

CHURCH ROAD

Emigsville, PA | 17318

±11.34 ACRES OF INDUSTRIAL PARCEL AVAILABLE | FOR SALE | \$1,150,000



Google Earth

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

KEITH KAHLBAUGH
717-843-5555
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Bennett WILLIAMS
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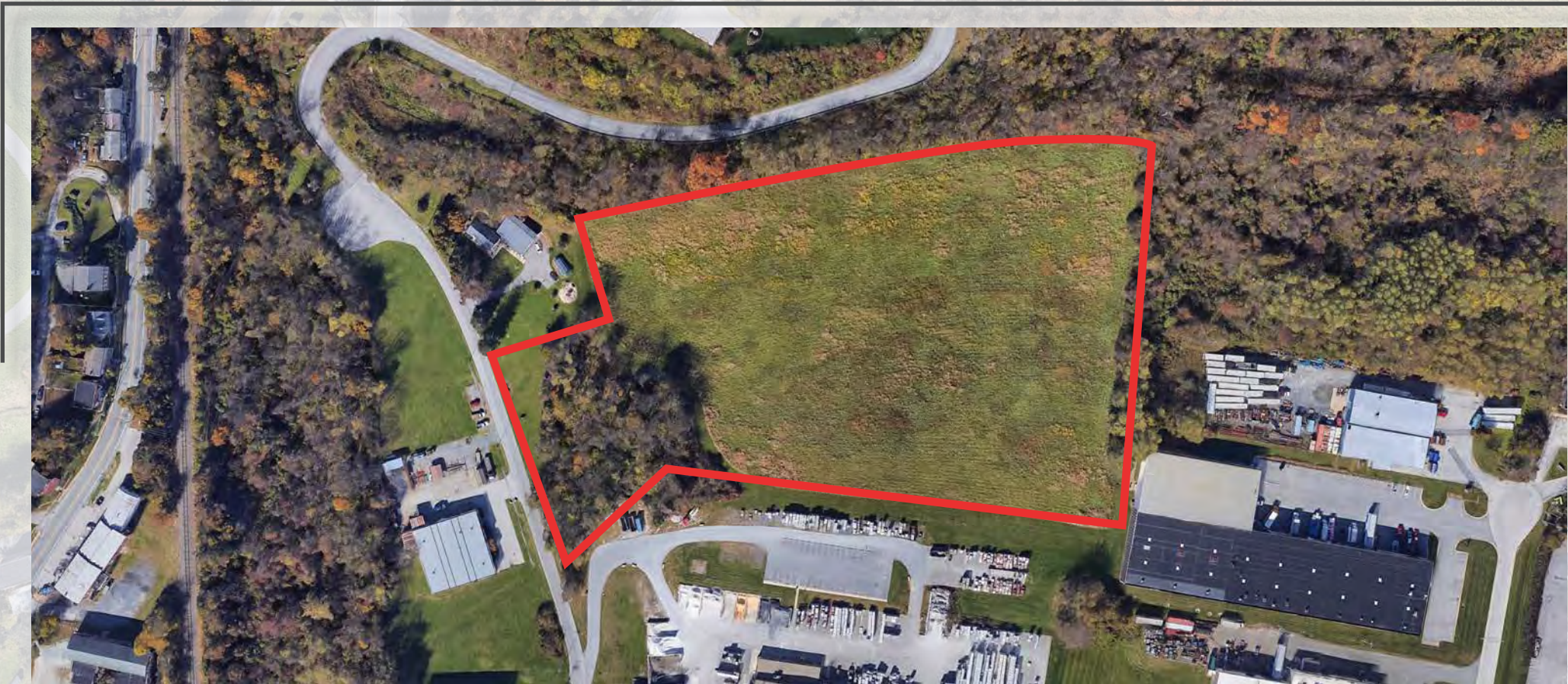
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PROPERTY OVERVIEW

Industrial zoned rectangular like parcel with all public utilities located within the York County Industrial Park. Many permitted uses by right such as; manufacturing, warehouse, office, mini storage, recycling collection center, sales & rental of industrial equipment, indoor recreation facilities, and many more. This parcel is clear and has a natural slope to the front and side which maybe beneficial for storm water management. A concepted plan on file for a 135,000 square foot industrial flex building.

Strategically located near the crossroads of three primary distribution routes in Central Pennsylvania. This desirable location for major distribution routes in Central Pennsylvania. This desirable location for major distribution and manufacturing operations is within 250 miles of most major markets in Northeast and Mid-Atlantic regions. Just minutes off of US interstate 83, Emigsville, PA, this location offers excellent transportation links, being in close proximity to interchanges for multiple interstate highways including I-83, US-30 (3miles), and I-76 (16 miles). These primary distribution routes take products to the New England Mid-Atlantic Midwest, and Southern states. The area is ideally situated within a one house drive of Baltimore, tow hour drive of Philadelphia and Washington DC and a four hour drive to New York City, the second largest population in the U.S.



POPULATION

187,355



EMPLOYEES

113,753



HH INCOME

\$79,651



HOUSEHOLDS

74,218



TRAFFIC COUNTS

EMIG ROAD - 10,181 VPD
N. GEORGE STREET- 13,551 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

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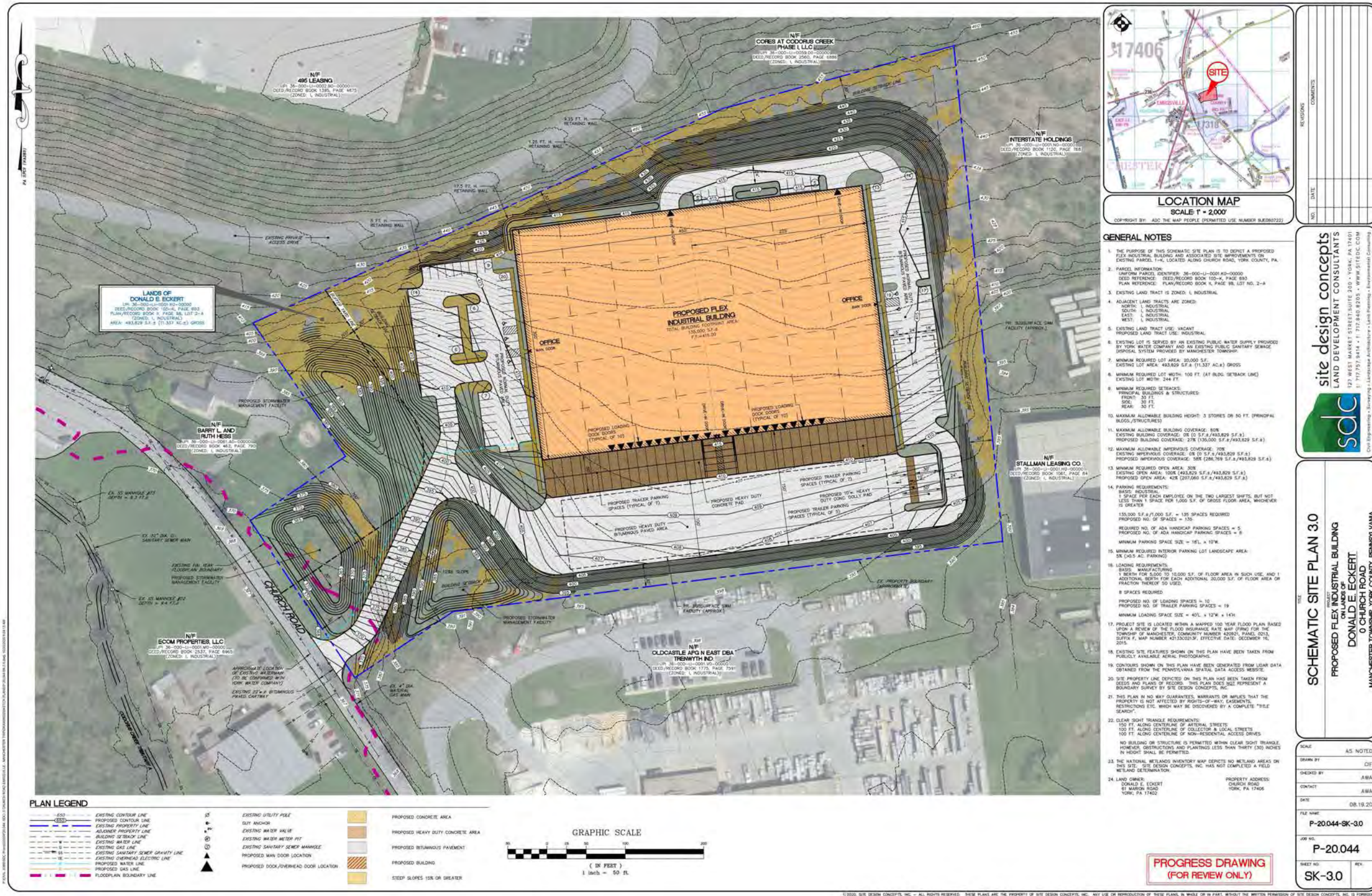
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- GENERAL NOTES**
- THE PURPOSE OF THIS SCHEMATIC SITE PLAN IS TO DETECT A PROPOSED FLEX INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON EXISTING PARCELS, LOCATED ALONG CHURCH ROAD, YORK COUNTY, PA.
 - PARCEL INFORMATION:
UNIFORM PARCEL IDENTIFIER: 26-000-1-000-00-0000
DEED REFERENCE: DEED/RECORD BOOK 100-4, PAGE 883
PLAN REFERENCE: PLAN/RECORD BOOK 8, PAGE 88, LOT 2-A
 - EXISTING LAND TRACT IS ZONED: I, INDUSTRIAL
 - ADJACENT LAND TRACTS ARE ZONED:
SOUTH: I, INDUSTRIAL
EAST: I, INDUSTRIAL
WEST: I, INDUSTRIAL
 - EXISTING LAND TRACT USE: VACANT
PROPOSED LAND TRACT USE: INDUSTRIAL
 - EXISTING LOT IS SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY YORK WATER COMPANY AND AN EXISTING PUBLIC SANITARY SEWAGE SYSTEM PROVIDED BY MANCHESTER TOWNSHIP.
 - MINIMUM REQUIRED LOT AREA: 25,000 S.F.
EXISTING LOT AREA: 483,829 S.F.A (11,337 AC.) GROSS
EXISTING LOT WIDTH: 248 FT.
 - MINIMUM REQUIRED LOT WIDTH: 100 FT. (AT BLDG. SETBACK LINE)
EXISTING LOT WIDTH: 248 FT.
 - MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDINGS & STRUCTURES:
FRONT: 30 FT.
SIDE: 30 FT.
REAR: 30 FT.
 - MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORES OR 50 FT. (PRINCIPAL BLDG./STRUCTURE)
 - MAXIMUM ALLOWABLE BUILDING COVERAGE: 80%
EXISTING BUILDING COVERAGE: 0% (0 S.F./483,829 S.F.A)
PROPOSED BUILDING COVERAGE: 27% (135,000 S.F./483,829 S.F.A)
 - MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE: 70%
EXISTING IMPERVIOUS COVERAGE: 0% (0 S.F./483,829 S.F.A)
PROPOSED IMPERVIOUS COVERAGE: 58% (286,789 S.F./483,829 S.F.A)
 - MINIMUM REQUIRED OPEN AREA: 30%
EXISTING OPEN AREA: 100% (483,829 S.F./483,829 S.F.A)
PROPOSED OPEN AREA: 42% (207,060 S.F./483,829 S.F.A)
 - PARKING REQUIREMENTS:
BASED: INDUSTRIAL
1 SPACER PER 1,000 S.F. OF GROSS FLOOR AREA, BUT NOT LESS THAN 1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA, WHICHEVER IS GREATER
135,000 S.F. x 1/1,000 S.F. = 135 SPACES REQUIRED
PROPOSED NO. OF SPACES = 135
REQUIRED NO. OF ADA HANDICAP PARKING SPACES = 5
PROPOSED NO. OF ADA HANDICAP PARKING SPACES = 5
MINIMUM PARKING SPACE SIZE = 10' x 18'
MINIMUM REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA: 5% (24.19 AC. PARKING)
 - LOADING REQUIREMENTS:
BASED: MANUFACTURING
1 BERTH FOR 5,000 TO 15,000 S.F. OF FLOOR AREA IN SUCH USE, AND 1 ADDITIONAL BERTH FOR EACH ADDITIONAL 5,000 S.F. OF FLOOR AREA OR FRACTION THEREOF SO USED.
8 SPACES REQUIRED
PROPOSED NO. OF LOADING SPACES = 10
PROPOSED NO. OF TRAILER PARKING SPACES = 19
MINIMUM LOADING SPACE SIZE = 40' x 12' x 14'
 - PROJECT SITE IS LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF MANCHESTER, COUNTY NUMBER 42001, PANEL 001L, SUPPLY F, MAP NUMBER 421330015F, EFFECTIVE DATE: DECEMBER 16, 2015.
 - EXISTING SITE FEATURES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS.
 - CONTOURS SHOWN ON THIS PLAN HAVE BEEN GENERATED FROM LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.
 - SITE PROPERTY LINE DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM DEEDS AND PLANS OF RECORD. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY SITE DESIGN CONCEPTS, INC.
 - THIS PLAN IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
 - CLEAR-SIGHT TRIANGLE REQUIREMENTS:
150 FT. ALONG CENTERLINE OF ARTERIAL STREETS
100 FT. ALONG CENTERLINE OF COLLECTOR & LOCAL STREETS
100 FT. ALONG CENTERLINE OF NON-RESIDENTIAL ACCESS DRIVES
NO BUILDING OR STRUCTURE IS PERMITTED WITHIN CLEAR-SIGHT TRIANGLE. HOWEVER, OBSTRUCTIONS AND PLANTING LESS THAN THIRTY (30) INCHES IN HEIGHT SHALL BE PERMITTED.
 - THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO WETLAND AREAS ON THIS SITE. SITE DESIGN CONCEPTS, INC. HAS NOT COMPLETED A FIELD WETLAND DETERMINATION.
 - LAND OWNER:
DONALD E. ECKERT
BY GUYTON ROAD
YORK, PA 17402
PROPERTY ADDRESS:
CHURCH ROAD
YORK, PA 17406

site design concepts
LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 300 • YORK, PA 17401
P: 717.757.5414 • F: 717.840.8205 • WWW.SIDEC.COM

SCHEMATIC SITE PLAN 3.0
PROPOSED FLEX INDUSTRIAL BUILDING
ON LANDS OF
DONALD E. ECKERT
0 CHURCH ROAD
MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	DF
CHECKED BY	ABA
CONTACT	ABA
DATE	08.19.20
FILE NAME	P-20.044-SK-30
JOB NO.	P-20.044
SHEET NO.	SK-3.0

PROGRESS DRAWING
(FOR REVIEW ONLY)



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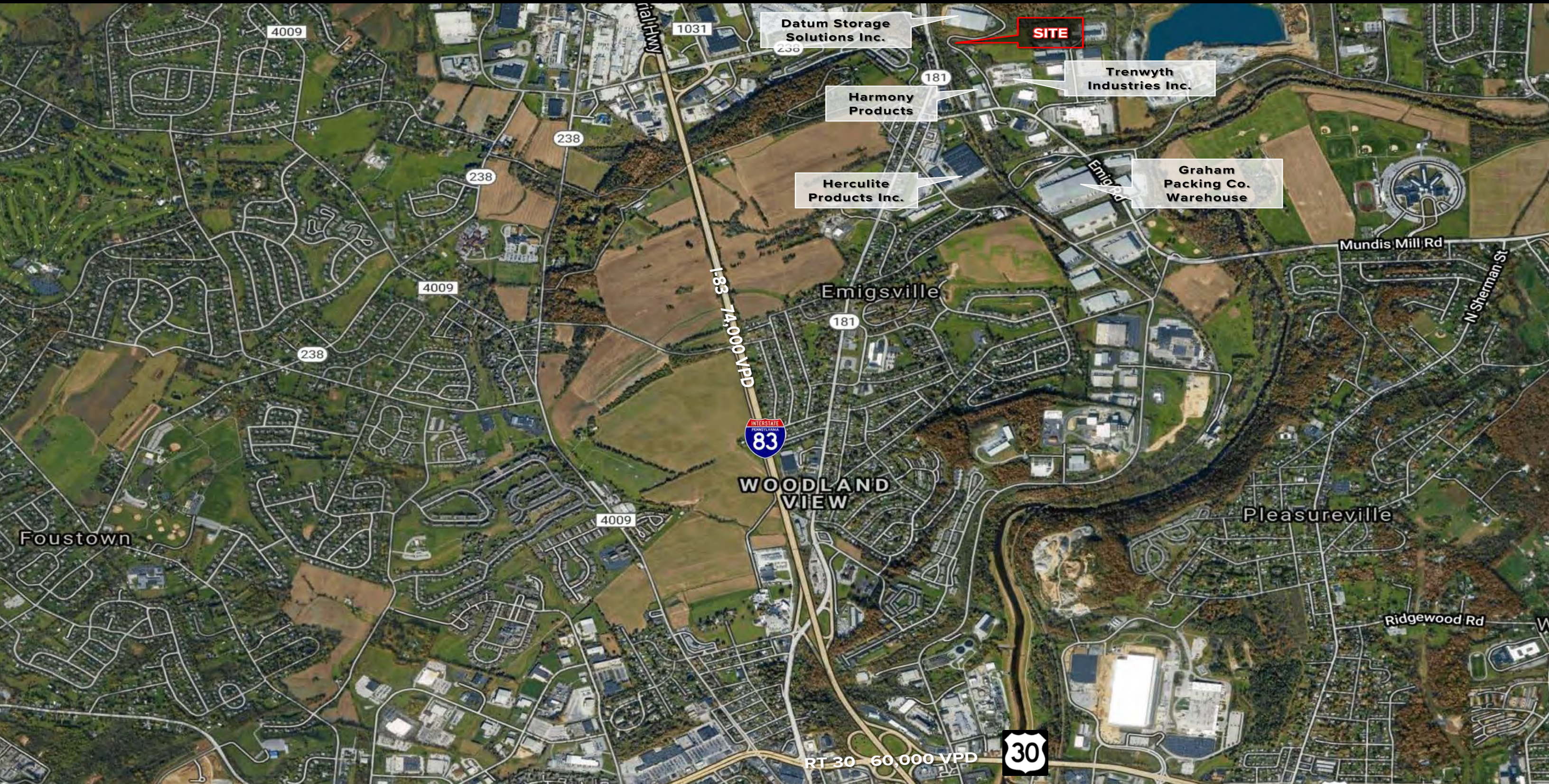
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