

# FOR SUBLEASE

1195 Ivy Drive, Lancaster, PA 17601



## INDUSTRIAL FLEX BUILDING

47,555 SF, Zoned I-2 in W. Hempfield Township, PA



For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM  
717-208-3204 Direct



See more properties here:  
SableCommercialRealty.com

245 Butler Avenue, Suite 220  
Lancaster, PA 17601

717-399-9361

### RARE OPPORTUNITY TO SUBLEASE A WEST HEMPFIELD TOWNSHIP INDUSTRIAL BUILDING

Situated in an industrial area of western Lancaster County, just off Rt. 23 (Marietta Avenue), this versatile 47,555 SF industrial building is close to highways, primary roads and local businesses. Located on a level, 5.3 acre corner lot, the building includes approximately 31,555 SF of warehouse and production space and a 16,000 SF office and flex area, with meeting and training rooms, locker areas, kitchen, lunchroom, employee gym and support areas. The building is ideal for a user who requires a combination of office, production, and warehouse area. The office area is truly stunning, with high-end fixtures and finishes. The office restrooms include showers for employee use. Portions of the office section could be used for production or light assembly purposes. Industrial sublease opportunities in this area are hard to find and go fast; call now to set up your private tour!

#### FEATURES:

- Prime Lancaster County location in West Hempfield
- 5.3-acre lot, Zoned I-2
- Quick access to local highways and primary road corridors
- Renovated in 2005
- Generous parking
- Beautiful office and support areas
- Outside storage on lot
- Room for potential expansion
- Convenient to nearby services: Retail, medical, restaurants, grocery, gas, and personal services
- Strong industrial demand assures continued long-term value.
- 3 Loading docks + Drive-in Door

2024 DEMOGRAPHIC SUMMARY	1 Mile	3 Miles	5 Miles
Total Population:	4,203	38,945	86,248
Total Households:	1,540	15,092	34,205
Median Household Income:	\$112,280	\$102,359	\$90,946
Average Household Size	2.73	2.55	2.48
2024 Median Age:	41.6	42.1	43.1
Population 16+ employed	98%	98.50%	98.30%

Information herein is deemed reliable but not guaranteed. Property leased As-Is. Please independently verify all facts prior to purchase; Neither Seller or Broker shall be liable for errors or omissions. Our Co-Broker compensation policy requires Tenant Agents to make the initial contact with Listing Broker and be present at all showings and meetings to qualify for a co-broke fee. Tenants who intend to be represented by a Tenant Agent must have their Agent contact the Listing Agent in advance to arrange the first showing or agent may potentially forfeit their ability to receive any applicable co-broke fee.

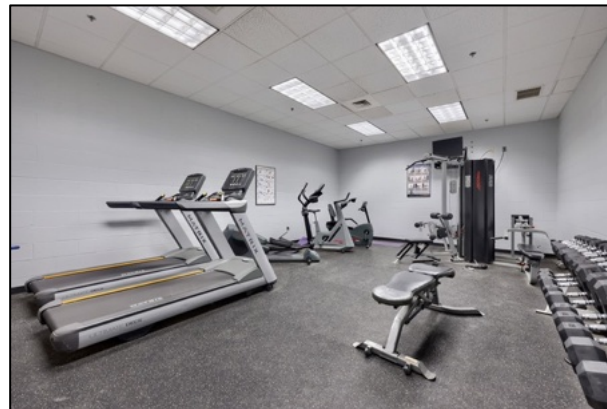
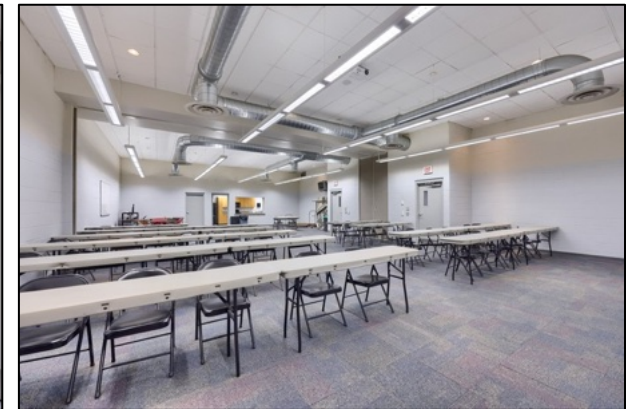
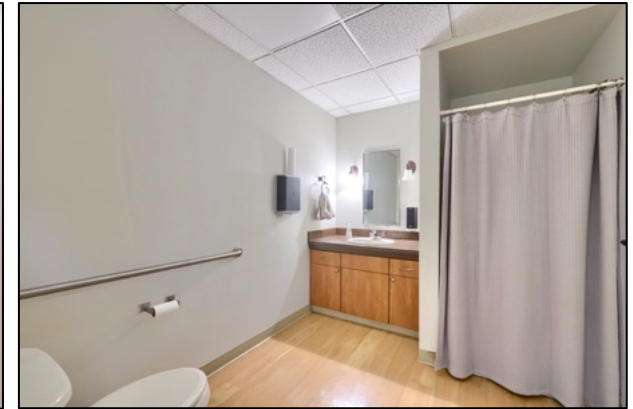
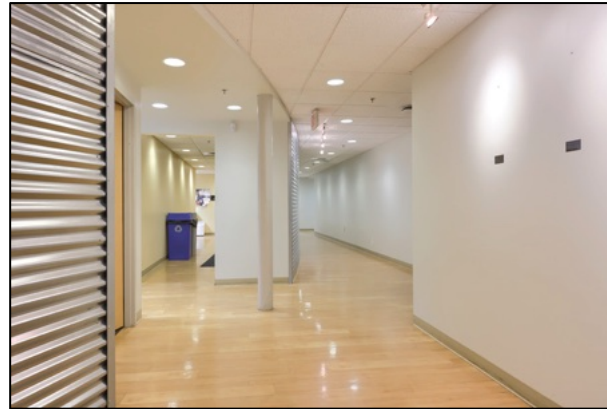
## Property Summary

PROPERTY SUMMARY		1195 Ivy Drive, Lancaster, PA 17601
MUNICIPALITY:	West Hempfield Township, PA	
TAX PARCEL ID#:	300-04709-0-0000	
DEED REFERENCE #:	5348705	
CONSTRUCTION:	Brick	
YEAR BUILT:	1956. Major renovation and building expansion completed in 2005.	
# STORIES:	One	
SQUARE FOOTAGE TOTAL:	47,555 SF +/-	
OFFICE AREA:	16,000 SF +/-	
ACREAGE	5.2	
ZONING	I-2 General Industrial District. Flexible Zoning allows outdoor storage of equipment and materials.	
REAL ESTATE TAXES 2025	\$41,185.00; based on assessment of \$1,777,600.	
PARKING	Total of 125+ lined spaces; 7+ trailer spaces.	
UTILITIES	Electric, Natural Gas, Public Water and Sewer.	
HVAC	Fully Conditioned Building. Natural Gas Boiler / 4 Rooftop HVAC Units	
ELECTRIC	3 phase; 2,000+ AMPs.	
ROOF	Flat; Rubber. Metal roof over entry foyer area.	
CEILING HEIGHTS	14'5" clear in warehouse. 17' ceilings.	
RESTROOMS	3 Multi-stall Men's/Women's Restrooms, 3 Employee Shower Stalls, 2 Private Executive Shower Stalls	
CURRENT USE	Industrial Contractor Yard: Office, Manufacturing, Warehousing, Outdoor Storage	
DOCKS/DOORS	Three (3) loading docks and one (1) 12' x12' drive-in door	
SPRINKLERED:	Yes, wet system	
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.	
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> <li>• Potential for building expansion of +/- 20,000 SF. West Hempfield Twp I-2 Zoning allows buildings up to 60 feet tall by right. (no current approved plan)</li> <li>• 6 Minute drive time to Rt. 30 Centerville Rd. or Rt. 283 Spooky Nook Rd. exit makes for easy access for employees and customers in Lancaster, Harrisburg, and York.</li> <li>• This building was built for an employee-centric company. Building perks include fitness center, employee showers, multiple break areas, and a fully conditioned warehouse.</li> </ul>	

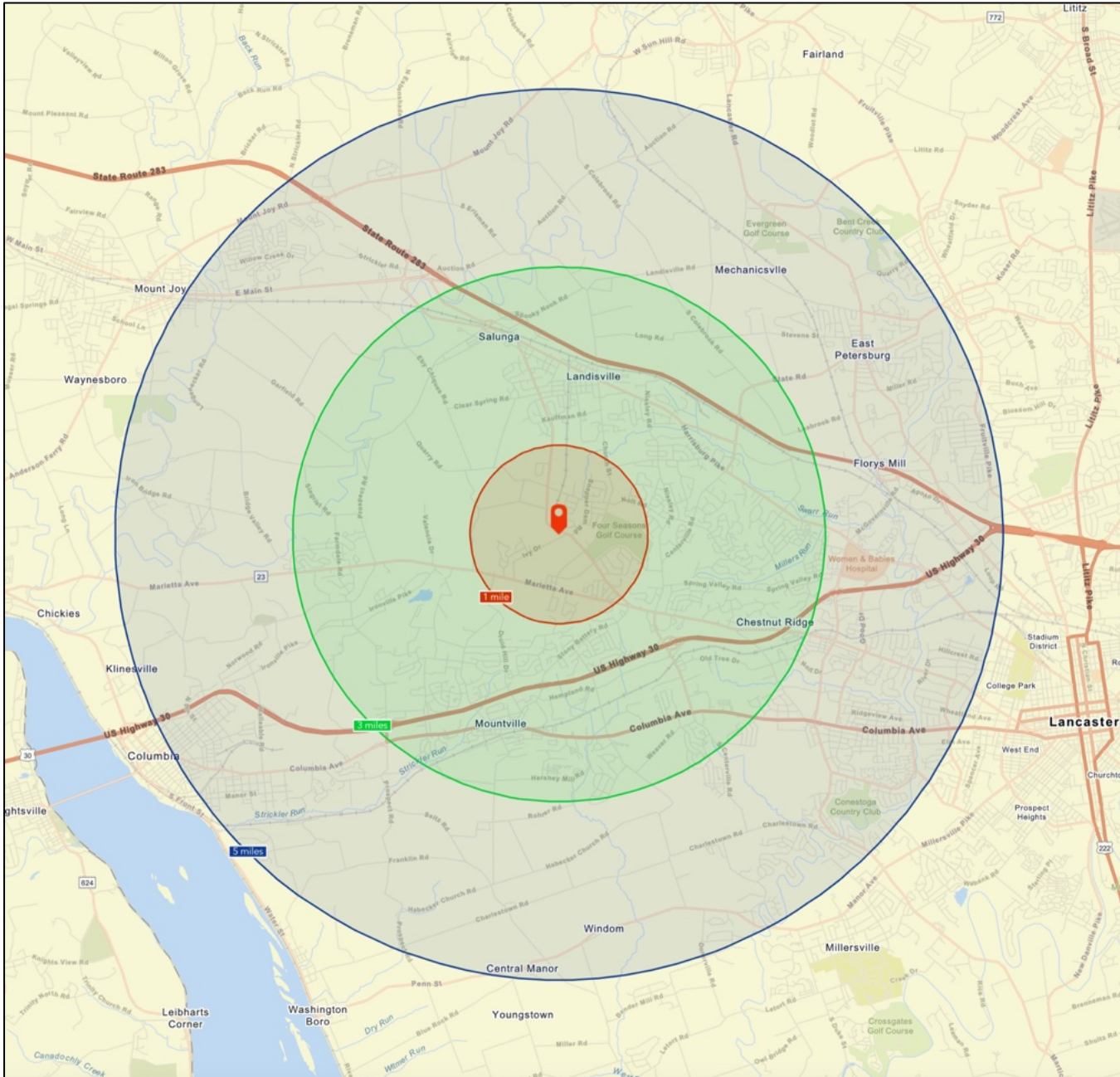
Additional Photos - Office Areas



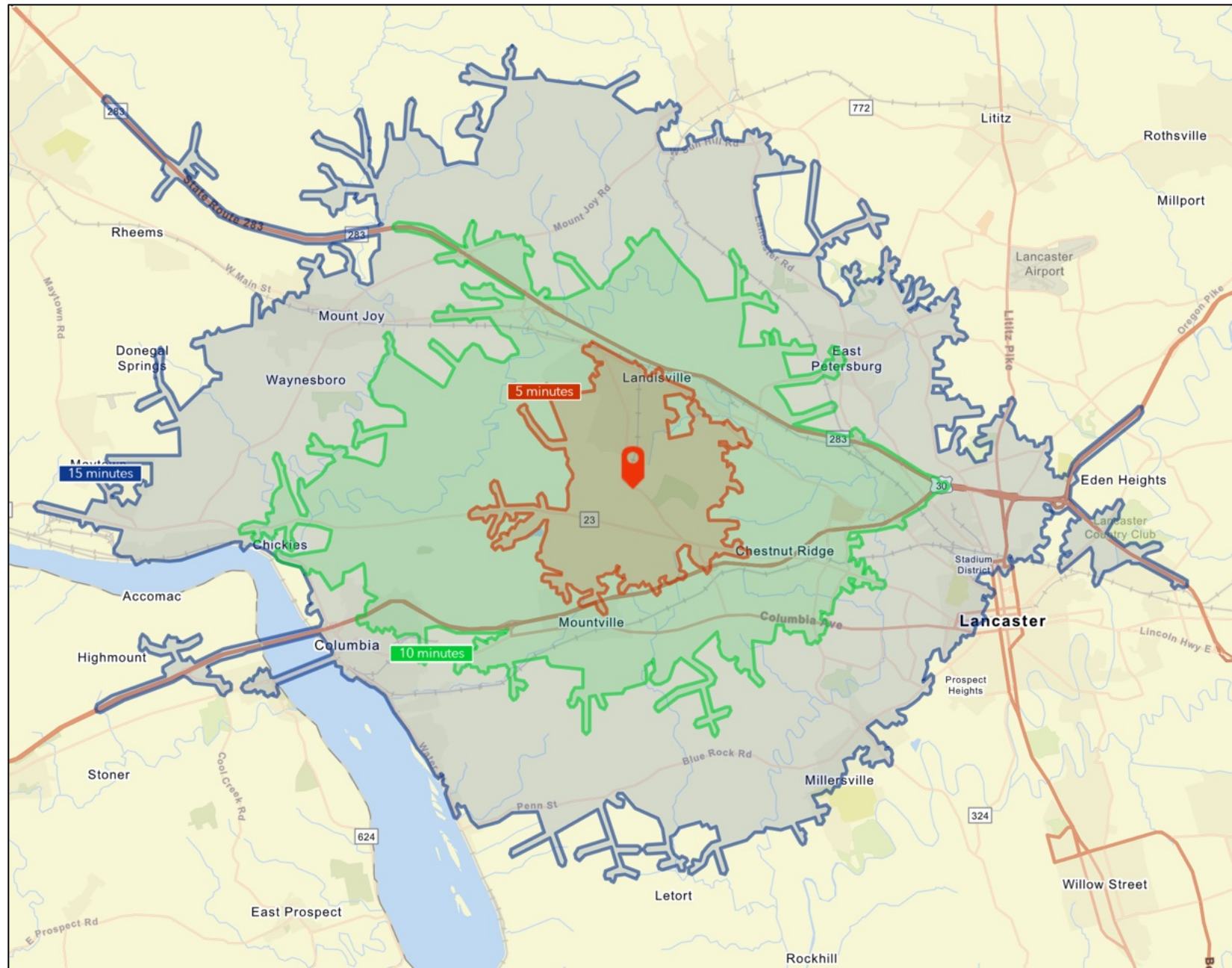
Additional Photos - Common Areas and Training Room



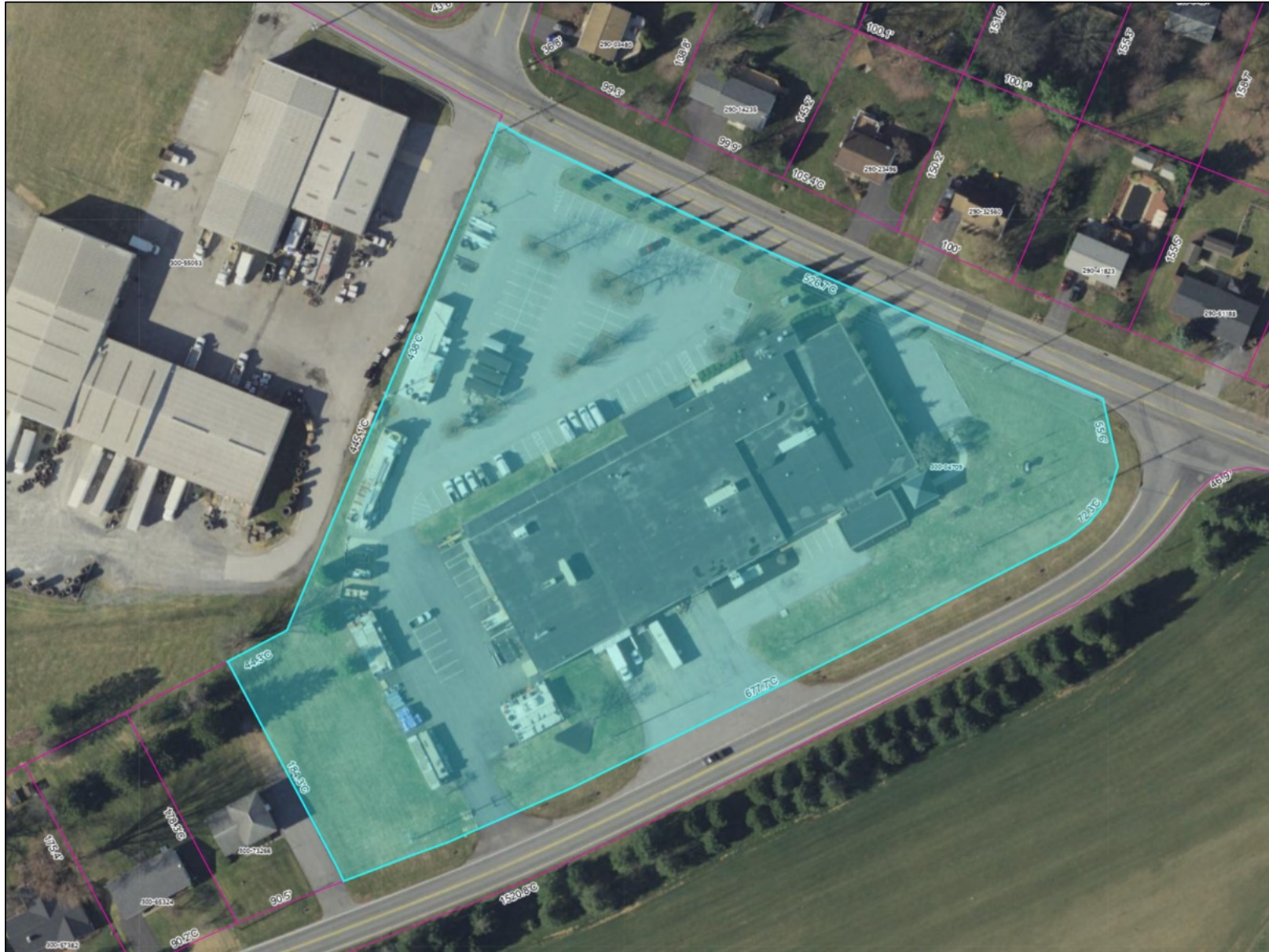
### Location Map - 1, 3 and 5 mile Radius



### Location Map - 5, 10, & 15 Minute Drive Time Radius



Site/Tax Parcel  
#300-04709-0-0000  
5.3 Acres

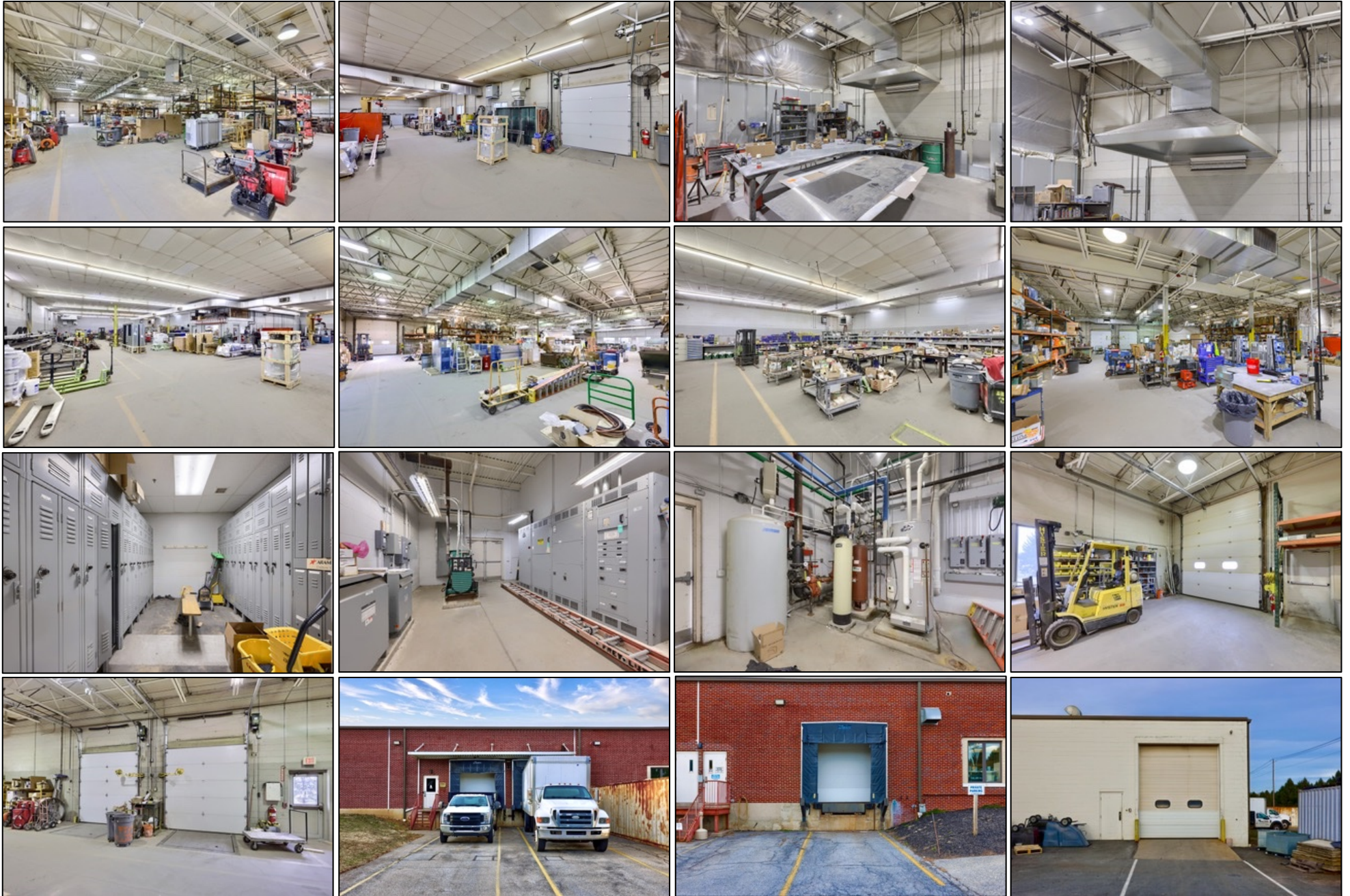


FOR SUBLEASE

1195 Ivy Drive, Lancaster, PA



### Production, Warehouse and Loading Areas



FOR SUBLEASE

1195 Ivy Drive, Lancaster, PA



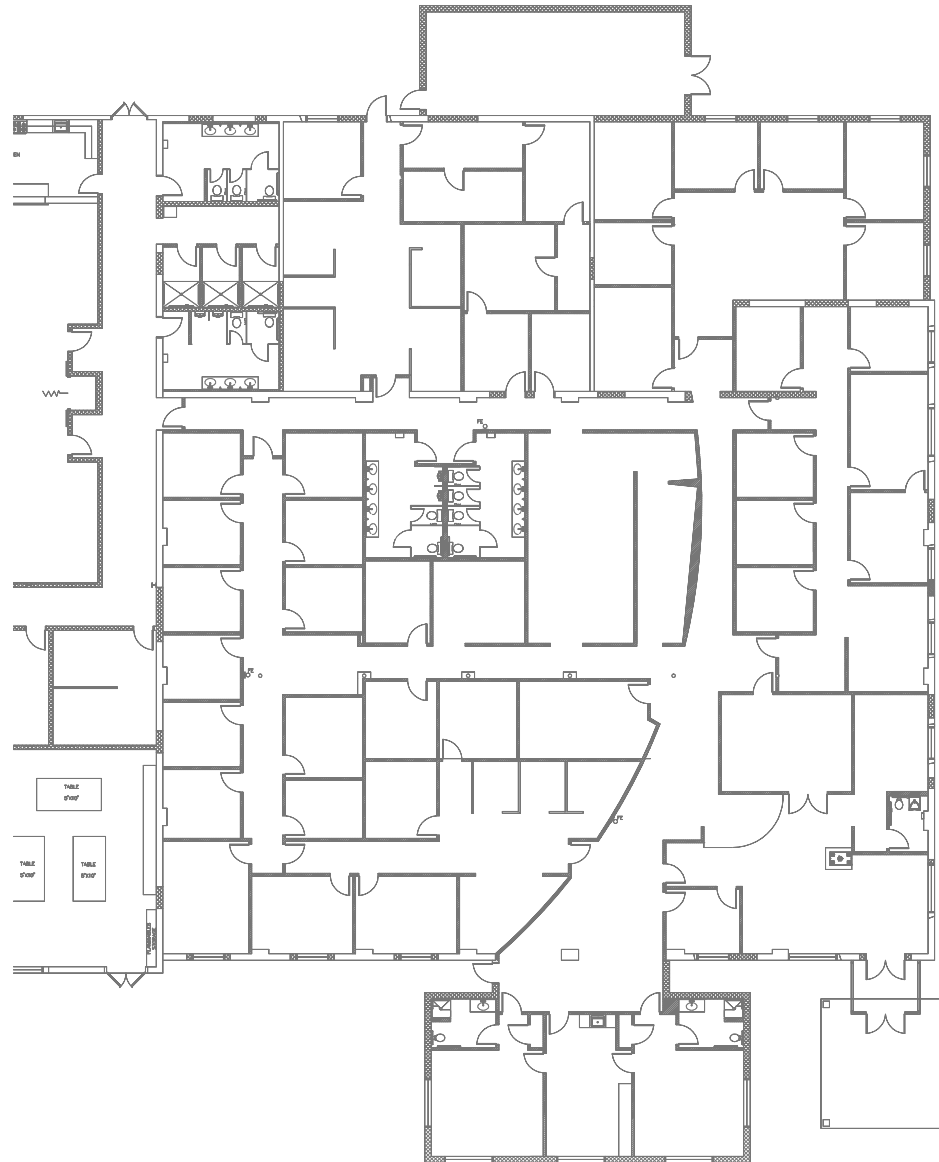
### Aerial Views & Additional Exterior







### Floor Plan Section - Offices

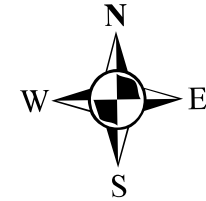


HEATING · AIR CONDITIONING · PLUMBING

1195 IVY DRIVE  
LANCASTER, PA 17601  
OFFICE PLAN

### Zoning Information

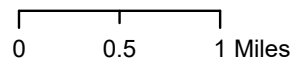
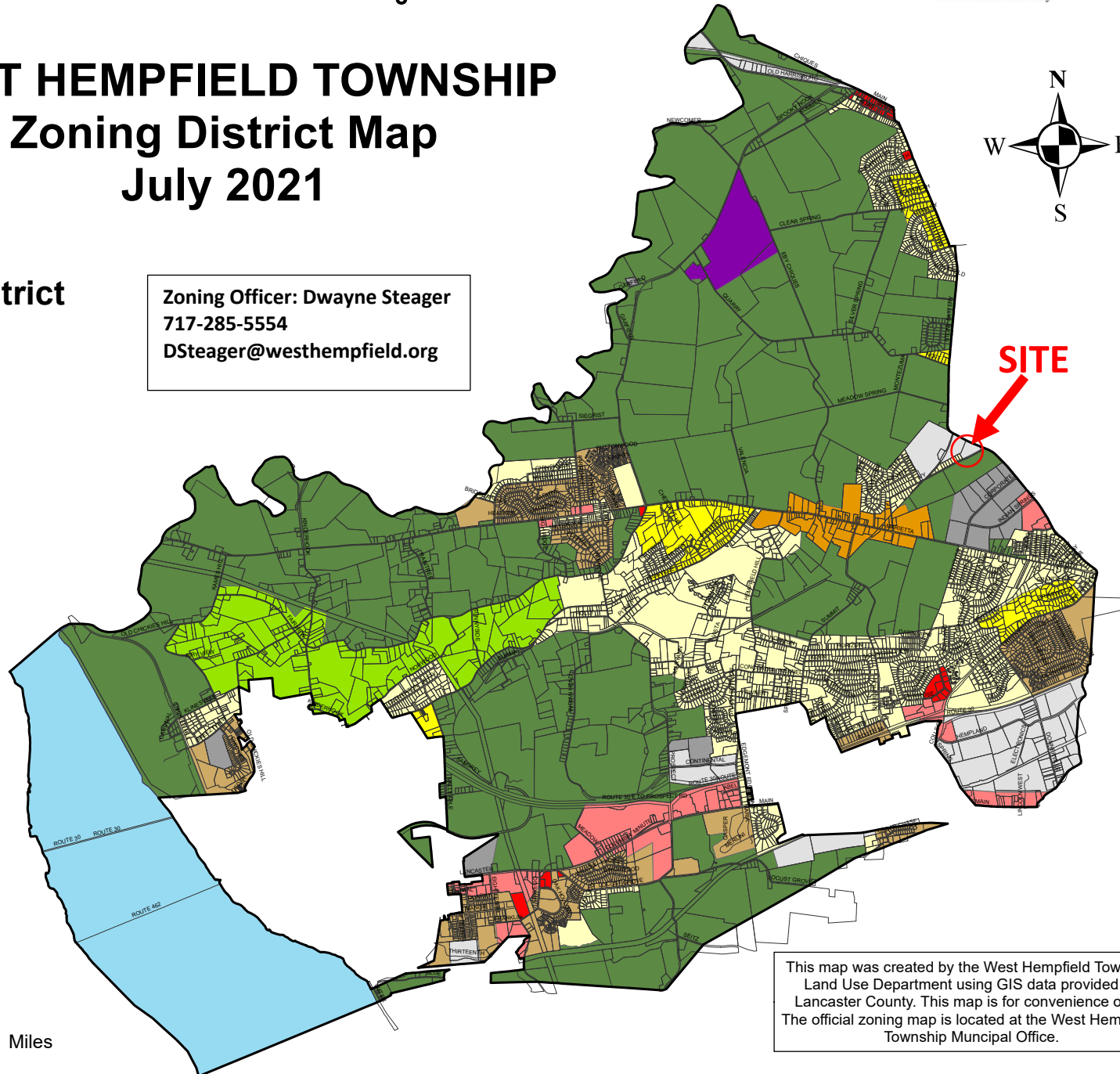
# WEST HEMPFIELD TOWNSHIP Zoning District Map July 2021



## Zoning District

- C-1
- C-2
- I-1
- I-2
- Q
- R-1
- R-2
- R-3
- RR
- RA
- TV
- RIVER

Zoning Officer: Dwayne Steager  
 717-285-5554  
 DSteager@westhempfield.org



This map was created by the West Hempfield Township Land Use Department using GIS data provided by Lancaster County. This map is for convenience only. The official zoning map is located at the West Hempfield Township Municipal Office.

## Zoning – W. Hempfield Township List of Permitted Uses

Township of West Hempfield, PA

### § 502.1. Intended purpose.

It is the purpose of the I-2 General Industrial District to provide for industrial activities in areas affording adequate highway and/or railroad access that will not cause detrimental effects beyond the district boundary lines.

### § 502.2. Uses and structures.

- A. Permitted uses. A building may be erected, altered or used, and a lot may be used or occupied by one or more of the following:
1. Any production, manufacturing, processing, cleaning, testing, repair, storage, and distribution of materials, goods, foodstuffs, and products not involving a retail activity on the lot subject to all applicable provisions of Article 800.
  2. Truck freight terminal.
  3. Administrative activities in support of manufacturing or industrial activities.
  4. Warehouse, wholesale sales, and/or storage.
  5. Community utilities subject to the provisions of § 701.10.
  6. Office.
  7. Airport.
  8. Agricultural and horticultural activities subject to Article 800.
  9. Lumber and coal yards, building material storage yards, contractor equipment and storage yards.
  10. Laboratories; experimental, research, testing or manufacturing.
  11. Municipal uses.
  12. Miniwarehouse subject to the provisions of § 710.1 herein.
  13. Large manure digester. [Added 8-3-2010 by Ord. No. 4-10]
  14. Large solar energy production facility subject to the provisions of § 710.2. [Added 8-3-2010 by Ord. No. 4-10]
  15. Large wind energy production facility subject to the provisions of § 710.3. [Added 8-3-2010 by Ord. No. 4-10]
- B. Conditional uses.
1. Junk yard subject to the provisions of § 703.3.
  2. Open pit mining, strip and borrow mining subject to § 703.4.

### § 502.3. Lot area, lot width, and coverage requirements.

Township of West Hempfield, PA

§ 502.3

- A. The following requirements shall be observed.

1. Minimum lot area: two acres.
2. Minimum lot width at street line: 100 feet.
3. Minimum landscape area: 27%.

### § 502.4. Setback regulations.

- A. Front yard. Front yard setback distances are determined by the kind of road or highway on which the property fronts as follows:
1. Arterial: 80 feet from the street right-of-way line or 95 feet from the street centerline, whichever is the greater.
  2. Collector: 70 feet from the street right-of-way line or 85 feet from the street centerline, whichever is the greater.
  3. Local: 60 feet from the street right-of-way line or 75 feet from the street centerline, whichever is the greater.
- B. Side yard: A minimum of 50 feet each side.
- C. Rear yard: A minimum of 50 feet in depth.
- D. No building or structure shall be located nearer than 200 feet to an existing residential building unless the owner of such residence waives this restriction in writing to the Board of Supervisors.

### § 502.5. Building height regulations.

- A. The maximum building height shall be 50 feet.
- B. The maximum building height may, by conditional use approval, be increased to a maximum of 75 feet if the applicant demonstrates compliance with all of the following:
1. The required front yard setback shall be increased by a minimum of 15 feet.
  2. All structures shall comply with the Township Building Code, codified as Chapter 51 of the Code of Ordinances, and with all other applicable fire and life safety requirements.
  3. Building design and site layout shall include safeguards to provide adequate emergency access to the building and all portions of the lot.
- C. The maximum building height of a building in excess of 100,000 square feet may, by conditional use approval, be increased to a maximum of 150 feet if the applicant demonstrates compliance with all of the following: [Added 7-2-2019 by Ord. No. 4-19]
1. The property must front on an arterial or collector road.
  2. The property must be located within 1/2 mile of a major arterial road interchange (US Route 30 and I-283), measured from the property line to the closest point of the

§ 502.5

## Demographics - Executive Summary - 1, 3 and 5 Mile Radius



### Executive Summary

1195 Ivy Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIIM  
Latitude: 40.07012  
Longitude: -76.41863

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	19.6%	21.6%	22.3%
<b>Median Household Income</b>			
2024 Median Household Income	\$112,280	\$102,359	\$90,946
2029 Median Household Income	\$122,611	\$113,340	\$102,836
2024-2029 Annual Rate	1.78%	2.06%	2.49%
<b>Average Household Income</b>			
2024 Average Household Income	\$135,587	\$128,964	\$117,828
2029 Average Household Income	\$153,771	\$147,201	\$134,783
2024-2029 Annual Rate	2.55%	2.68%	2.73%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$49,949	\$49,720	\$46,979
2029 Per Capita Income	\$57,154	\$57,333	\$54,342
2024-2029 Annual Rate	2.73%	2.89%	2.95%
<b>GINI Index</b>			
2024 Gini Index	30.5	34.4	36.1

**Households by Income**  
Current median household income is \$90,946 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,836 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$117,828 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$134,783 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$46,979 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,342 in five years, compared to \$51,203 for all U.S. households.

	1 mile	3 miles	5 miles
<b>Housing</b>			
2024 Housing Affordability Index	118	107	104
2010 Total Housing Units	1,395	14,076	31,902
2010 Owner Occupied Housing Units	1,224	10,710	22,614
2010 Renter Occupied Housing Units	142	2,908	8,040
2010 Vacant Housing Units	29	459	1,247
2020 Total Housing Units	1,534	15,302	34,768
2020 Owner Occupied Housing Units	1,322	11,381	23,993
2020 Renter Occupied Housing Units	187	3,426	9,345
2020 Vacant Housing Units	39	501	1,443
2024 Total Housing Units	1,566	15,589	35,644
2024 Owner Occupied Housing Units	1,354	11,709	24,985
2024 Renter Occupied Housing Units	186	3,383	9,220
2024 Vacant Housing Units	26	497	1,439
2029 Total Housing Units	1,589	15,793	36,325
2029 Owner Occupied Housing Units	1,389	12,033	25,990
2029 Renter Occupied Housing Units	176	3,286	8,961
2029 Vacant Housing Units	25	474	1,374
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	65.7	61.0	56.7

Currently, 70.1% of the 35,644 housing units in the area are owner occupied; 25.9% are renter occupied; and 4.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 34,768 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.59%. Median home value in the area is \$323,866, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.45% annually to \$365,578.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



### Executive Summary

1195 Ivy Dr, Lancaster, Pennsylvania, 17601  
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIIM  
Latitude: 40.07012  
Longitude: -76.41863

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,670	34,573	76,403
2020 Population	4,124	38,292	84,303
2024 Population	4,203	38,945	86,248
2029 Population	4,236	39,122	87,132
2010-2020 Annual Rate	1.17%	1.03%	0.99%
2020-2024 Annual Rate	0.45%	0.40%	0.54%
2024-2029 Annual Rate	0.16%	0.09%	0.20%
2020 Male Population	50.2%	48.7%	48.4%
2020 Female Population	49.8%	51.3%	51.6%
2020 Median Age	41.7	42.0	43.0
2024 Male Population	51.1%	49.5%	49.2%
2024 Female Population	48.9%	50.5%	50.8%
2024 Median Age	41.6	42.1	43.1

In the identified area, the current year population is 86,248. In 2020, the Census count in the area was 84,303. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 87,132 representing a change of 0.20% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

#### Median Age

The median age in this area is 43.1, compared to U.S. median age of 39.3.

#### Race and Ethnicity

	1 mile	3 miles	5 miles
2024 White Alone	83.2%	80.4%	78.7%
2024 Black Alone	2.5%	3.8%	4.2%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2024 Asian Alone	4.3%	4.4%	4.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.8%	4.1%	4.9%
2024 Two or More Races	7.0%	7.0%	7.4%
2024 Hispanic Origin (Any Race)	8.1%	10.3%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.3 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

	1 mile	3 miles	5 miles
2024 Wealth Index	138	128	112
2010 Households	1,366	13,617	30,655
2020 Households	1,509	14,807	33,338
2024 Households	1,540	15,092	34,205
2029 Households	1,564	15,319	34,951
2010-2020 Annual Rate	1.00%	0.84%	0.84%
2020-2024 Annual Rate	0.48%	0.45%	0.61%
2024-2029 Annual Rate	0.31%	0.30%	0.43%
2024 Average Household Size	2.73	2.55	2.48

The household count in this area has changed from 33,338 in 2020 to 34,205 in the current year, a change of 0.61% annually. The five-year projection of households is 34,951, a change of 0.43% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2020. The number of families in the current year is 23,280 in the specified area.

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**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

***TO POTENTIAL TENANTS AND TENANT AGENTS:***

**This Property is subleased AS-IS and not based upon any representation or information provided by Seller or Agent.**

The information in this brochure has been provided to the best of Tenant's and Agent's knowledge, however, this information cannot be guaranteed. Some information is from external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective tenant verify information and details that are important to them in any intended sublease of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Tenant nor Tenant's Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However potential tenants should never rely on marketing materials alone to verify property facts or conditions. Tenant cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Tenant nor Agent shall be liable for any errors or omissions in the aforesaid information. Lessee should rely on its own advisors, inspections and investigations to determine if the property is suitable for their purpose.

Listing Agent is solely the representative of the Tenant in any contemplated transaction. Listing Agent may still submit offers on a Lesse's behalf, but doing so does not imply representation of Lesse. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Tenant Representatives. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. **A 3% co-broke fee is offered to qualified PA licensed agents on this property.** Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Tenant Representatives to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Tenant follow-up, in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective Tenant, an after-the-fact request by a Tenant Representative for compensation may be forfeited or reduced to one-half the above fee if we have already taken your prospect through the property.

**BUYERS: If you intend to be represented by a Tenant Representative, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The prospective Tenants Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.**