (1) Accessory commercial retail and installation service components may be permitted, provided the applicant can demonstrate to the satisfaction of the Board of Supervisors that:
 - (a) These uses are clearly associated, accessory and subordinate to a permitted principal manufacturing use.
 - (b) These uses are wholly contained, or co-located, within the associated principal building, or multi-tenant, or condominium-type building, and not separately located within an independent, freestanding or stand-alone building.
 - (c) These uses do not involve a drive-through component.
 - (d) These uses do not involve any outside storage, display or sales area component.
 - (e) Each separate accessory commercial use or installation service is limited to no more than 10% of the total floor area of the principal manufacturing use or 1,200 square feet, whichever is less.
 - (f) The total aggregate floor area for all accessory commercial uses, installation service uses, banks and/or other financial institutions and restaurants is restricted to 20% of the total aggregate floor area of said building or 5,000 square feet, whichever is less.
 - (g) The proposal shall be in conformity with all relevant building code (Chapter 120, Uniform Construction Code), fire protection code (Chapter 120, Uniform Construction Code), Subdivision and Land Development Ordinance (Chapter 285, Subdivision and Land Development) and other provisions of this chapter.
- (2) Banks and/or other financial institutions and restaurants may be permitted, provided the applicant can demonstrate to the satisfaction of the Board of Supervisors that:
 - (a) These uses are wholly contained, or co-located, within a building in association with other permitted uses, and not separately contained within an independent, freestanding or stand-alone building devoted to their exclusive use.
 - (b) These uses do not involve a drive-through component.
 - (c) These uses do not involve any outside storage, display or sales area component.
 - (d) The total aggregate floor area for all banks and/or other financial institutions, restaurants, accessory commercial uses and installation service uses is restricted to 20% of the total aggregate floor area of said building or 5,000 square feet, whichever is less.
 - (e) The proposal shall be in conformity with all relevant building code (Chapter 120, Uniform Construction Code), fire protection code (Chapter 120, Uniform Construction Code), Subdivision and Land Development Ordinance (Chapter 285, Subdivision and Land Development) and other provisions of this chapter.
- (3) Banquet and/or conference facilities.
- (4) Courier or package delivery-distribution center, provided:
 - (a) The parking and loading areas for all delivery vehicles are fully screened from adjacent streets by the provision of a combination of mature, dense vegetation, land berming and limited solid panel fencing.
 - (b) These uses do not involve any outside storage, display or sales area component.
- (5) Indoor shooting ranges subject to the provisions of § 340-99 of this chapter applicable to indoor facilities.
- (6) Private clubs.
- (7) Commercial recreation facilities, limited to indoor facilities, subject to the requirements of § 340-62 of this chapter applicable to indoor facilities. Notwithstanding the foregoing, such commercial recreation facilities may include a theater limited to a 500 person seating capacity, but shall exclude drive-in motion-picture establishments.
- (8) Health and fitness clubs subject to the requirements of § 340-74.
- (9) Commercial day-care facilities for children and/or adults subject to the requirements of § 340-60.

- (10) Public schools, private schools, commercial schools and vocational and mechanical trade schools subject to the requirements of § 340-89.
- (11) Hospitals subject to the requirements of § 340-79.
- (12) Airports/heliports subject to the requirements of § 340-49.
- (13) Junkyards subject to the requirements of § 340-80.
- (14) Solid waste disposal, processing, transfer and recycling stations subject to the requirements of § 340-97.
- (15) Principal solar energy system (see § 340-92.1C). [Added 7-20-2011 by Ord. No. 248]
- (16) Principal wind energy system (see § 340-92.1D). [Added 7-20-2011 by Ord. No. 248]
- (17) Nursing, rest or retirement homes (see § 340-88). [Added 3-18-2015 by Ord. No. 269]

D. General site and development requirements. Lands zoned campus industrial shall be developed in accordance with the following general standards:

- (1) Development may be permitted on a single property or multiple properties.
- (2) Development shall be in accordance with a master plan as follows:
 - (a) If Township has adopted master plan which includes the subject property, or if another landowner has prepared a master plan which has been approved by Township which includes the subject property, development of the subject property shall be in accordance with the adopted master plan.
 - (b) If no master plan containing the subject property has been approved, prior to the Township considering any subdivision and/or land development plans for the subject property, the applicant shall prepare, submit and gain approval of a master plan. At a minimum such master plan shall contain the subject property and all lots immediately adjoining the subject property.
 - (c) This approach shall ensure comprehensive and coordinated development, rather than random, piecemeal type development. The process will allow for thoughtful consideration for the development and integration of other similarly zoned adjacent properties. Upon approval of a master plan containing the subject property, applicants for subdivision and/or land development need only apply for final plan approval, which must be consistent with the adopted master plan.
 - (d) The master plan shall include text and illustrations providing for the general layout of the lots and blocks, the design and classification of the street pattern; shared driveway access points; the proposed densities, units of occupancy and land coverage; the location and amount of open or park space which shall include, if present, environmentally significant or sensitive areas to be protected; street, parking area and pedestrian trail light standards and sources; and the design, distribution, location, and standards for water and sewer service. The master plan shall include and be characterized by:
 - [1] A connected street and access system which relates to the surrounding urban community.
 - [2] A conveniently accessible transportation system which includes a pedestrian-trail system. This system shall minimize interdistrict auto travel by promoting pedestrian linkages. To achieve this objective, development shall conform to the streets, highways, and trails indicated on the Warwick Township Official Map and the Lititz Borough Official Map. The development shall also accommodate mass transit routes and stops where possible and provide access from the mass transit stops to the pedestrian trail system.
 - [3] A common, interconnected open space meeting the criteria set forth in § 340-19D(4) and which shall identify environmentally significant or sensitive areas and special natural, cultural and environmental features.
 - [4] A streetscape designed to provide safe pedestrian crossings and pedestrian walkways which connect the buildings and related uses, including, but not limited to, parking areas, entryways and courtyards, with an overall pedestrian path system.
 - [5] A program of implementation including regulations, financing of the capital improvements and provisions for repealing or amending the master plan. Regulations may include zoning, stormwater, subdivision and land development, highway access and any other provisions which the Township is authorized by law to enact.
- (3) The use of joint or shared stormwater management facilities shall be promoted. The joint or shared stormwater management facilities shall be located at common low point on the master plan and shall allow for positive drainage, replacing existing drainage patterns, whenever possible, from all proposed

responsibility for the maintenance of such facilities shall be through a recorded landowners' association agreement which runs with the land or by municipal public ownership if a public agency expressly agrees to accept such responsibility.

(4) The development shall include a generous amount of open space and landscaping. The minimum amount of open space on each lot shall be 25% of the area of such lot.

(a) The design of the open space may include:

- [1] Stormwater management facilities vegetated with native plants.
- [2] Environmentally significant or sensitive areas.
- [3] Landscape and buffer areas greater than 10 feet in width.
- [4] Public outdoor spaces which may include vegetative plantings and decorative pervious paving, including paver stones, or bricks or concrete pavers set in a porous base.
- [5] Landscaped islands within parking areas with a minimum of 400 square feet of area.

(b) The design of the open space area shall be based on a survey and analysis of the existing natural, cultural and environmental features of the site. Such design shall:

- [1] Preserve important features of the site, identified by the survey, by inclusion of these features within and as part of the common open space system.
- [2] Be visually and physically accessible through the provision of frontage onto public streets and/or public walkways. The location and design of blocks and lots shall make provision for these elements.
responsibility for the maintenance of such facilities shall be through a recorded landowners' association agreement which runs with the land or by municipal public ownership if a public agency expressly agrees to accept such responsibility.
- [3] Be linked together through the use of pedestrian walkways and shall not be completely screened by the placement of structures from public streets or from civic use areas.
- [4] Include the location of seasonal interest vegetative planting strategically located to provide a pleasing walking environment. Any buffer shall be designed to allow for reasonable police surveillance of the site and/or parking area.
- [5] Include landscaped islands within parking compounds.

(5) Individual lot access shall be discouraged, unless deemed necessary. Instead, access points, parking areas and aiseways should be shared wherever possible. Access or driveway intersections along collector-type streets shall be separated from one another (from the center line) by a minimum of 300 feet.

(6) Truck loading and unloading areas and trash dumpsters shall be shielded from the streets servicing the facility through the use of vegetative buffers and building orientation.

(7) All equipment, electrical substations and mechanical devices shall be shielded from view from streets through the use of vegetative buffers.

(8) All electric, telephone, telecommunications and other service lines shall be underground and shall comply with all applicable Township ordinances.

(9) An overall street, parking area and pedestrian trail lighting plan shall be submitted. The standards fixtures and light sources shall be determined as part of the master plan and shall be aesthetically compatible with the proposed architecture. All lots within the master plan shall use the preselected fixtures and light sources to provide lighting in a consistent manner throughout the development. The lighting plan shall demonstrate the following:

- (a) The lighting shall be designed to meet all requirements of Chapter 285, Subdivision and Land Development, of the Code of the Township of Warwick.
- (b) Glare control shall be accomplished through proper selection and application of lighting equipment.
- (c) Lighting standards in parking areas shall be placed within landscape islands. No concrete pedestals shall be permitted.
- (d) All directional lighting fixtures used for signs shall be top-mounted and shall be aimed toward the ground.

E. Minimum lot area: two acres.

F. Minimum lot width: 200 feet.

G. Maximum lot coverage.

(1) Ten percent. For each transferable development right acquired and applied, as regulated by § 340-45 of this chapter, an additional 4,000 square feet of lot coverage shall be permitted, to a maximum of 70% lot coverage.

(2) The Board of Supervisors may, by conditional use approval, increase the maximum lot coverage by an additional 5% if the applicant demonstrates to the satisfaction of the Board of Supervisors that the applicant shall provide public amenities in addition to those required by this chapter and by Chapter 285, Subdivision and Land Development, of the Code of the Township of Warwick, for the development the applicant proposes. Those public amenities shall be amenities delineated on the Warwick Township Official Map. Such amenities may include the construction of pedestrian-bike trails, benches, athletic facilities and similar recreational facilities. In no case, however, shall the maximum lot coverage exceed 75% of the lot area.

H. Minimum setback requirements.

(1) Front yard setback: 50 feet.

(2) Side yard setback. All buildings, structures, dumpsters and off-street loading areas shall be set back a minimum of 35 feet from any side property line.

(3) Rear yard setback. All buildings, structures, dumpsters and off-street loading areas shall be set back a minimum of 35 feet from any rear property line.

(4) Off-street parking setback. All off-street parking areas shall be set back 20 feet from all right-of-way lines and property lines.

(5) The front yard and parking setbacks shall be planted with a combination of street trees and groundcover or evergreen hedge planting. Groundcover and evergreen hedge planting shall be continuous along the length of the parking setback and shall be a minimum of 24 inches in height at the time of planting. The groundcover and hedge planting shall be maintained at a height not to exceed 40 inches to allow for reasonable police surveillance.

I. Minimum landscaping: 25%.

J. Maximum height: [Amended 8-15-2012 by Ord. No. 254; 10-19-2016 by Ord. No. 278]

(1) Maximum height shall be 45 feet.

(2) The height of a structure may be increased to a maximum of 100 feet if the use requires a higher ceiling height, provided that in no case shall any part of the structure above 45 feet be used for the purpose of providing additional floor space for residential, commercial or industrial purposes and any such structure shall be subject to all Airport Safety Zone requirements. Any structure in excess of 45 feet shall be set back a horizontal distance at least equal to the height of the structure from all property lines.

(3) The Board of Supervisors may, by conditional use approval, increase the maximum height of a hotel or office building structure to 65 feet, provided the applicant demonstrates to the satisfaction of the Board of Supervisors that the structure will meet the following criteria:

(a) The subject property within which the proposed structure is to be located is part of an approved master plan pursuant to § 340-19.

(b) The structure shall be subject to all Airport Safety Zone requirements.

(c) The structure shall be set back a horizontal distance at least equal to the height of the structure and shall not be located within 200 feet of a residential district or residential dwelling.

(d) The structure will be located within the master planned campus and the Campus Industrial Zone to minimize its visual intrusiveness relative to the streetscape in which the structure is located.

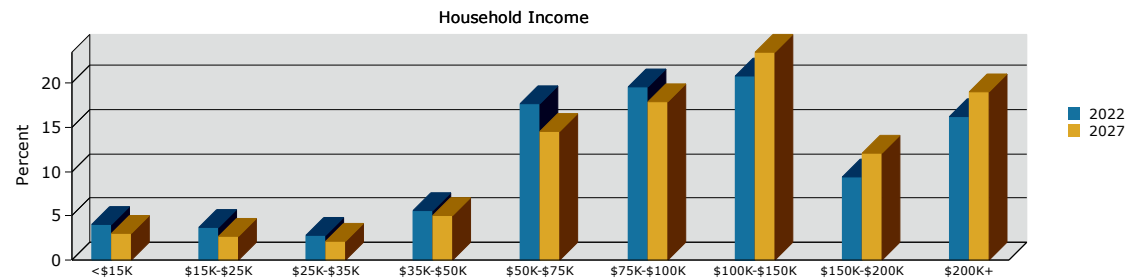
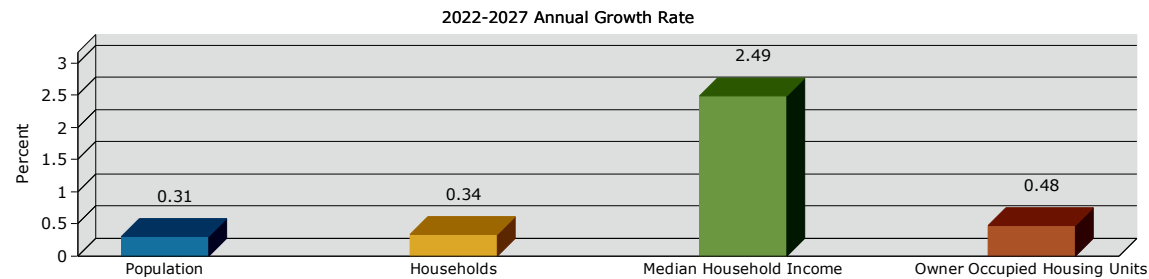
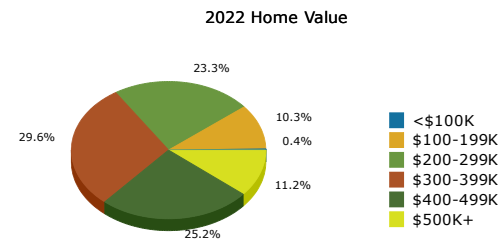
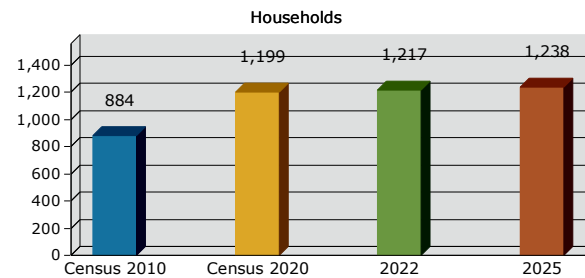
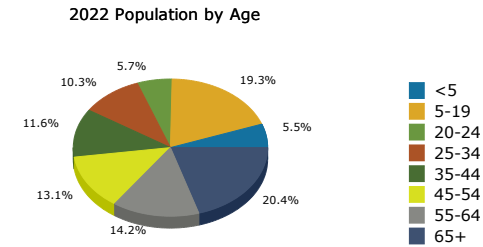
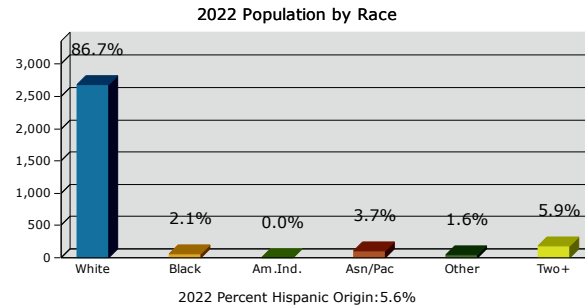
(e) The structure shall meet all relevant building codes (Chapter 120, Construction Codes, Uniform), fire protection codes (Chapter 120, Construction Codes, Uniform), Subdivision and Land Development Ordinance (Chapter 285, Subdivision and Land Development) and other provisions of chapter.

(f) The applicant shall acquire one transferable development right for each 4,000 square feet of additional building area (building footprint) that would be required if the area of the structure constructed above 45 feet were constructed within the forty-five-foot maximum height, as set forth in § 340-45 of this chapter.

- K. Off-street loading.** Off-street loading shall be provided as specified in § 340-36 of this chapter. No off-street loading shall be permitted on any side of a building facing or adjoining residentially zoned lands, nor on any side of a building facing an adjoining street.
- L. Off-street parking.** Off-street parking shall be provided as specified in § 340-35 of this chapter.
- M. Signs.** Signs shall be permitted as specified in § 340-38 of this chapter. When a development as identified in a master plan contains more than 50 acres, the developer may elect to have the type, number and size of signs as set forth in § 340-38 or, in the alternative, may request as part of the initial master plan review and approval or review and approval of an update to the master plan to have the type, number and size of signs in this § 340-19M. In either event, all signs shall fully comply with § 340-38A, § 340-38C and the classification and construction requirements of § 340-38B. [Amended 3-18-2015 by Ord. No. 269]
- (1) In lieu of a planned center sign at the right-of-way on which the development fronts, one wall sign may be used for identification of the development in the Campus Industrial Zone if the applicant can demonstrate to the satisfaction of the Board of Supervisors that:
 - (a) The wall sign for identification of the development meets the following criteria:
 - [1] The wall sign shall not exceed 15% of the total square feet of the wall on which it is located, to a maximum of 400 square feet, and the top of the wall sign shall not be more than 50 feet from grade at the location of the wall sign or the height of the building on which the sign is located, whichever is less.
 - [2] The wall sign shall not be closer to the public street right-of-way than 100 feet.
 - [3] The wall sign shall not be closer to a residential zone than 200 feet.
 - [4] The wall sign shall not be distracting to the drivers on the public right-of-way on which the wall sign fronts or faces.
 - (2) Each building complex over 20,000 square feet within the development may have a planned center ground sign and wall signs, meeting the following provisions:
 - (a) One planned center sign per road frontage is permitted.
 - (b) No planned center sign shall exceed a maximum of 80 square feet in size or an overall height of 25 feet from preexisting grade to the top of the sign.
 - (c) Individual uses with the building may have one wall sign not exceeding 50 square feet.
 - (3) If there are individual, freestanding buildings or building complexes under 20,000 square feet within the development, each building or building complex under 20,000 square feet within the development may have a ground-mounted planned center sign and wall signs meeting the following provisions:
 - (a) One planned center sign is permitted.
 - (b) No planned center sign shall exceed maximum of 50 square feet in size, and top of planned center sign shall not be more than 25 feet from grade.
 - (c) Individual uses with the building may have one wall sign not exceeding 50 square feet.
 - (4) Graphics, art work or symbols on buildings within the development shall not be deemed a sign, provided that:
 - (a) The graphics, art work or symbols are not a logo or trademark of the business of the occupant or occupants of the building.
 - (b) The graphics, art work or symbols may not contain lettering.
 - (c) The graphics, art work or symbols may not be electronically illuminated.
 - (d) The graphics, art work or symbols shall be subject to the regulations contained in § 340-38A(12).
 - (5) Electronic message boards are permitted only on ground-mounted planned center signs meeting all requirements of § 340-38B(1)(n).
- N. Planting strips.** Vegetative planting strips shall be provided adjacent to all public and private streets and any existing or planned residential areas. The planting strip shall have a minimum width of 20 feet, exclusive of any landscaping provided as part of the existing or proposed street right-of-way line.
- O. Operational standards.** All industrial and/or commercial operations shall be in compliance with all state and/or federal laws and regulations which are in effect from time to time. See § 340-42 for a partial list.

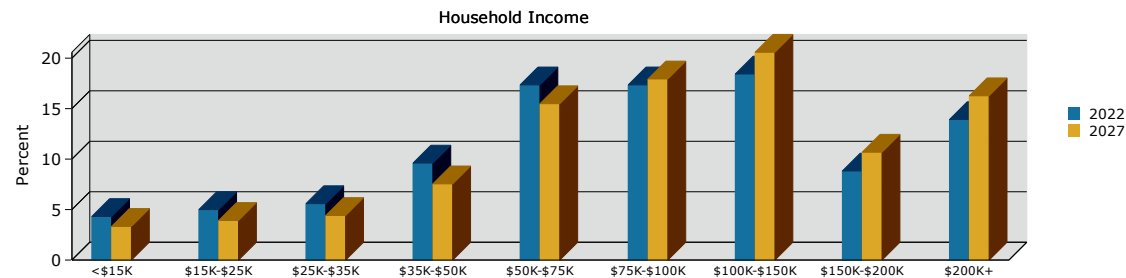
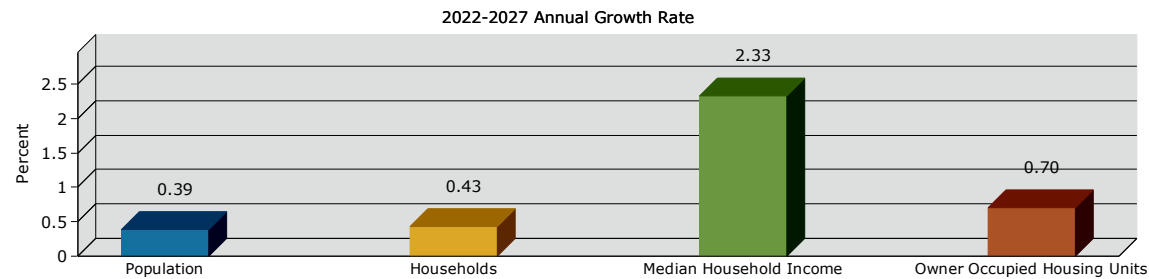
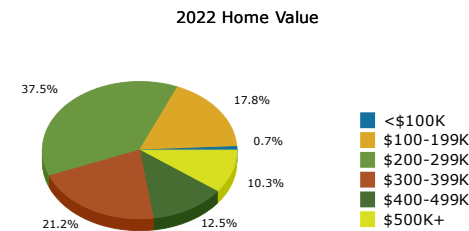
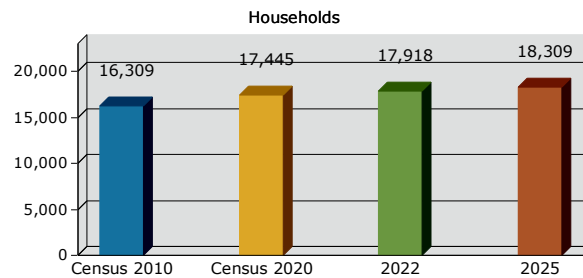
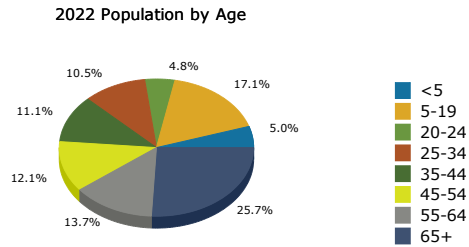
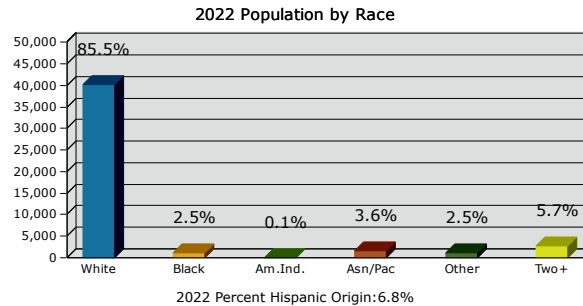
100 West Millport Road Lititz, Pennsylvania

1 Mile Radius Demographics



100 West Millport Road Lititz, Pennsylvania

3 Mile Radius Demographics



100 West Millport Road Lititz, Pennsylvania

5 Mile Radius Demographics

