

FOR LEASE

25 Kurtz Road
Denver, Pennsylvania 17517

Renovated Industrial Facility

±28,440 SF

ZONED (I-1) LIGHT INDUSTRIAL DISTRICT



Features

- All new electric, plumbing and roofing
- Fully heated and cooled
- Multiple docks and drive-in loading doors
- Roof raised in large section for increased functionality
- Centrally located between Lancaster and Reading with excellent proximity to PA Turnpike, Rt 222 and Rt 272



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

25 Kurtz Road

Denver, Pennsylvania

Strategically located just minutes from the PA Turnpike (I-76), this fully renovated industrial property offers a flexible layout ideal for light manufacturing, warehousing, or operations centers. With a combination of modern office space and high-functioning industrial areas, this site is ready to support your business growth.

Kurtz Rd



ALL BOUNDARIES ARE APPROXIMATE



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25 Kurtz Road

Denver, Pennsylvania

Site Data

Address

25 Kurtz Rd
Denver, PA 17517

Municipality

East Cocalico Twp

Tax Parcel ID

080-06975-0-0000

Real Estate Taxes

\$18,853 (2025-2026)

Zoning

(I-1) Light Industrial

Utilities

Public water; Public sewer

Year Built/Renovated

1955, 1970, 1975, 1980 / 2021-2022

Total Lot Size

±2.2 Acres

Total Building Area

±28,440 SF

Construction

Stick-built, block and brick

Roofing

Rubber, metal

HVAC

100%

Ceiling Hts

9-19 Ft

Power

480 Volt

Loading Door(s)

(4) Loading docks

(5) Drive-in doors

Parking

(33) Vehicle spaces,
including (2) ADA

Lease Rate

\$8.95/SF NNN



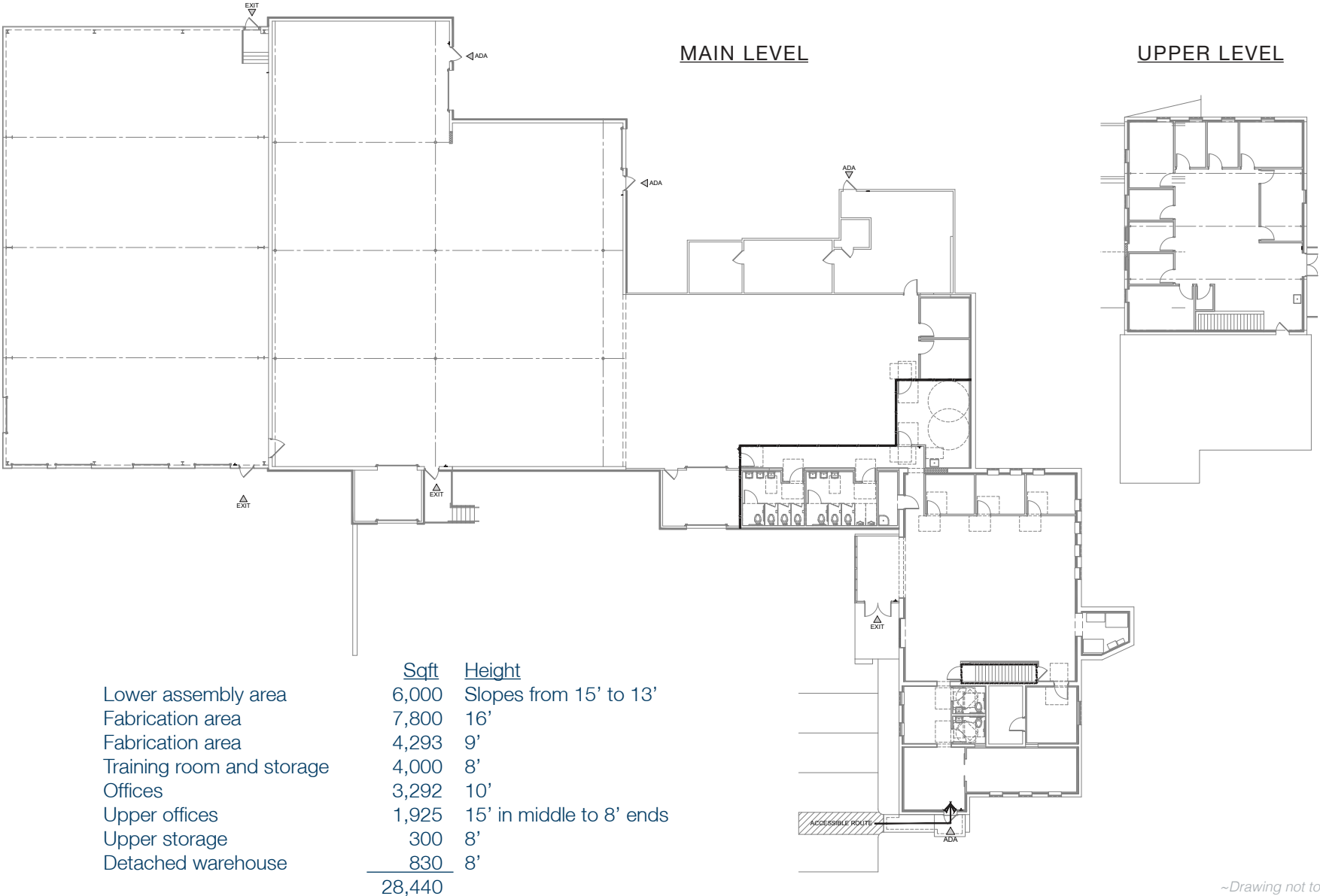
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Building Plan*

*Does not include upper storage area (300 SF) and detached warehouse (830 SF)



~Drawing not to scale~



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25 Kurtz Road Denver, Pennsylvania

Location

LOCAL



REGIONAL



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Denver, Pennsylvania

Zoning - Light Industrial (I-1)

East Cocalico Township

Permitted Uses*

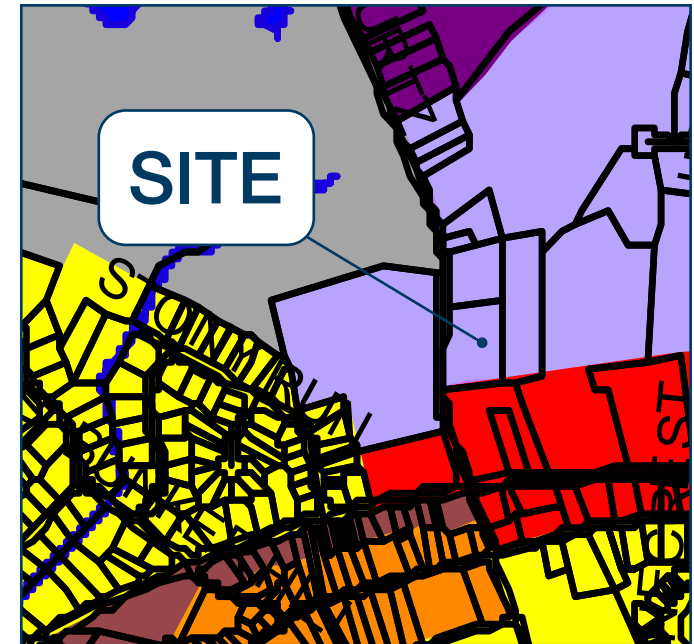
Agriculture
Bookbinding, printing and publishing operations;
Excavation contractors;
Health and recreation clubs;
Laboratories for medical, scientific or industrial research and development;
Machine shop;
Manufacturing, packaging, storage and/or wholesaling of [See Code for full list of specific goods];
Municipal services and public utilities structures;
Offices;
Processing, packaging, storage and/or wholesaling of food products (exclusions apply);
Recycling collection facilities
Repair shops for products permitted to be manufactured in this zone;
Sales, storage and/or wholesaling of [See Code for full list of specific goods];
Sign makers;
Small engine repair shops;
Veterinary offices or animal hospitals;
Vocational and mechanical trade schools;
Welding shops;
Shops for contractors of plumbing, heating, air-conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings
Community gathering facilities, special event facilities, and banquet and social halls;

Special Exception Uses*

Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities;
Billboards;
Communication towers and equipment;
Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery;
Mass transportation depots;
Mini-warehouses;
Municipal service ventures;
Truck or motor freight terminals;
Regional planned center;
Power generation facilities;
Wind and/or solar farms;

Conditional Uses*

Automobile auctions and/or automobile parking or storage compounds;
Off-track betting parlors;



 Light Industrial

*Full list of allowed uses in the (I-1) Light Industrial District, as described in the East Cocalico Township Code of Ordinances [here](#).

All zoning questions should be directed to:
East Cocalico Township Zoning Department
100 Hill Rd, Denver, PA 17517
717-336-1710



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