

# FOR SUB-LEASE

## ± 13,000 SF

### INDUSTRIAL PROPERTY



25 Hess Road  
Leola, PA 17540

Dan Berger, Jr., CCIM, SIOR



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# SALIENT INFORMATION

<b>PROPERTY:</b>	25 Hess Road, Leola, PA 17540 Upper Leacock Township, Lancaster County
<b>LEASE PRICE:</b>	\$6.95 PSF NNN
<b>SPACE AVAILABLE:</b>	12,966 SF (Includes two (2) offices & restroom)
<b>LAND AREA:</b>	± 1.10 Acres
<b>DOORS:</b>	3 - 13'-14' high drive in doors 1 - 10' high dock door
<b>CEILING HEIGHT:</b>	15' Clear Height
<b>POWER:</b>	200 Amp, 3-Phase
<b>HVAC:</b>	Natural gas Modene units with wall unit A/C in offices
<b>WATER &amp; SEWER:</b>	Public
<b>PARKING:</b>	8 Spaces
<b>YEAR BUILT:</b>	1970
<b>TAX PARCEL:</b>	360-78615-0-0000
<b>ZONING:</b>	I-1 Light Industrial
<b>COMMENTS:</b>	Freestanding industrial building comprised of ± 13,000 SF of storage/workshop space available for a 1-year sublease. Includes two offices, a restroom, one (1) dock-height door and three (3) grade-level loading/garage doors.

# PHOTOGRAPHS



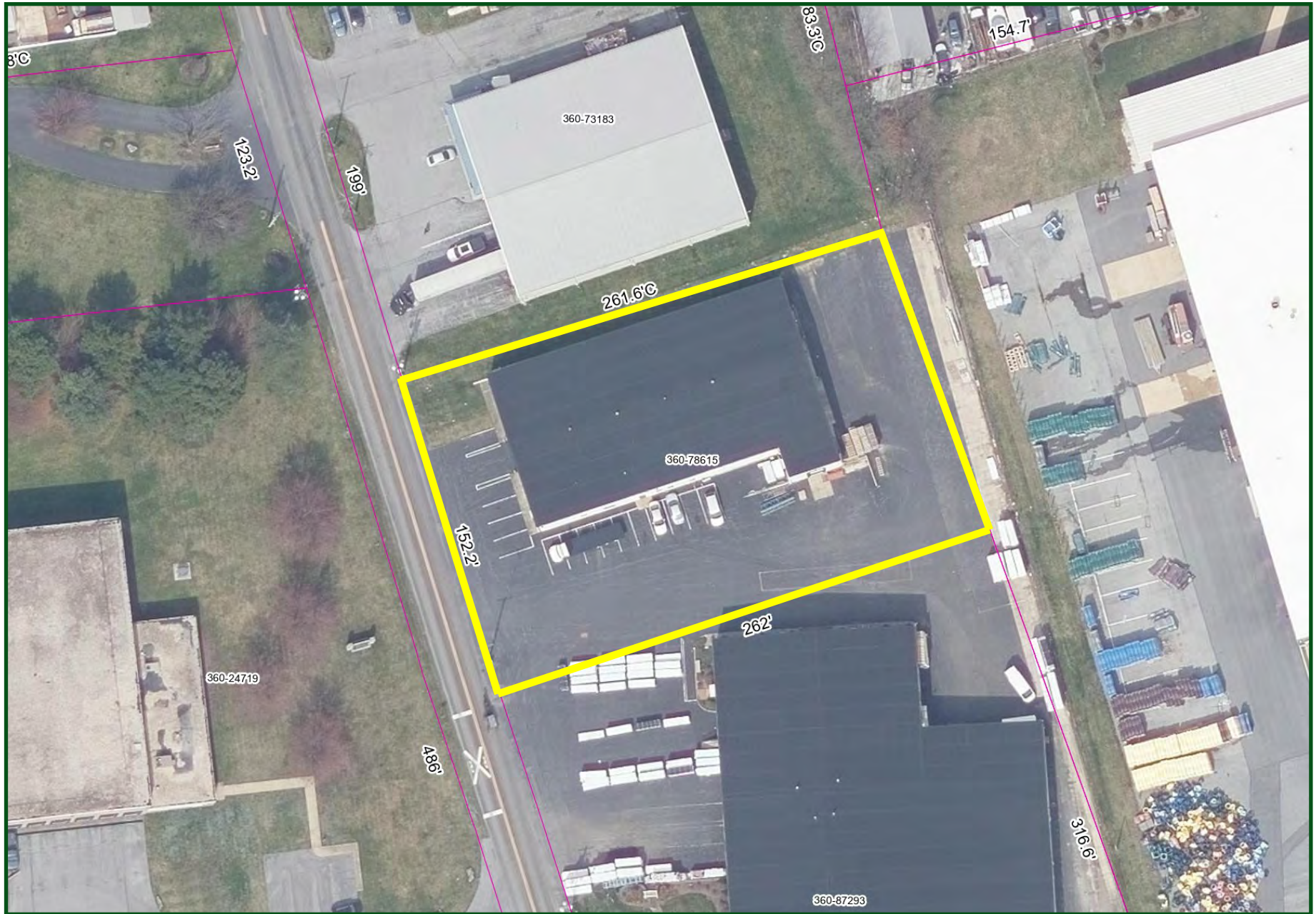
# PHOTOGRAPHS



# PHOTOGRAPHS



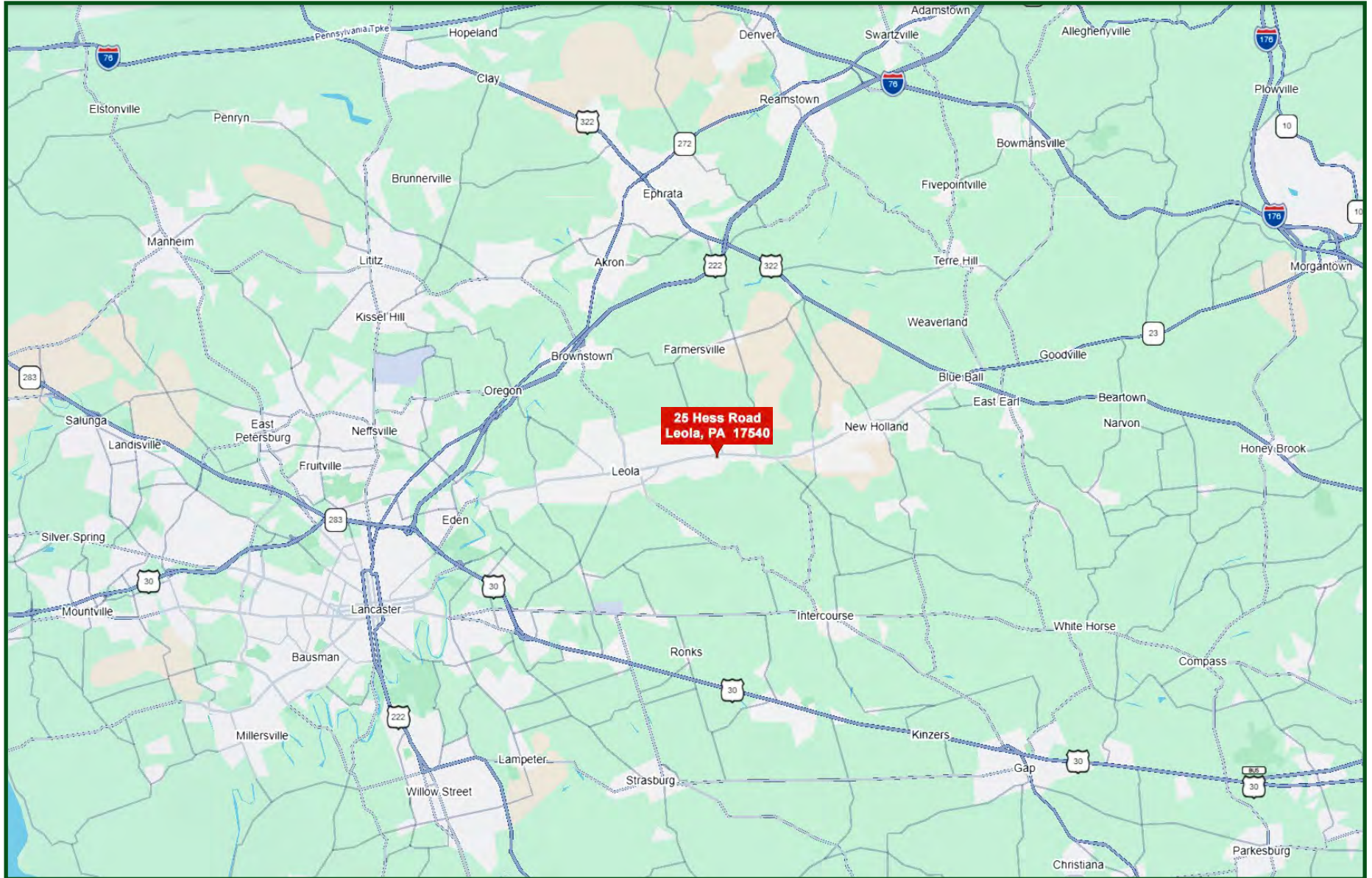
# AERIAL TAX MAP



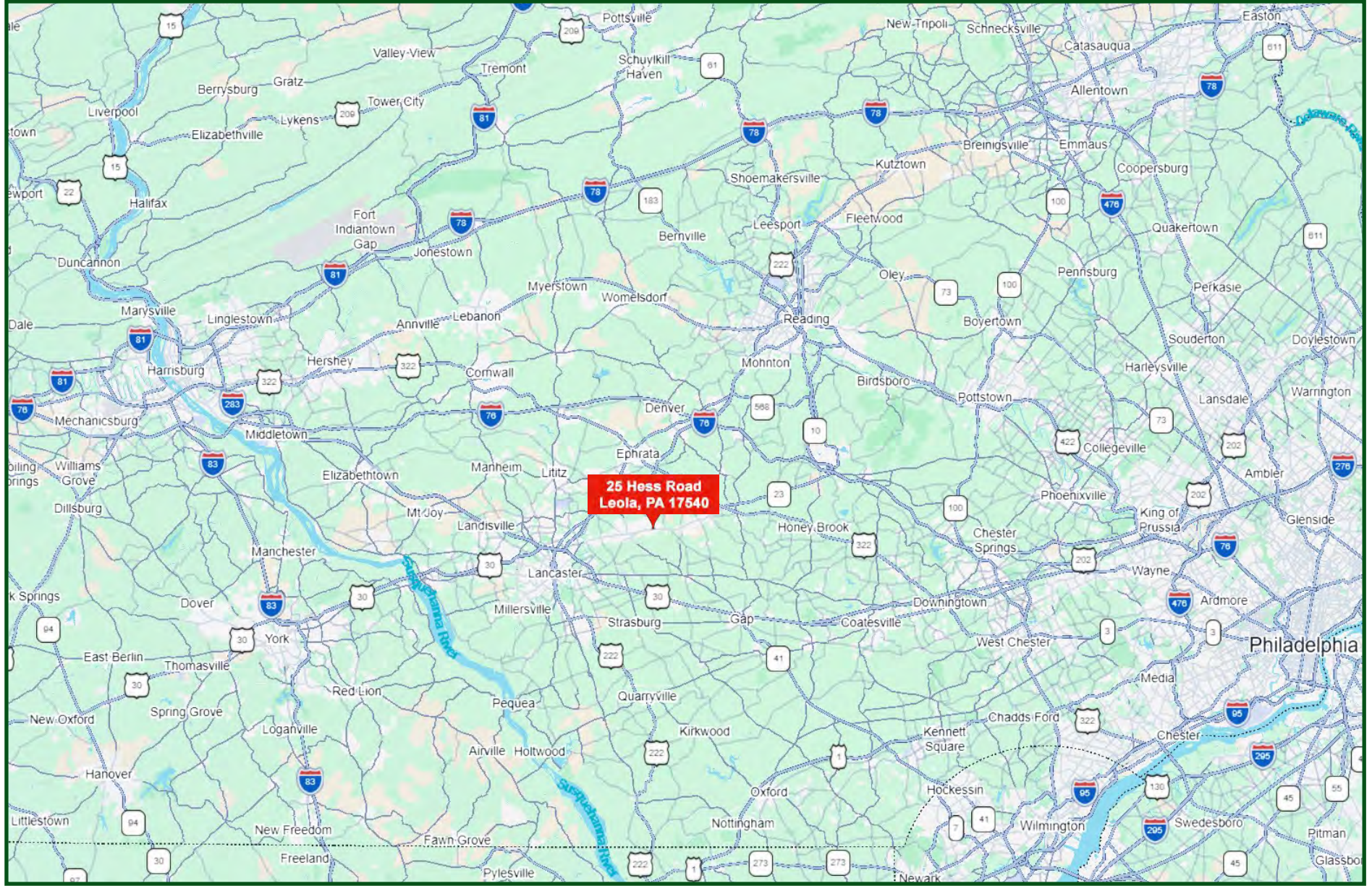
# AERIAL PHOTO



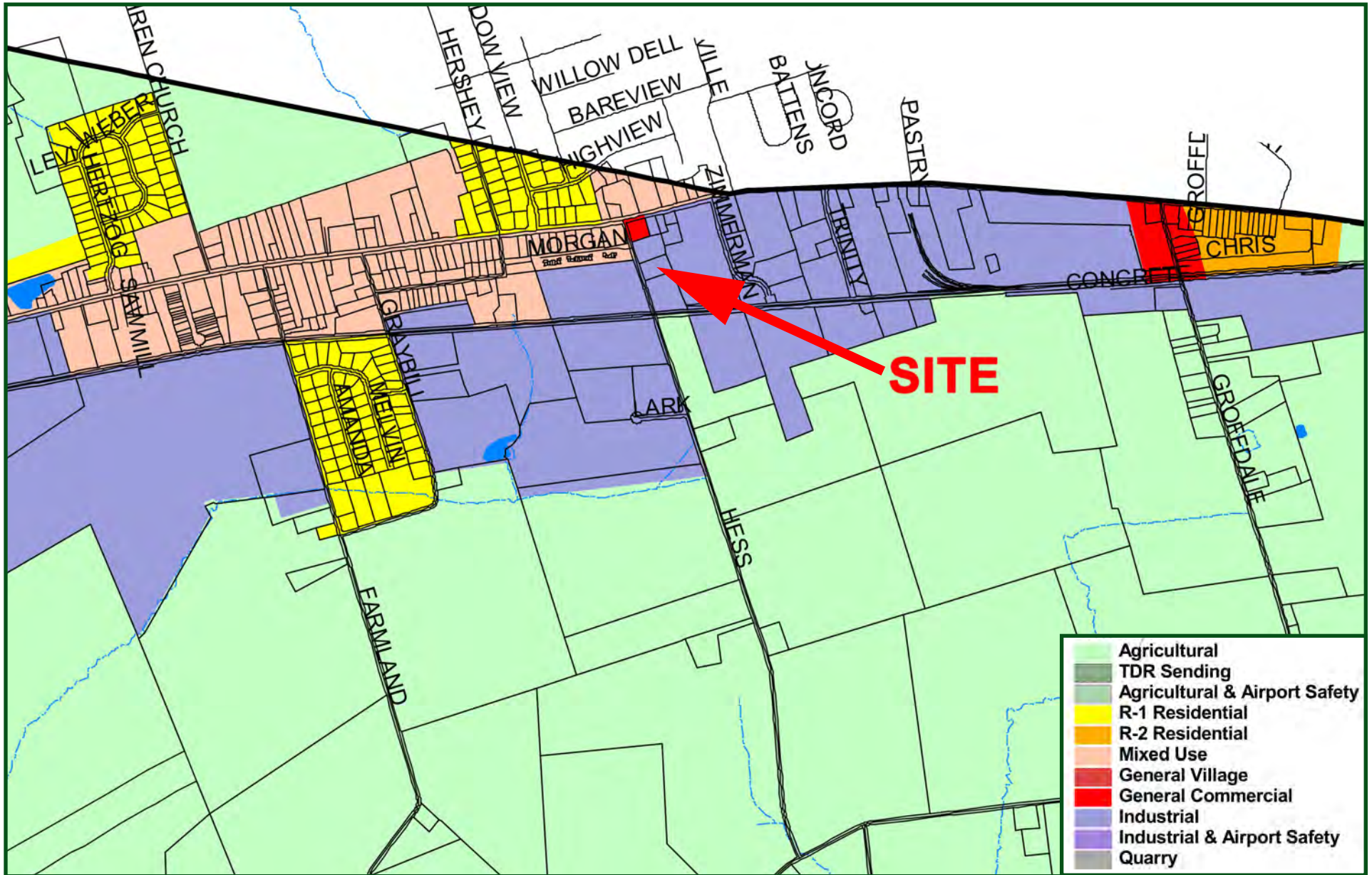
# LOCAL MAP



# REGIONAL MAP



# ZONING MAP (Upper Leacock Township)



## Section 220

### I-1: LIGHT INDUSTRIAL ZONE

#### 220.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. Finally, specified large-scale industrial uses are required to incorporate multi-story building and off-street parking to make more efficient use of these valuable industrially-zoned lands and reduce sprawl.



#### 220.B. PERMITTED USES

1. **Uses permitted by right with conventional site design in accordance with Section 220.H. of this Ordinance:**
  - A. **Agriculture and horticulture**, including one dwelling single family detached dwelling unit as a component of the principal use contained on the site subject to the requirements of Sections 200.L of this Ordinance. This use shall expressly exclude:
    1. **Concentrated animal feeding operations (CAFOs)** and, **Concentrated animal operations (CAOs)** both as defined herein.
    2. **Commercial produce operations** as defined herein.
  - B. **Areas and structures devoted to the conservation of open space, water, soil and wildlife resources**, subject to the requirements of Sections 200.L. of this Ordinance.
  - C. **Forestry uses** subject to the requirements of Sections 200.L. and 516 of this Ordinance.
  - D. **Commercial greenhouses.**
  - E. **Governmental and municipal uses** as defined herein.
  - F. **Parks and playgrounds**, subject to the requirements of Sections 200.L. of this Ordinance.

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- G. **Public utilities structures**, subject to the requirements of Sections 200.L. of this Ordinance.
- H. **Adaptive reuse** with more than one principal use of a building that existed on September 22, 2015; or adaptive reuse with more than one principal use of a building that gained land development approval after September 22, 2015; both, subject to the requirements listed in Section 403 of this Ordinance.
- I. **Bookbinding, printing, and publishing operations;**
- J. **Collocation of communication towers and equipment** that comply with the Pennsylvania Wireless Broadband Collocation Act, subject to all applicable requirements contained therein;
- K. **Facilities for the commercial processing, and warehousing of agricultural products;**
- L. **Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies;**
- M. **Machine, tool and die and metal fabrication shops;**
- N. **Manufacturing, packaging, storage and/or wholesaling of the following:**
  - 1. Furniture, cabinets, fixtures, office supplies, and other household appointments;
  - 2. Wooden or composite sheds, dog houses, gazebos, footbridges lawn furniture, fences, and similar products;
  - 3. Structural components of buildings;
  - 4. Scientific, specialized and technical instruments and equipment;
  - 5. Audio visual components, computers, vending machines, electronic equipment and video games;
  - 6. Finished textile products;
  - 7. Brushes, brooms and combs;
  - 8. Hot tubs, spas, saunas, and swimming pools;
  - 9. Jewelry, and other precious metals;
  - 10. Photographic, lighting and timekeeping equipment;
  - 11. Small household appliances, excluding major appliances;
  - 12. Musical instruments and sporting equipment;
  - 13. Cosmetics, toiletries and pharmaceuticals;
  - 14. Optical, dental, and medical supplies and equipment; and,
  - 15. Small or novelty products from prepared materials (excluding the use of sheet metals).
- O. **Microbreweries;**
- P. **Processing, packaging, storage and/or wholesaling of food products excluding:**
  - 1. Breweries and distilleries;

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2. Pickling processes;
  3. Rendering or slaughtering operations; and,
  4. Sugar refineries.
- Q. **Repair shops** for products permitted to be manufactured in this Zone;
- R. **Retail sales, service and rental of recreation equipment and supplies;**
- S. **Sales, storage and/or wholesaling of the following:**
1. Home and auto related fuels;
  2. Nursery and garden materials, and stock;
  3. Contractor supplies; and,
  4. Plumbing, heating, air conditioning, electrical and other structural components of buildings.
- R. **Shops, offices and showrooms for contractors** of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic system installation, maintenance and pumping, woodworking, carpentry and cabinet-making, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.
- S. **Sawmills;**
- T. **Sign makers;**
- U. **Small engine repair shops;**
- V. **Welding shops;**
2. **Uses permitted by right with compact multi-story site design in accordance with Section 220.H. of this Ordinance:**
- A. **Laboratories** for medical, scientific or industrial research and development;
  - B. **Medical, dental, vision and counseling clinics;**
  - C. **Offices;**
  - D. **Public, private and commercial schools and training centers;**
  - E. **Animal hospitals, veterinary offices and kennels;**
  - F. **Vocational, technical and mechanical trade schools;**
3. **Accessory uses that are customarily incidental to the above permitted uses:**
- A. **Accessory retail sales** of products produced on-site so long as the retail sales area is no more than ten percent (10%) of the total building area or three thousand (3,000) square feet, whichever is less;
  - B. **Cafeterias and restaurants** contained completely within a principal industrial building;
  - C. **Commercial day care facilities;**
  - D. **Fences and walls**, subject to the requirements of Section 434 of this Ordinance.
  - E. **Garages** for personal vehicles and property.

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- F. **No-impact home based businesses;**
- G. **One caretaker dwelling unit** in accordance with the requirements of the R-2 Medium Density Residential Zone;
- H. **Ornamental ponds and wading pools**, subject to the requirements of Section 461 of this Ordinance.
- I. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 473 of this Ordinance.
- J. **Recreation facilities;** and,
- K. **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 three hundred (300) square feet.

**220.C. USES PERMITTED BY CONDITIONAL USE (Subject to the review procedures of Section 905 of this Ordinance).**

- 1. **Automobile service and repair facilities** including but not limited to auto mechanics, drive-thru lubrication services and tire, auto paint, brake, muffler, transmission, windshield, autobody, car radio, and upholstery shops, subject to the requirements listed in Section 411 of this Ordinance;
- 2. **Billboards**, subject to the requirements listed in Section 414 of this Ordinance;
- 3. **Convenience commercial centers** subject to the requirements listed in Section 424 of this Ordinance;
- 4. **Freestanding telecommunication and wireless communications facilities** subject to the requirements listed in Section 436 of this Ordinance;
- 5. **Heavy equipment sales, leasing, rental, service and repair** such as excavation machinery, commercial trucks, buses, farm equipment, manufactured homes, trailers and other similar machinery subject to the requirements listed in Section 440 of this Ordinance;
- 6. **Heavy industrial uses** not listed in Section 220.B, 220.C or 221 that, in the opinion of the Board of Supervisors is similar to and will generate impacts like those uses permitted within this Zone subject to the requirements listed in Section 441 of this Ordinance;
- 7. **Helicopter pad, private**, subject to the requirements of Section 442 of this Ordinance.
- 8. **Methadone treatment facility**, subject to the requirements of Section 452 of this Ordinance.
- 9. **Miniwarehouses**, subject to the requirements listed in Section 454 of this Ordinance;
- 10. **Oil or gas well sites, natural gas compressor stations and natural gas processing plants** subject to the requirements listed in Section 460 of this Ordinance;
- 11. **Power generation facilities**, subject to the requirements listed in Section 467 of this Ordinance;
- 12. **Principal waste handling, recycling, processing, transfer and disposal facilities** subject to the requirements listed in Section 468 of this Ordinance.
- 13. **Recycling facilities for electronics, paper, plastic, glass and metal products**

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subject to the requirements listed in Section 470 of this Ordinance;

14. **Slaughtering, processing, rendering, and packaging of meat products and their by-products**, subject to the requirements of Section 480 of this Ordinance.
15. **Septage and spent mushroom compost processing and/or commercial mushroom operations** subject to the requirements listed in Section 478 of this Ordinance;
16. **Sales of compost, mulch, wood chips and coal** subject to the requirements listed in Section 475 of this Ordinance; and,
17. **Warehousing and wholesale trade establishments** subject to the requirements listed in Section 482 of this Ordinance.
18. **Wind and/or solar farms**, subject to the requirements of Section 483 of this Ordinance.

**220.D. LOT AREA REQUIREMENTS** - Unless otherwise specified, each use within this Zone shall have a minimum lot size of forty-three thousand, five hundred sixty (43,560) square feet.

**220.E. MAXIMUM LOT COVERAGE & FLOOR AREA RATIO** - Seventy percent (70%); however, in accordance with Article 6 of this Ordinance, the successful transfer of each development right (TDR) shall enable the applicant to develop two-thousand (2,000) square feet of lot coverage up to a maximum permitted lot coverage and floor area ratio of eighty percent (80%).

**220.F. MINIMUM LOT WIDTH** - Two hundred (200) feet.

**220.G. MINIMUM SETBACK REQUIREMENTS** - (Principal and Accessory Uses)

1. Front yard setback – The following table lists required front yard setbacks from the street right-of-way of the various road types listed in Section 321 of this Ordinance:

Road Type	Required Front Yard Setbacks for structures except signs	Required Front Yard Setbacks for off-street parking
Arterial	50 feet	20 feet
Collector	50 feet	20 feet
Minor	50 feet	20 feet
Marginal access	50 feet	20 feet
Cul-de-sac turnaround	50 feet	20 feet

2. Side yard setbacks - All buildings, structures, (except permitted signs) dumpsters, and off-street loading areas shall be set back at least thirty (30) feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty (20) feet from any side lot lines, except that joint parking and/or loading facilities shared by adjoining uses may extend to the property line in the side yard along one side of the site.
3. Rear yard setback - All buildings, structures, dumpsters and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines.
4. Residential Buffer Strip - Any use adjoining land within a (R-1, R-2, VO or MU) Zone, or across a road from land within a (R-1, R-2, VO or MU) Zone, shall maintain a seventy-five (75) foot setback for buildings, structures (including but not limited to freestanding signs), dumpsters, outdoor storage areas, and off-street loading areas from the (R-1, R-2, VO or MU) Zone. Off-street parking lots shall be set back at least fifty (50) feet from

adjoining land within a (R-1, R-2, VO or MU) Zone. All of these setback areas shall be devoted to landscaping. (See Section 322);

5. Accessory Recreation Uses - These facilities can be developed in any side or rear yard to within fifty (50) feet of any property line.

## **220.H. HEIGHT REQUIREMENTS**

1. Uses that existed on the effective date of this ordinance and uses permitted with conventional site design as listed in Sections 220.B.1. and 220.C. of this Ordinance shall have a maximum permitted height of fifty (50') feet, except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. All structures extending above thirty-five (35) feet from grade (except permitted signs) shall be set back a distance at least equal to their height from all property lines.
2. Uses that require compact multi-story design as listed in Sections 220.B.2. of this Ordinance shall comply with the following:
  - A. Uses established after the effective date of this Ordinance with up to seventy-five thousand (75,000) square feet of gross floor area shall have a maximum permitted height of fifty (50') feet, except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. Unless Section 220.G. of this Ordinance imposes a greater setback, each structure (except permitted signs) shall be set back a distance at least equal to its height from each front, side and rear property line.
  - B. Uses established after the effective date of this Ordinance with more than seventy-five thousand (75,000) square feet, but less than one hundred fifty thousand (150,000) square feet of gross floor area shall locate no less than forty percent (40%) of the total area comprised of the gross floor area of the principal building plus the required off-street parking, either above, below, or both the ground level floor (i.e. 2 stories minimum). The maximum permitted height is fifty (50'), except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. Unless Section 220.G. of this Ordinance imposes a greater setback, each structure (except permitted signs) shall be set back a distance at least equal to its height from each front, side and rear property line.
  - C. Uses established after the effective date of this Ordinance with one hundred fifty thousand (150,000) square feet or more, of gross floor area shall locate no less than sixty percent (60%) of the total area comprised of the gross floor area of the principal building plus the required off-street parking either above, below or both, the ground level floor of the use (i.e. 3 stories minimum). The maximum permitted height is fifty (50'), except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. Unless Section 220.G. of this Ordinance imposes a greater setback, each structure (except permitted signs) shall be set back a distance at least equal to its height from each front, side and rear property line.
  - D. All uses with multiple stories shall comply with the following table which depicts minimum (Min) and maximum (Max) required floor area per story:

# ZONING

Required Floor Area Per Story for Multiple-Story Buildings and Structures					
No. of Stories	1 <sup>st</sup> Story	2 <sup>nd</sup> Story	3 <sup>rd</sup> Story	4 <sup>th</sup> Story	5 <sup>th</sup> Story
1	100%	NA	NA	NA	NA
2	Maximum 60%	Minimum 40%	NA	NA	NA
3	Maximum 40%	Minimum 30%	Minimum 20%	NA	NA
4	Maximum 30%	Minimum 25%	Minimum 20%	Minimum 15%	NA
5	Maximum 25%	Minimum 20%	Minimum 15%	Minimum 10%	Minimum 5%

F. In no case shall the height of a proposed parking garage exceed that of the principal building(s) that it serves.

3. All uses must comply with Section 230 (Airport Safety Zone) of this Ordinance.

**220.I. OFF-STREET LOADING** - Off-street loading shall be provided as specified in Section 315 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential Zone, nor any side of a building facing an adjoining street.

**220.J. OFF-STREET PARKING** - Off-street parking shall be provided as specified in Section 316 of this Ordinance.

**220.K. SIGNS** - Signs shall be permitted as specified in Section 323 of this Ordinance.

**220.L. DRIVEWAY AND ACCESS DRIVE REQUIREMENTS** - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access driveways serving other uses shall be in accordance with Section 301 of this Ordinance.

**220.M. SCREENING** - A visual screen must be provided along any existing residential use and/or any adjoining lands within a (R-1, R-2, VO or MU) Zone, regardless of whether or not the land within the (R-1, R-2, VO or MU) Zone is developed. (See Section 322.D. of this Ordinance.)

**220.N. LANDSCAPING** - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Section 322 of this Ordinance.)

A minimum twenty (20) foot wide landscape strip shall be provided along all property lines. Such landscape strip does not apply for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

**220.O. WASTE PRODUCTS** - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of seventy five (75) feet from any adjoining land within a (R-1, R-2, VO or MU) Zone. All waste receptacles shall be completely enclosed.

**220.P.** All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

**220.Q. INDUSTRIAL OPERATIONS STANDARDS** - All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations refer to Section 317 of this Ordinance.

**220.R. OUTDOOR STORAGE** - Within the (I) Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. Section 318 lists other applicable requirements.

# DEMOGRAPHICS

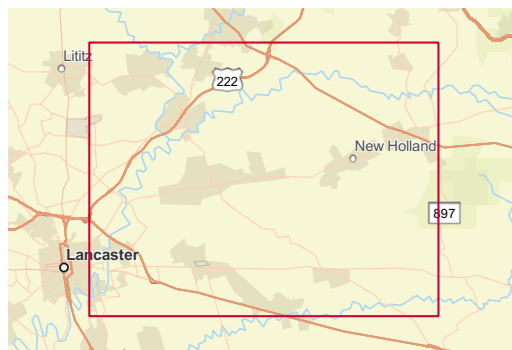
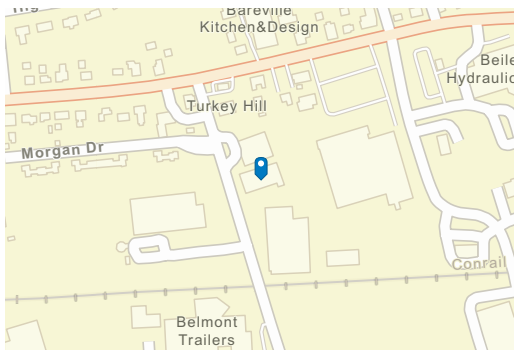
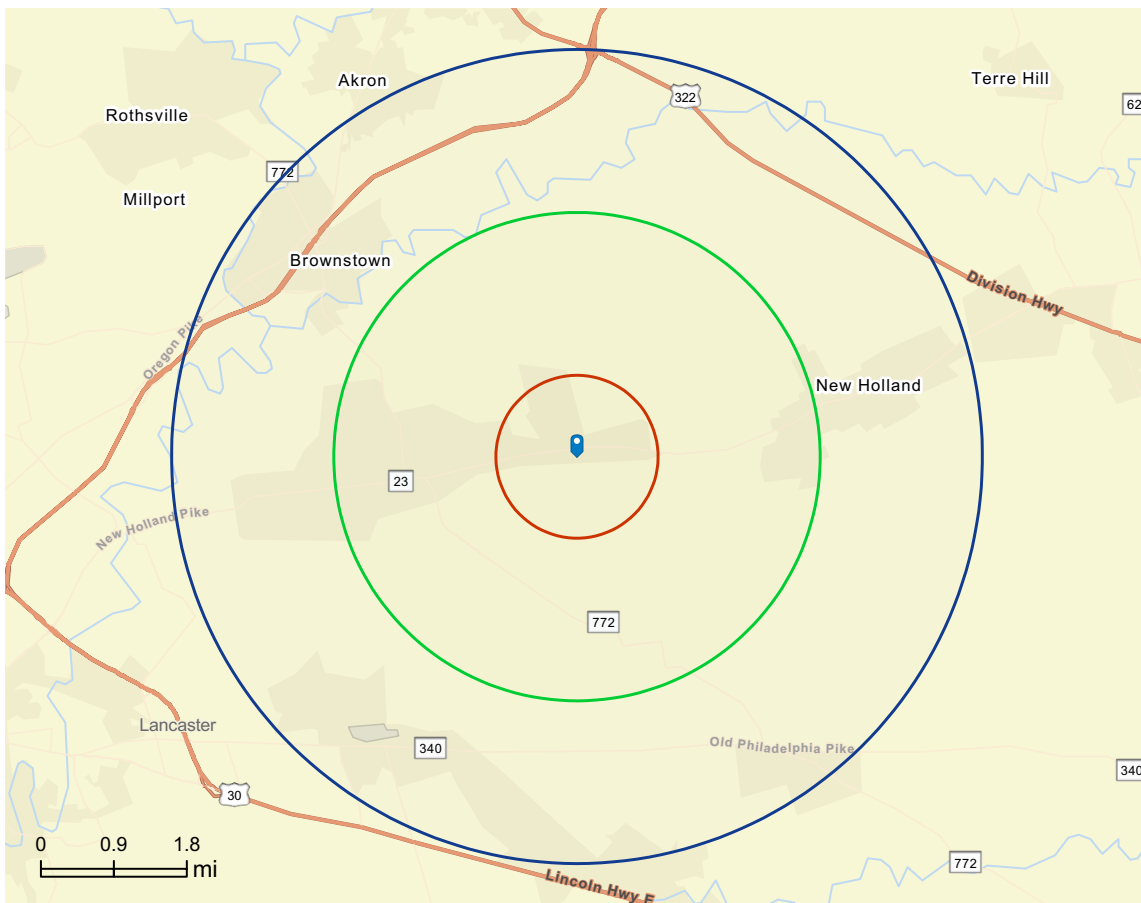
## Site Map

25 Hess Rd, Leola, Pennsylvania, 17540

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 40.09100  
Longitude: -76.15486



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## Executive Summary

25 Hess Rd, Leola, Pennsylvania, 17540



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	2,538	11,725	36,671
2020 Population	2,724	12,108	38,586
2025 Population	2,742	12,096	38,930
2030 Population	2,738	12,095	39,045
2010-2020 Annual Rate	0.71%	0.32%	0.51%
2020-2025 Annual Rate	0.13%	-0.02%	0.17%
2025-2030 Annual Rate	-0.03%	0.00%	0.06%

Age	1 mile	3 miles	5 miles
2025 Median Age	37.1	35.2	37.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	83.8%	85.8%	86.7%
Black Alone	2.5%	2.3%	2.1%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	5.1%	3.3%	2.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.6%	3.2%	3.0%
Two or More Races	5.8%	5.2%	5.2%
Hispanic Origin	8.5%	8.3%	7.6%
Diversity Index	40.1	37.1	35.0

Households	1 mile	3 miles	5 miles
2010 Total Households	860	3,811	12,820
2020 Total Households	953	4,015	13,537
2025 Total Households	972	4,085	13,855
2030 Total Households	978	4,111	13,979
2010-2020 Annual Rate	1.03%	0.52%	0.55%
2020-2025 Annual Rate	0.38%	0.33%	0.44%
2025-2030 Annual Rate	0.12%	0.13%	0.18%
2025 Average Household Size	2.81	2.93	2.78
Wealth Index	89	85	88

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

**Executive Summary** | 25 Hess Rd, Leola, Pennsylvania, 17540 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	22.0%	29.1%	27.8%

<b>Median Household Income</b>			
2025 Median Household Income	\$101,352	\$81,078	\$80,450
2030 Median Household Income	\$106,079	\$95,699	\$91,631
2025-2030 Annual Rate	0.92%	3.37%	2.64%


<b>Average Household Income</b>			
2025 Average Household Income	\$108,934	\$107,049	\$104,756
2030 Average Household Income	\$119,380	\$119,886	\$116,177

<b>Per Capita Income</b>			
2025 Per Capita Income	\$37,451	\$36,104	\$37,071
2030 Per Capita Income	\$41,331	\$40,649	\$41,347
2025-2030 Annual Rate	1.99%	2.40%	2.21%

<b>Income Equality</b>			
2025 Gini Index	36.2	43.2	42.4

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	52.2	46.8	48.9

<b>Housing Unit Summary</b>			
Housing Affordability Index	102	77	81
2010 Total Housing Units	894	3,949	13,329
2010 Owner Occupied Hus (%)	77.8%	64.4%	67.3%
2010 Renter Occupied Hus (%)	22.2%	35.6%	32.7%
2010 Vacant Housing Units (%)	3.8%	3.5%	3.8%
2020 Housing Units	984	4,152	14,060
2020 Owner Occupied HUs (%)	79.0%	63.3%	66.8%
2020 Renter Occupied HUs (%)	21.0%	36.7%	33.3%
Vacant Housing Units	2.6%	3.7%	3.9%
2025 Housing Units	1,000	4,212	14,347
Owner Occupied Housing Units	80.0%	64.8%	68.4%
Renter Occupied Housing Units	20.0%	35.1%	31.6%
Vacant Housing Units	2.8%	3.0%	3.4%
2030 Total Housing Units	1,004	4,232	14,461
2030 Owner Occupied Housing Units	782	2,708	9,735
2030 Renter Occupied Housing Units	196	1,403	4,243
2030 Vacant Housing Units	26	121	482

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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