

FOR LEASE

± 7,500 SF COMMERCIAL PROPERTY
NORTH SIDE OF LITITZ - ALONG ROUTE 501



569 Furnace Hills Pike
Lititz, PA

Michael D. Wagner, CCIM
Daniel A. Berger, Jr., CCIM, SIOR



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax

mike@uscommercialrealty.net • danjr@uscommercialrealty.net
www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY:	569 Furnace Hill Pike, Lititz, PA 17543 Warwick Township, Lancaster County
TOTAL ACRES:	± 1.10 Acres
SPACE:	± 7,500 SF Light Industrial & Office Space
DOCK DOORS:	Two (2)
WATER & SEWER:	Public
HVAC:	Propane Gas Heat, Window A/C Units
ZONING:	I-1 Industrial
REAL ESTATE TAXES:	± \$7,217.02 Total (2026) (\$0.64/SF)
TENANT RESPONSIBILITIES:	CAM (lawn/snow), taxes, Insurance, electric, propane & trash removal
TAX ACCOUNT NO.:	600-55802-0-0000
LEASE RATE:	\$8.00/SF NNN
COMMENTS:	Well-located flex space on Route 501 just north of Lititz in close proximity to the Rock Lititz campus. Includes a small reception/showroom area, two private offices, two restrooms and warehouse with two (2) dock-height loading doors. Ideal for small contractors, storage and more.

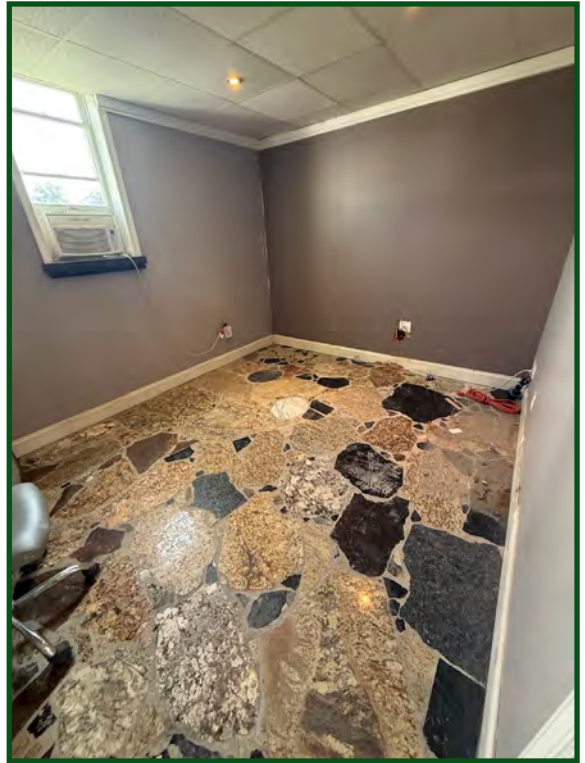
PHOTOGRAPHS



PHOTOGRAPHS



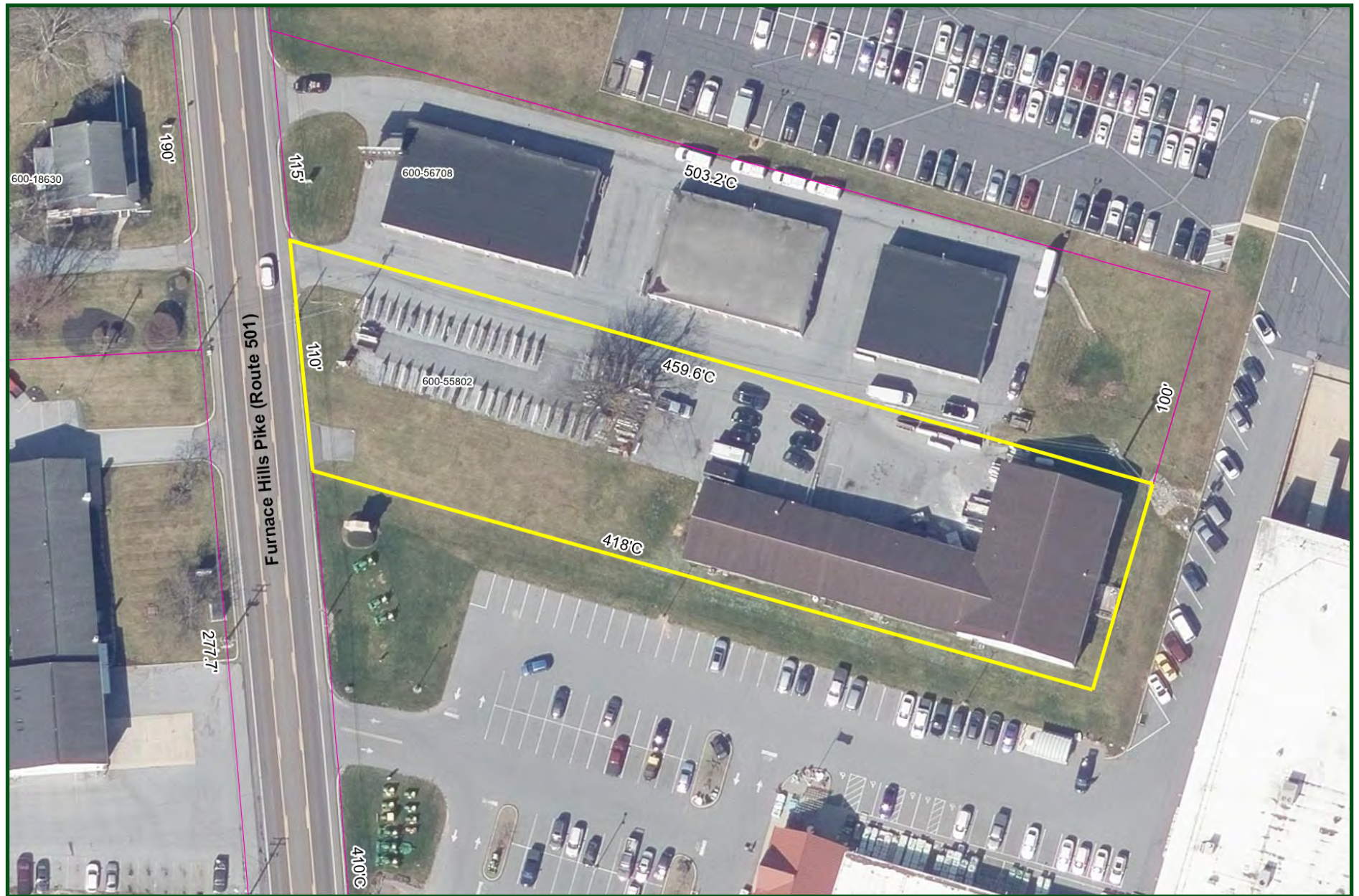
PHOTOGRAPHS



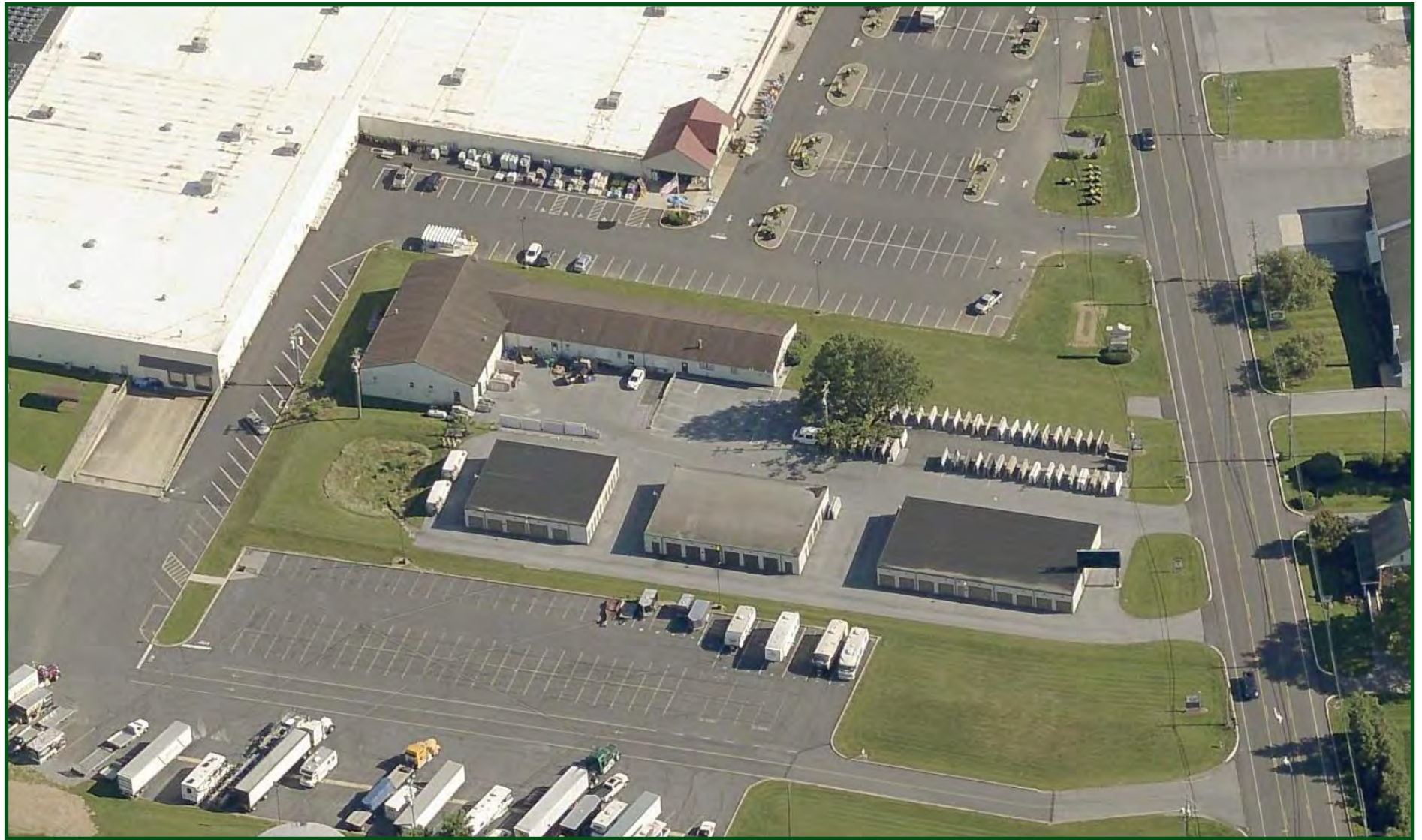
PHOTOGRAPHS



TAX MAP



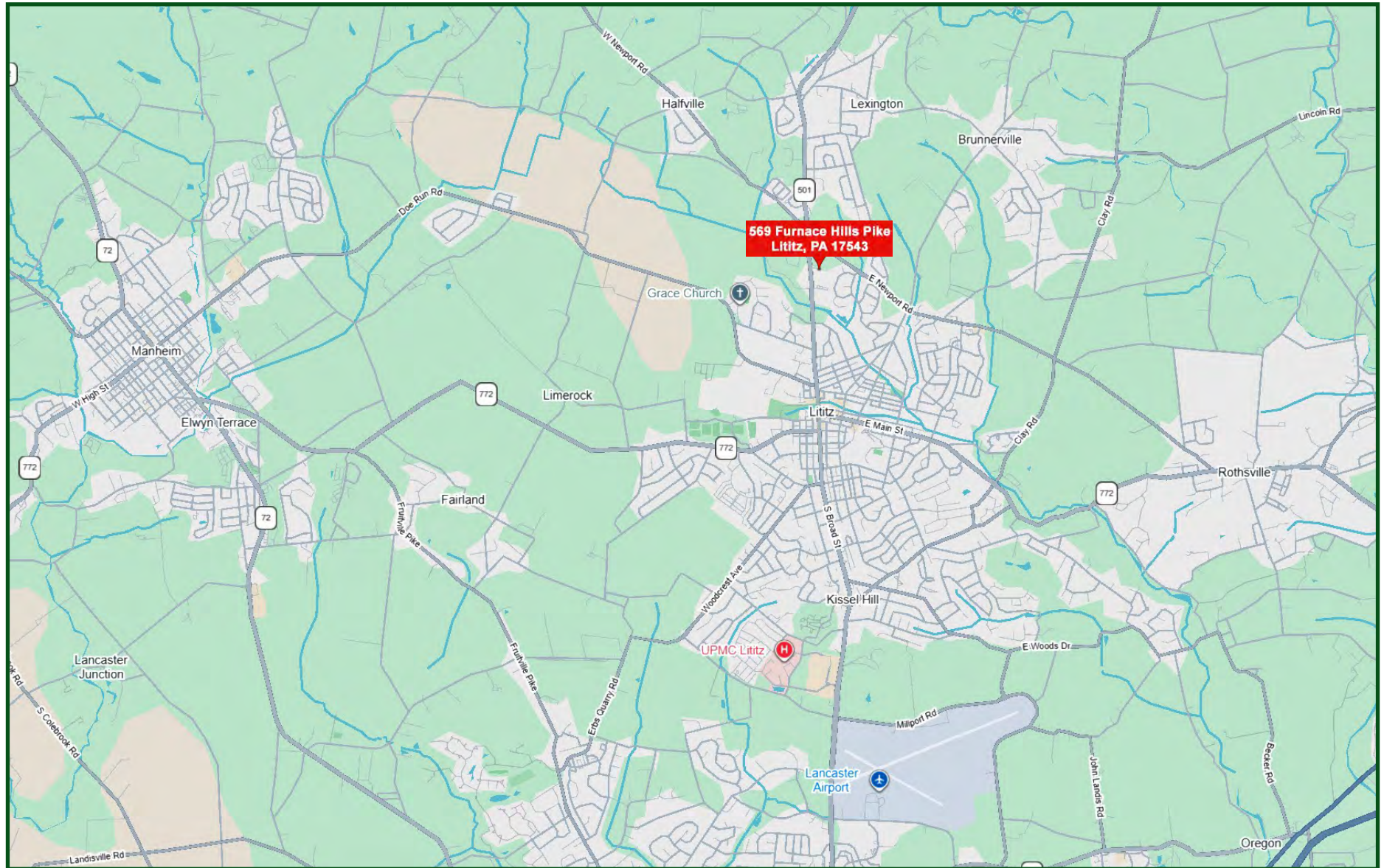
TAX MAP



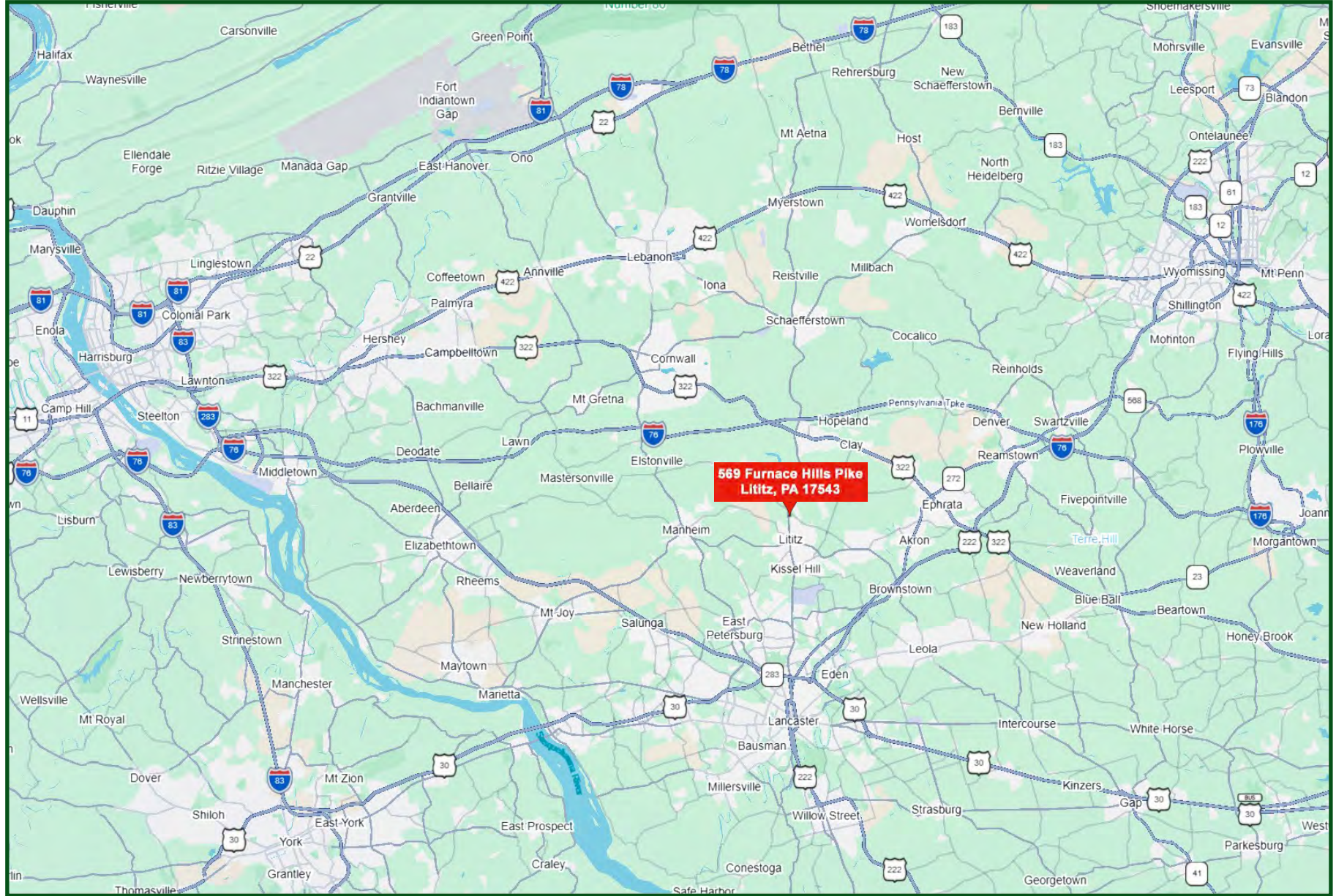
AERIAL MAP



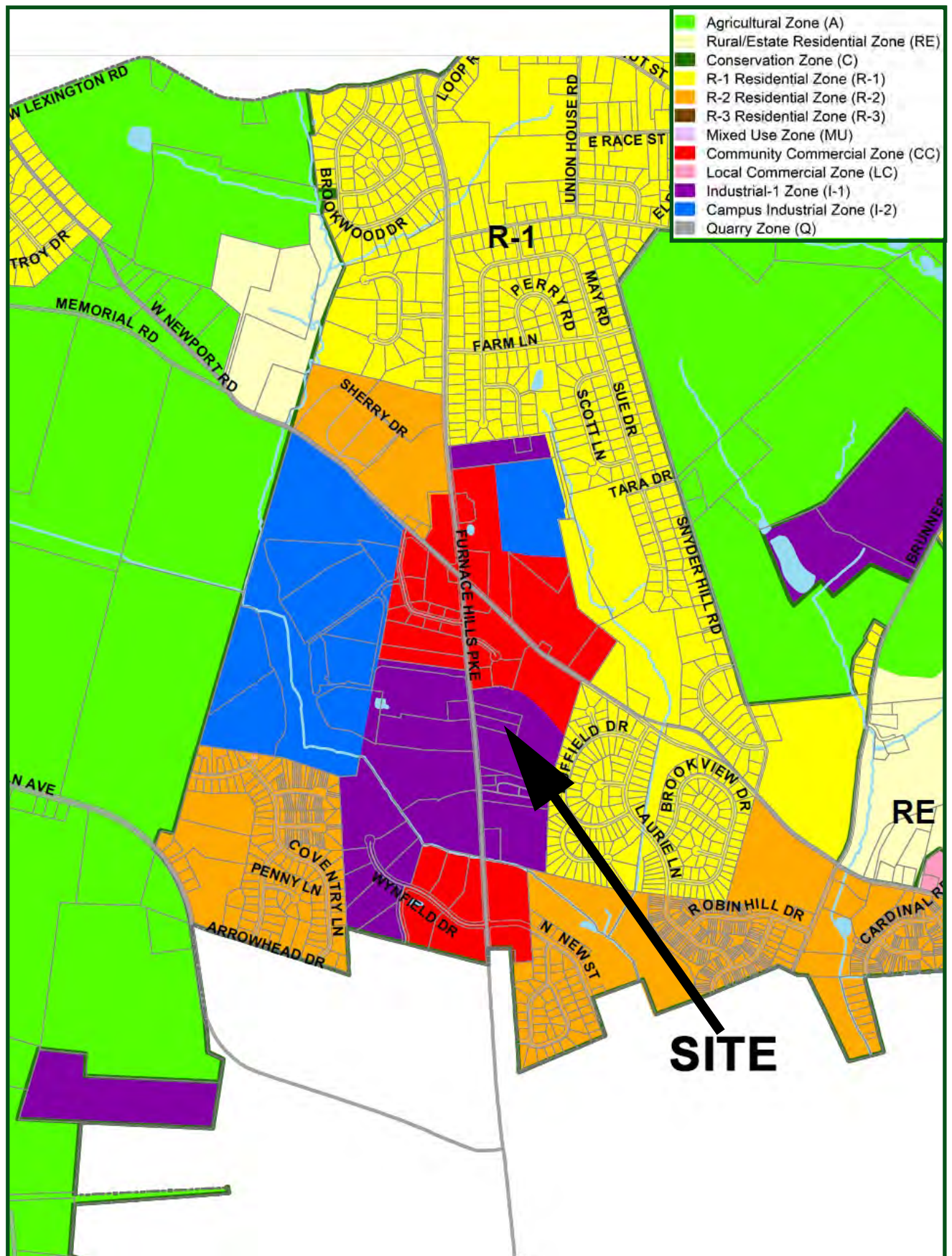
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Warwick Township)



§ 340-18. Industrial-1 Zone (I-1).

- A. Purpose. This zone provides for a wide range of industrial activities that contribute to the well being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. This zone provides for light industrial uses as permitted by right, but requires obtainment of a conditional use for heavier and potentially more-objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- B. Permitted uses.
- (1) Agricultural, horticultural and forestry related uses, subject to the standards listed in § 340-11 of this chapter.
 - (2) Laboratories for medical, scientific or industrial research and development.
 - (3) Manufacturing, packaging, storage and/or wholesaling of the following:
 - (a) Furniture, cabinets, fixtures, office supplies and other household appointments.
 - (b) Scientific, specialized and technical instruments and equipment.
 - (c) Audio visual components, computers, vending machines, electronic equipment and video games.
 - (d) Finished textile products.
 - (e) Brushes, brooms and combs.
 - (f) Hot tubs, spas, saunas and swimming pools.
 - (g) Jewelry and other precious metals.
 - (h) Photographic, lighting and timekeeping equipment.
 - (i) Small household appliances, excluding major appliances.
 - (j) Musical instruments and sporting equipment.
 - (k) Cosmetics, toiletries and pharmaceuticals.
 - (l) Optical, dental and medical supplies and equipment.
 - (m) Small or novelty products from prepared materials (excluding the use of sheet metals).
 - (4) Processing, packaging, storage and/or wholesaling of food products excluding:
 - (a) Breweries and distilleries.

- (b) Pickling processes.
- (c) Rendering or slaughtering operations.
- (d) Sugar refineries.
- (5) Sales, storage and/or wholesaling of the following:
 - (a) Home and auto-related fuels.
 - (b) Nursery and garden materials and stock.
 - (c) Contractor supplies.
 - (d) Plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking and other structural components of buildings.
- (6) Bookbinding, printing and publishing operations.
- (7) Machine shop.
- (8) Repair shops for products permitted to be manufactured in this zone.
- (9) Small engine repair shops.
- (10) Welding shops.
- (11) Sign makers.
- (12) Offices.
- (13) Public buildings and public utilities.
- (14) Agricultural support businesses, including:
 - (a) Facilities for the commercial processing and warehousing of agricultural products.
 - (b) Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies.
 - (c) Commercial stockyards or feedlots.
 - (d) Veterinary offices, animal hospitals or kennels.
- (15) Vocational and mechanical trade schools.
- (16) Accessory uses customarily incidental to the above permitted uses, including accessory retail sales of products produced onsite so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less.
- (17) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any

material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.

C. Conditional uses. (See § 340-131).

- (1) Heavy industrial uses involving processing, packaging, production, repair or testing of materials, goods and products, including those industries performing conversion, assembly or nontoxic chemical operations (see § 340-76).
- (2) Warehousing and wholesale trade establishments (see § 340-104).
- (3) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, buses, farm equipment, mobile homes, trailers and other similar machinery (see § 340-75).
- (4) Billboards (see § 340-54).
- (5) Truck or motor freight terminals (see § 340-102).
- (6) Recycling stations for paper, plastic, glass and metal products (see § 340-92).
- (7) Septage or spent mushroom compost processing and/or commercial mushroom operations (see § 340-98).
- (8) Communication antennas, towers and equipment (see § 340-63).
- (9) Mini-warehouses (see § 340-83).
- (10) Commercial day-care facilities (see § 340-60).
- (11) Home improvement and building supply stores, including as accessory uses retail sales of firearms, sporting equipment, dry goods and lawn and garden equipment and materials (see § 340-77).
- (12) Principal solar energy system (see § 340-92.1C). **[Added 7-20-2011 by Ord. No. 248]**
- (13) Principal wind energy system (see § 340-92.1D). **[Added 7-20-2011 by Ord. No. 248]**

D. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet.

E. Maximum lot coverage: 70%.

F. Minimum lot width: 150 feet.

G. Minimum setback requirements.

- (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters and outdoor storage areas shall be set back at least 50 feet from the adjoining right-of-way. All parking lots shall be set back at least 20 feet from any adjoining right-of-way.
- (2) Side yard setbacks. All buildings, structures, (except permitted signs) dumpsters and

DEMOGRAPHICS

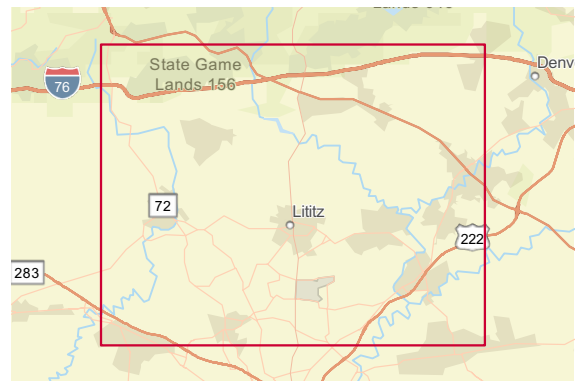
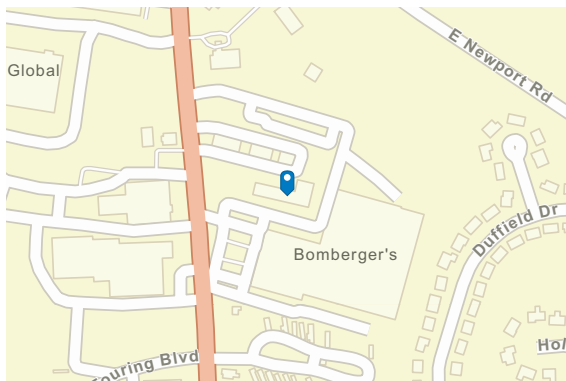
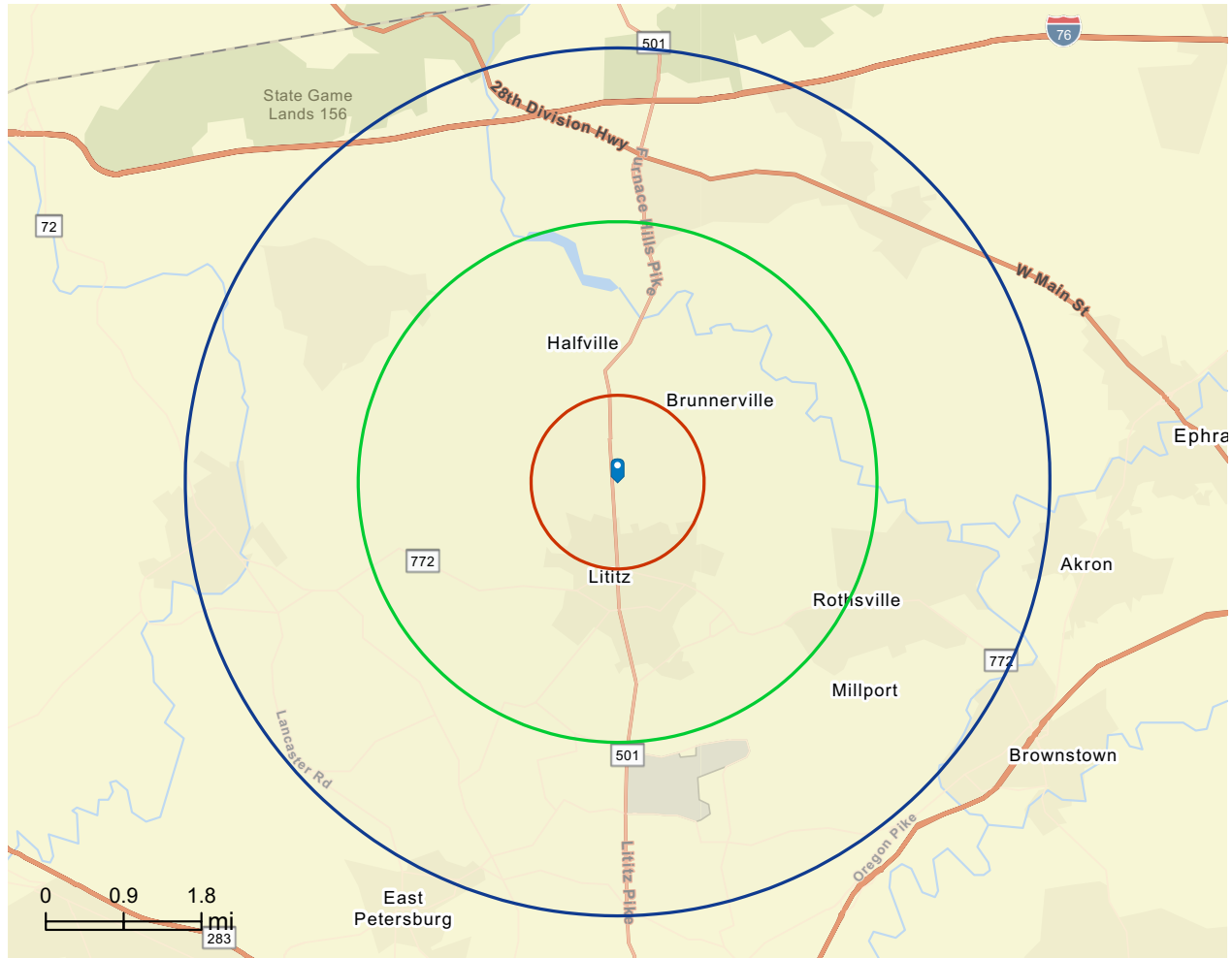
Site Map

569 Furnace Hills Pike, Lititz, Pennsylvania, 17543

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.17157
Longitude: -76.30724



© 2026 Esri

Executive Summary

569 Furnace Hills Pike, Lititz, Pennsylvania, 17543



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	6,159	25,737	59,545
2020 Population	6,135	27,075	65,079
2025 Population	6,366	28,265	67,151
2030 Population	6,461	28,644	67,972
2010-2020 Annual Rate	-0.04%	0.51%	0.89%
2020-2025 Annual Rate	0.71%	0.82%	0.60%
2025-2030 Annual Rate	0.30%	0.27%	0.24%

Age			
2025 Median Age	41.9	45.6	44.8
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	88.5%	89.8%	87.5%
Black Alone	1.9%	1.6%	2.0%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	2.1%	1.7%	2.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.1%	1.8%	2.2%
Two or More Races	5.3%	4.9%	5.2%
Hispanic Origin	6.0%	5.2%	5.9%
Diversity Index	30.2	27.0	31.5

Households			
2010 Total Households	2,466	10,189	23,029
2020 Total Households	2,460	10,873	24,765
2025 Total Households	2,592	11,389	25,634
2030 Total Households	2,649	11,624	26,112
2010-2020 Annual Rate	-0.02%	0.65%	0.73%
2020-2025 Annual Rate	1.00%	0.89%	0.66%
2025-2030 Annual Rate	0.44%	0.41%	0.37%
2025 Average Household Size	2.43	2.43	2.53
Wealth Index	95	116	120

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

DEMOGRAPHICS

Executive Summary | 569 Furnace Hills Pike, Lititz, Pennsylvania, 17543 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for M		26.5%	25.9%

Median Household Income			
2025 Median Household Income	\$79,817	\$88,681	\$91,759
2030 Median Household Income	\$88,360	\$99,700	\$103,571
2025-2030 Annual Rate	2.05%	2.37%	2.45%

Average Household Income			
2025 Average Household Income	\$107,994	\$119,854	\$126,010
2030 Average Household Income	\$121,817	\$131,516	\$138,313

Per Capita Income			
2025 Per Capita Income	\$43,886	\$48,130	\$48,496
2030 Per Capita Income	\$49,806	\$53,181	\$53,528
2025-2030 Annual Rate	2.56%	2.02%	1.99%

Income Equality			
2025 Gini Index	43.7	43.4	43.9

Socioeconomic Status			
2025 Socioeconomic Status Index	58.5	60.6	58.3

Housing Unit Summary			
Housing Affordability Index	83	85	86
2010 Total Housing Units	2,574	10,564	24,051
2010 Owner Occupied Hus (%)	69.3%	70.5%	72.2%
2010 Renter Occupied Hus (%)	30.8%	29.4%	27.8%
2010 Vacant Housing Units (%)	4.2%	3.5%	4.3%
2020 Housing Units	2,544	11,415	26,176
2020 Owner Occupied HUs (%)	69.2%	70.7%	72.7%
2020 Renter Occupied HUs (%)	30.8%	29.3%	27.4%
Vacant Housing Units	3.1%	4.6%	5.3%
2025 Housing Units	2,679	11,933	27,157
Owner Occupied Housing Units	68.1%	71.3%	73.6%
Renter Occupied Housing Units	31.9%	28.7%	26.4%
Vacant Housing Units	3.3%	4.6%	5.6%
2030 Total Housing Units	2,715	12,137	27,604
2030 Owner Occupied Housing Units	1,817	8,364	19,355
2030 Renter Occupied Housing Units	831	3,259	6,757
2030 Vacant Housing Units	66	513	1,492

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri