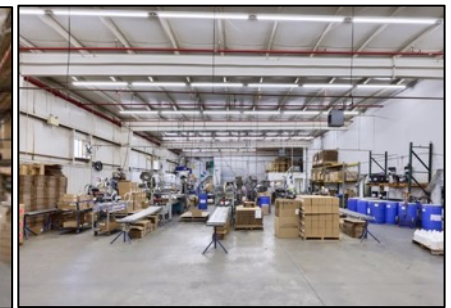


# FOR SALE

## INDUSTRIAL SALE/LEASEBACK OPPORTUNITY

32,000 SF Triple Net Lease Investment Property in Manheim Township, PA

205 Bucky Drive, Lititz, PA



FOR MORE INFORMATION, CALL:

**Christine Sable CCIM**

**717-208 3207 DIRECT**

**Justin Geisenberger**

**717-208-3204 DIRECT**



**SABLE**  
Commercial Realty

See more properties here:

**SableCommercialRealty.com**

245 Butler Avenue, Suite 220  
Lancaster, PA 17601

**717-399-9361**

### RARE OPPORTUNITY TO PURCHASE A MANHEIM TOWNSHIP INDUSTRIAL INVESTMENT PROPERTY

Situated in **Flyway Business Park** just off Lititz Pike (Rt. 501) across from the Lancaster Airport, this 32,000 SF industrial investment property is close to highways, primary roads and local businesses. Located on a 3.07 acre lot, the building includes 30,000 SF of warehouse/manufacturing space and a 2,000 SF office area. A separate garage offers a functional workshop area. The building is offered for sale solely on a sale/leaseback basis by the current owner-occupant for a 5-yr term with a 5-year option. The proposed rents will provide an approximate 6.4% Yr. 1 cap rate, with future rent increases creating an attractive long-term investment. Tenant will continue to maintain the property under a triple net lease arrangement. Proposed lease terms are available from listing agent. Industrial investment opportunities like this are rare and go fast; call today to set up your private tour!

### FEATURES:

- Prime Manheim Township Location in Flyway Business Park
- 3.07 acre lot, Zoned I-1
- Quick access to local highways and primary road corridors
- Convenient to nearby services: Airport, retail, medical, restaurants, grocery, gas, and personal services

- Desirable I-1 Industrial zoning with Airport Corridor Overlay
- 13 minutes to downtown Lancaster
- Triple Net Lease with current owner/occupant: 5 yrs + 5yr option
- 6.4% asking cap rate
- Strong industrial demand assures continued long-term value.
- Lease term sheet available from agent

2024 DEMOGRAPHIC SUMMARY	1 Mile	3 Miles	5 Miles
Total Population:	4,477	49,526	100,465
Total Households:	1,189	18,910	38,496
Median Household Income:	\$119,458	\$103,238	\$97,747
Average Household Size	3.1	2.5	2.5
2024 Median Age:	56.9	46.8	43.4

Information herein is deemed reliable but not guaranteed. Property sold 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 Buyer Agents to make the initial contact with Listing Broker and be present at all showings and meetings to qualify for a co-broke fee. Buyers who intend to be represented by a Buyer 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	205 Bucky Drive, Lititz, PA 17543
MUNICIPALITY:	Manheim Township, PA
TAX PARCEL ID#:	390-45027-0-0000
DEED REFERENCE #:	3505450; 1992
CONSTRUCTION:	Steel frame with metal clad exterior; office is masonry and frame construction
YEAR BUILT:	1993
# STORIES:	One
SQUARE FOOTAGE TOTAL:	32,000 +/- (Does not include rear garage building of approx. 1,000 SF.)
OFFICE AREA:	2,000 SF +/-
ACREAGE	3.07
ZONING	I-1 in Manheim Township; Airport T-Zone Overlay also applies
REAL ESTATE TAXES 2025	\$28,339; based on assessment of \$1,277,200. (Without 2% discount)
PARKING	Total of 20 lined spaces; 3--4 additional non-marked spaces in rear gravel area + garage.
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Heat pump forced air/central air in offices; gas ceiling hung heaters in warehouse and plant, Electric HW; supplementary mini-splits in building
ELECTRIC	3 phase, with multiple 400 Amp services
ROOF	Metal
CEILING HEIGHTS	18' -20' clear in warehouse and plant areas. 8' in office areas.
RESTROOMS	Four total: Two in office area and two in plant area
CURRENT USE	Industrial: Paint manufacturing and warehousing
DOCKS/DOORS	Three loading docks and one 12' x12' drive-in door
SPRINKLERED:	Yes, wet system
ACCESSIBILITY	Building entry is grade level. Restrooms are original; may or may not meet ADA. Plant restroom is handicap accessible.
ADDITIONAL FEATURES:	Freestanding 1,000 SF Garage/workshop building. 3 mezzanine areas. (not included in SF) Photo studio and lab areas. Employee lunch room. M/F Locker rooms with shower stall. Retail outlet store with outside entrance. Office area with private offices, kitchen, conference room and I.T. room. Two mezzanine office areas. Compressor room and air hoses to plant area. Floor drains, exhaust ductwork and fans in plant area. Hoist and crane in paint mixing room.
EXCLUSIONS FROM SALE:	Any Tenant owned equipment, furniture, supplies, any manufacturing or production related fixtures, warehouse racking, scales, compressors, rear shed. (SEE FULL LIST IN BROCHURE)
DEEDED OWNER:	Chroma Acrylics, Inc. (also occupant)

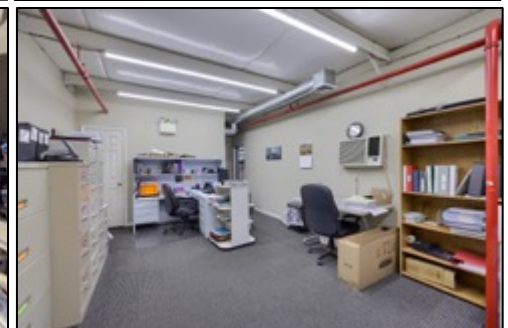
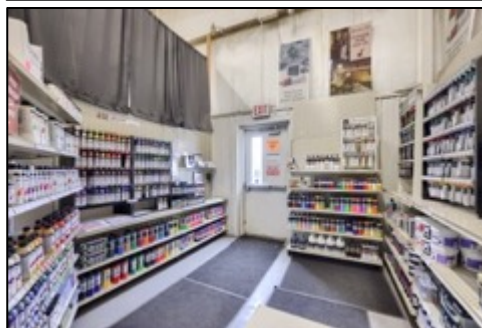
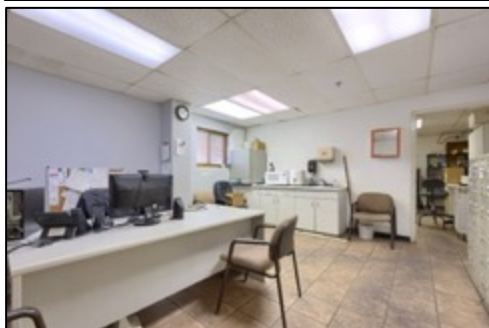
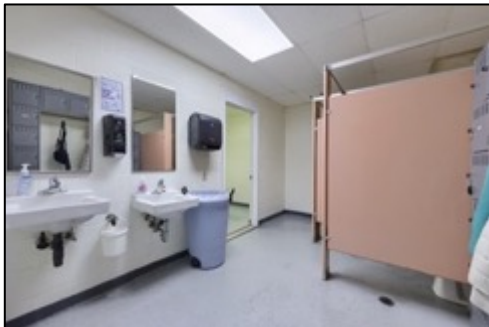


FOR SALE

205 Bucky Drive, Lititz, PA 17543



### Additional Photos - Office & Support Areas

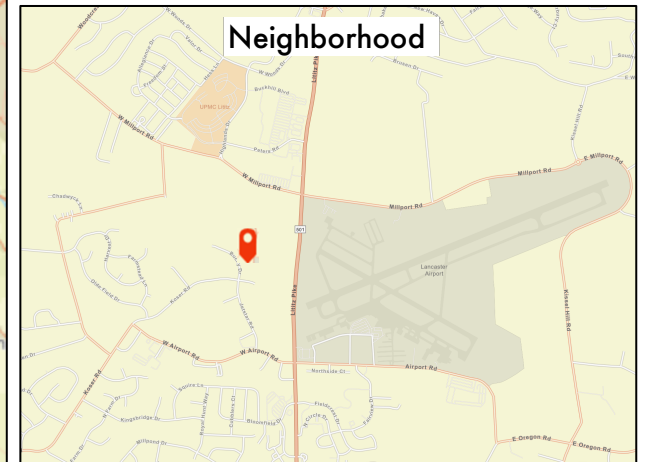
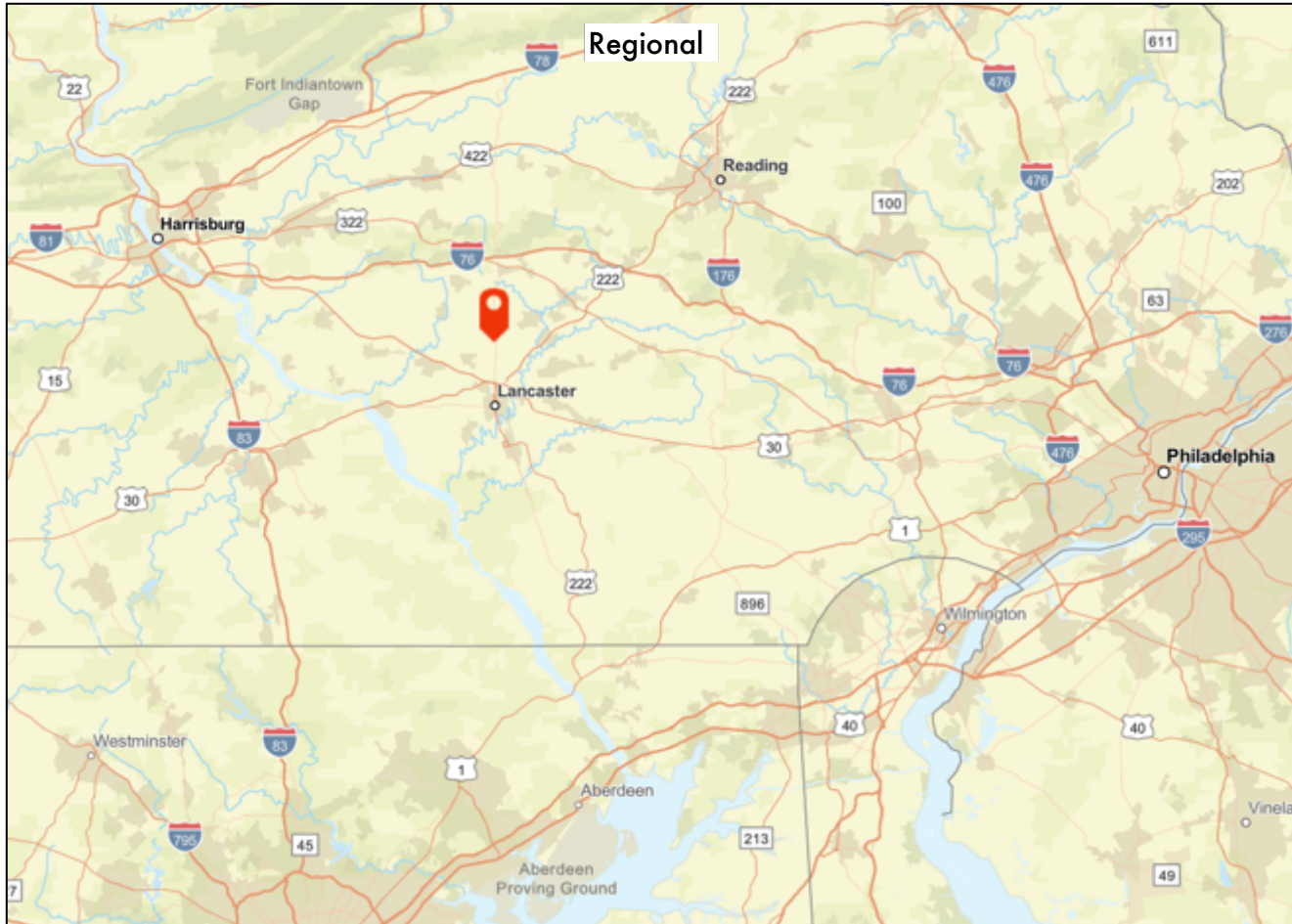


**FOR SALE**

205 Bucky Drive, Lititz, PA 17543



## Location Maps



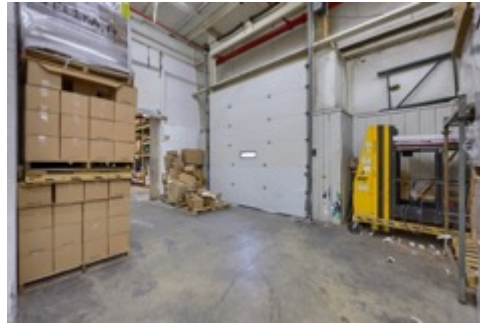


**FOR SALE**

205 Bucky Drive, Lititz, PA 17543



### Additional Photos – Warehouse and Plant Areas



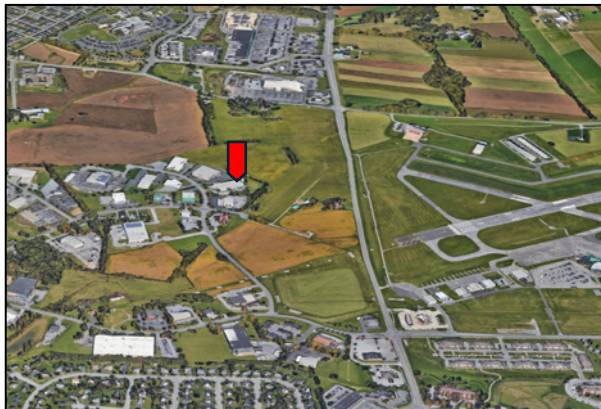


**FOR SALE**

205 Bucky Drive, Lititz, PA 17543



## Aerial Views





**FOR SALE**

205 Bucky Drive, Lititz, PA 17543



**Site/Tax Parcel**  
**3.07 Acres**





FOR SALE

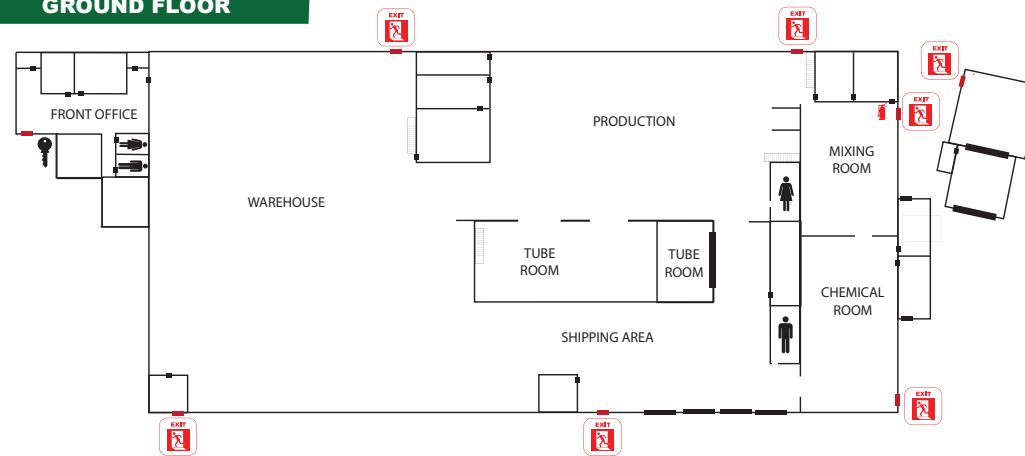
205 Bucky Drive, Lititz, PA 17543



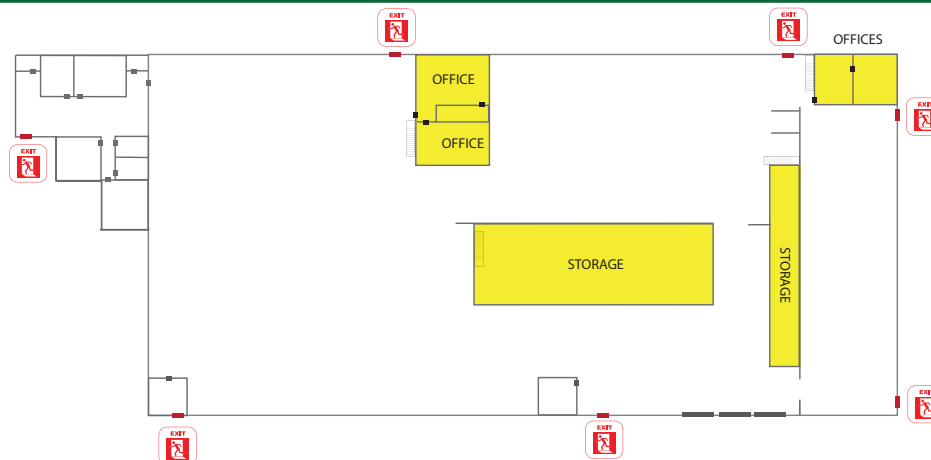
## Interior Layout

# FACTORY FLOOR PLAN

### GROUND FLOOR



### SECOND FLOOR



% OF TOTAL MAIN SPACE TO EACH DEPARTMENT:  
PRODUCTION - 7,500 sq ft 23%  
BATCH MAKING/R&D - 7,500 sq ft 23%  
WAREHOUSE/SHIPPING - 15,000 sq ft 46%  
MARKETING - 1,850 sq ft 6%  
ADMINISTRATION - 675 sq ft 2%

BUILT IN 1993

MAIN WAREHOUSE  
32,525 sq ft

AUXILIARY WAREHOUSE  
7,500 sq ft

UPDATED: 12/7/2022





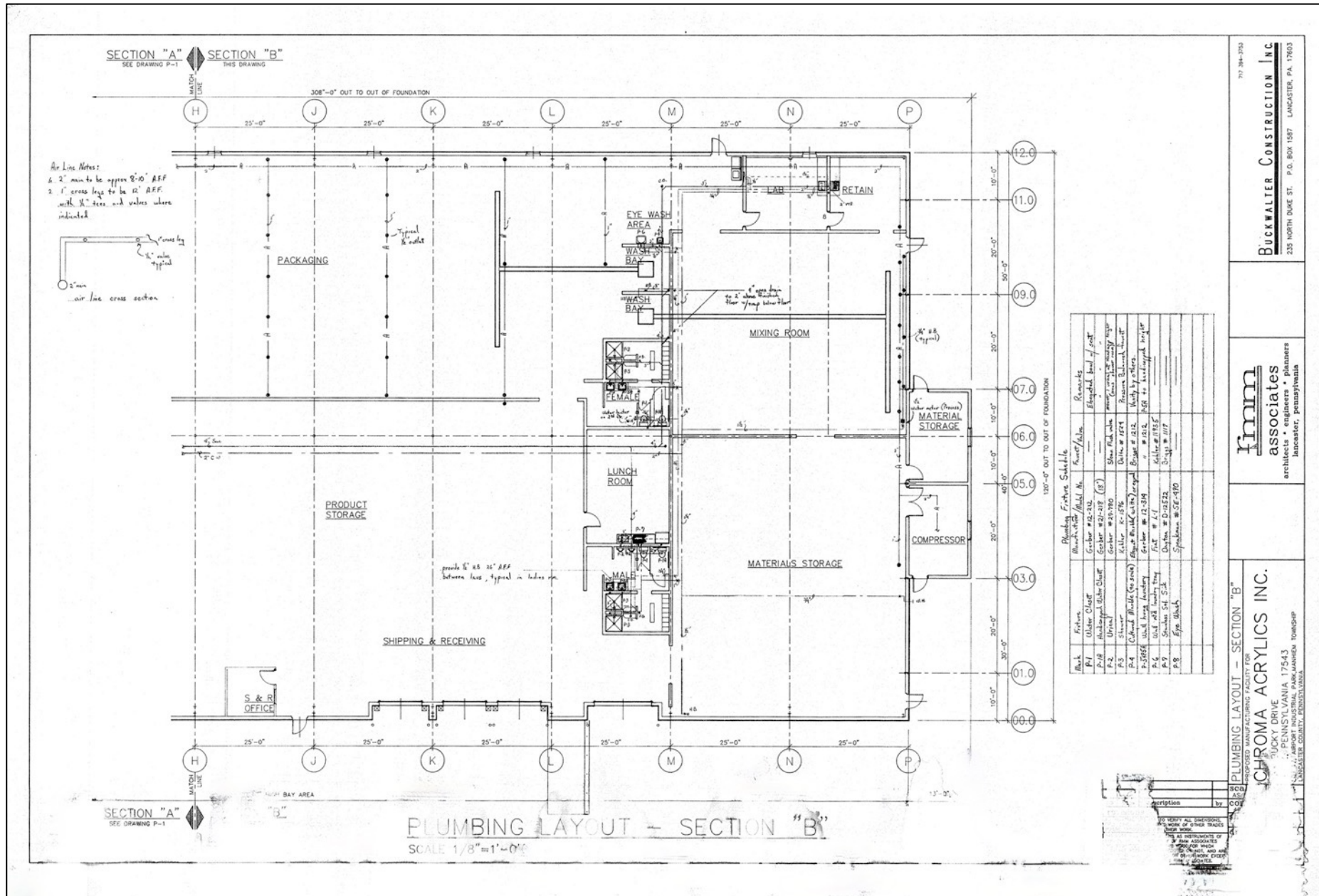


FOR SALE

205 Bucky Drive, Lititz, PA 17543



# Floor Plan Section - East Side





## Demographic Report – 1, 3 and 5 Mile Radius

## Executive Summary Report

205 Bucky Dr, Lititz, Pennsylvania, 17543



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	3,367	41,655	86,646
2020 Population	4,240	46,862	96,763
2024 Population	4,477	49,526	100,465
2029 Population	4,584	50,495	101,775
2010-2020 Annual Rate	2.33%	1.18%	1.11%
2020-2024 Annual Rate	1.29%	1.31%	0.89%
2024-2029 Annual Rate	0.47%	0.39%	0.26%

## Age

2024 Median Age	56.9	46.8	43.4
U.S. median age is 39.1			

## Race and Ethnicity

White Alone	85.1%	83.9%	80.8%
Black Alone	2.5%	2.7%	3.8%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	4.5%	4.5%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.0%	2.8%	3.7%
Two or More Races	5.7%	6.0%	6.6%
Hispanic Origin	6.0%	7.5%	9.2%
Diversity Index	35.3	38.8	44.9

## Households

2010 Total Households	968	16,548	33,896
2020 Total Households	1,143	17,954	37,094
2024 Total Households	1,189	18,910	38,496
2029 Total Households	1,240	19,527	39,487
2010-2020 Annual Rate	1.68%	0.82%	0.91%
2020-2024 Annual Rate	0.93%	1.23%	0.88%
2024-2029 Annual Rate	0.84%	0.64%	0.51%
2024 Average Household Size	3.06	2.50	2.51
Wealth Index	191	154	137

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.  
[View documentation.](#)

© 2025 Esri

## Executive Summary Report

205 Bucky Dr, Lititz, Pennsylvania, 17543



Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2024 Percent of Income for Mortgage	23.4%	22.6%	22.9%

## Median Household Income

2024 Median Household Income	\$119,458	\$103,238	\$97,747
2029 Median Household Income	\$130,908	\$115,291	\$108,800
2024-2029 Annual Rate	1.85%	2.23%	2.17%

## Average Household Income

2024 Average Household Income	\$177,184	\$145,086	\$135,334
2029 Average Household Income	\$196,891	\$165,518	\$154,169

## Per Capita Income

2024 Per Capita Income	\$56,870	\$56,216	\$52,645
2029 Per Capita Income	\$63,610	\$64,807	\$60,652
2024-2029 Annual Rate	2.27%	2.89%	2.87%

## Income Equality

2024 Gini Index	33.5	36.0	36.5
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## Socioeconomic Status

2024 Socioeconomic Status Index	57.6	61.3	58.7
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## Housing Unit Summary

Housing Affordability Index	99	102	101
2020 Housing Units	1,328	18,930	39,159
Vacant Housing Units	8.2%	5.2%	5.2%
2024 Housing Units	1,374	19,906	40,590
Owner Occupied Housing Units	80.0%	74.6%	69.7%
Renter Occupied Housing Units	20.0%	25.4%	30.3%
Vacant Housing Units	13.5%	5.0%	5.2%
2029 Total Housing Units	1,424	20,519	41,542
2029 Owner Occupied Housing Units	1,007	14,878	27,938
2029 Renter Occupied Housing Units	233	4,649	11,549
2029 Vacant Housing Units	184	992	2,055

Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.  
[View documentation.](#)

© 2025 Esri

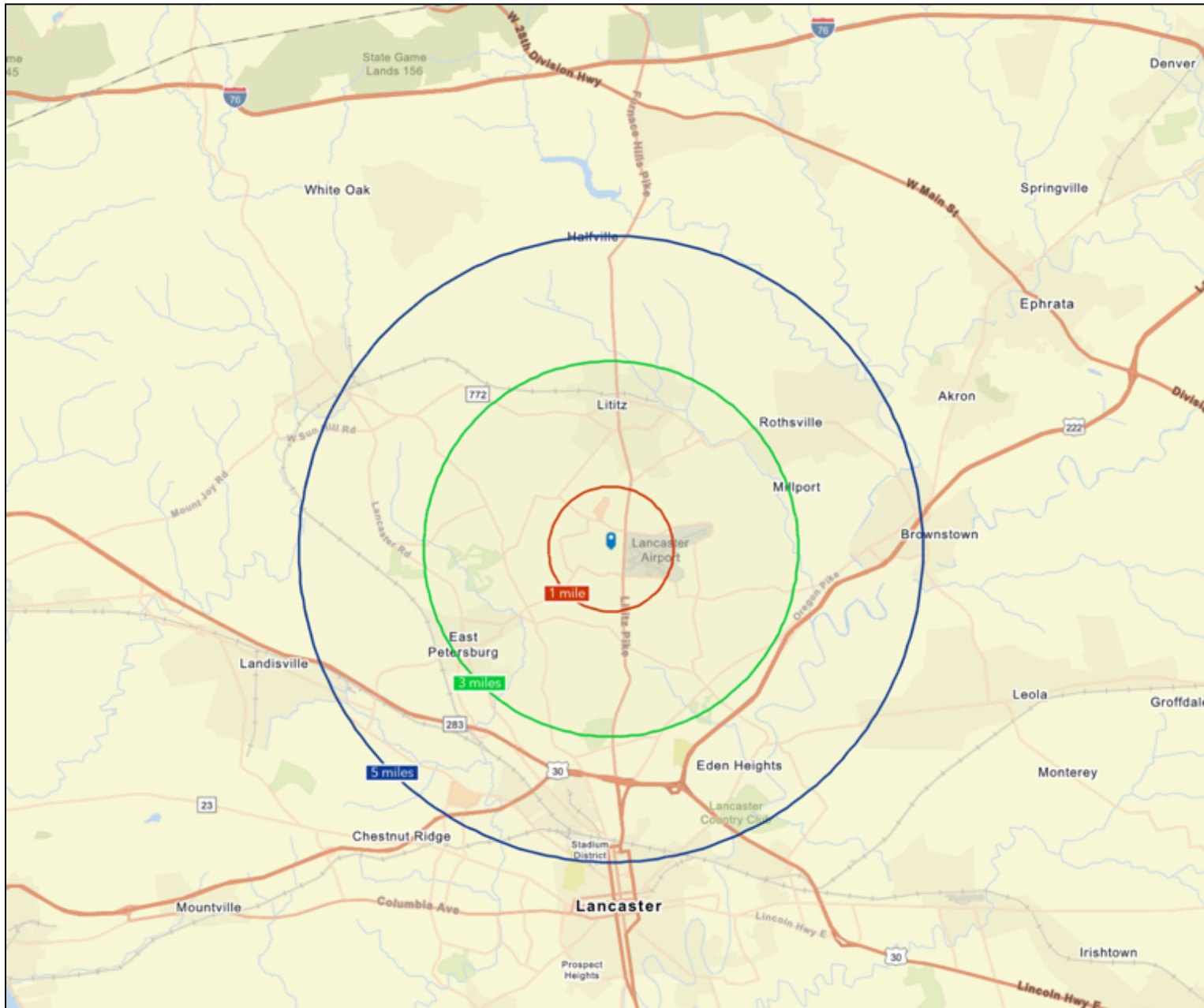


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205 Bucky Drive, Lititz, PA 17543



## 1, 3 and 5 Mile Radius Map



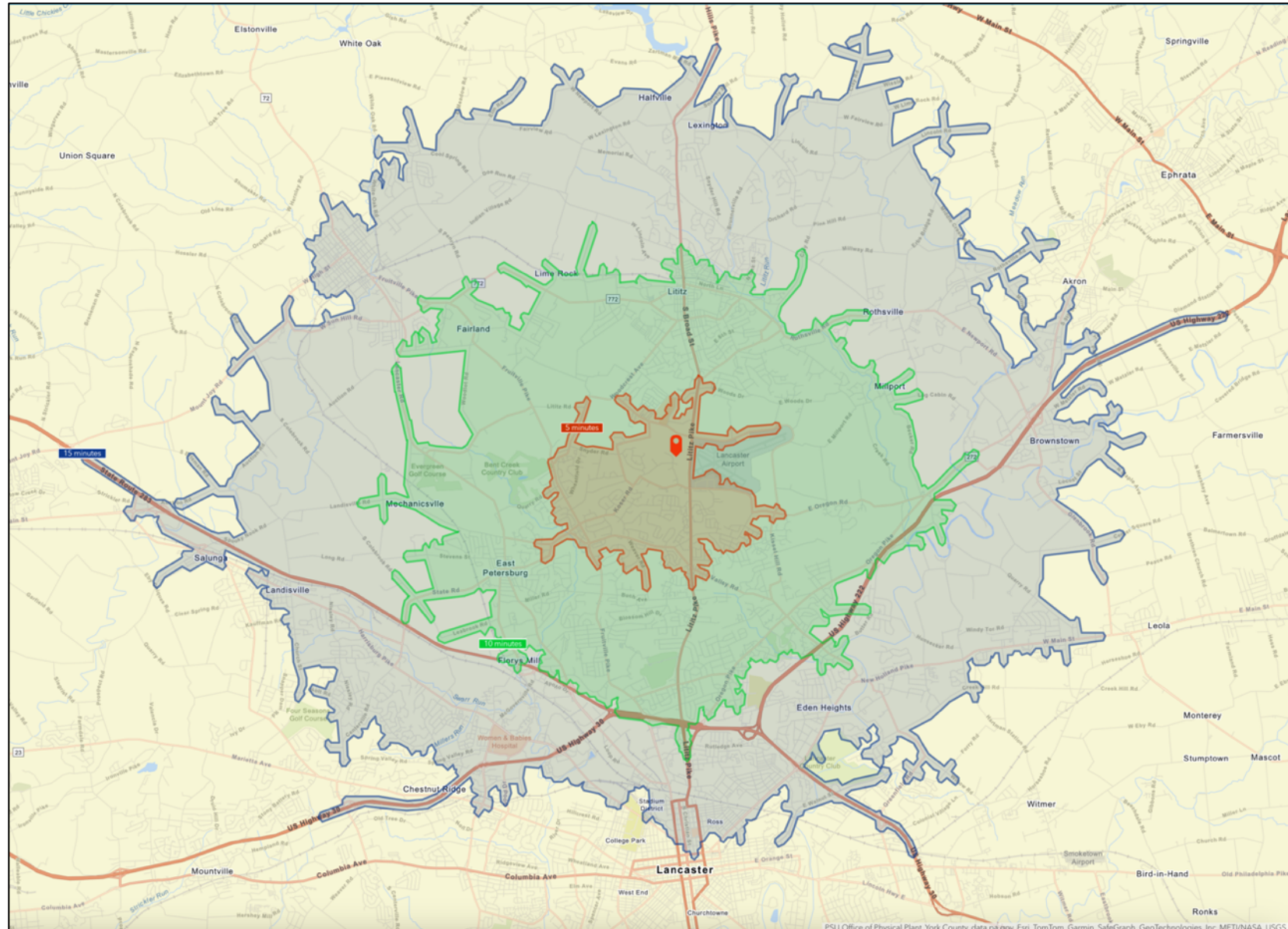


FOR SALE

205 Bucky Drive, Lititz, PA 17543




### Drive Time Map – 5, 10 and 15 Drive Time



## Building Occupancy Permit, Fire &amp; Safety Certificate

**COMMONWEALTH OF PENNSYLVANIA**  
DEPARTMENT OF LABOR AND INDUSTRY  
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



**OCCUPANCY PERMIT**

THE FOLLOWING BUILDING HAS BEEN INSPECTED BY THE DEPARTMENT OF LABOR AND INDUSTRY AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE FIRE AND PANIC LAW, (ACT 299, APRIL 27, P. L. 465 AS AMENDED), AND THE PLANS APPROVED BY THE DEPARTMENT UNDER THE FILE NUMBER AND DATE LISTED BELOW.

205 CHROMA ACRYLICS  
BUCKY DR  
CHROMA ACRYLICS  
MANHEIM TOWNSHIP PENNSYLVANIA 17543 17601

APPROVAL IS FOR THE FOLLOWING CLASSIFICATION(S):  
DO ORDINARY COMMERCIAL, INDUSTRIAL, OFFICE

THIS OCCUPANCY PERMIT AUTHORIZES OCCUPANCY OF THIS BUILDING AS LONG AS THE BUILDING IS MAINTAINED IN ACCORDANCE WITH THE FIRE AND PANIC LAW, REGULATIONS AND THE PLAN APPROVAL.

FILE NUMBER	PLAN APPROVAL DATE	DRAWING INDEX	FIELD INSPECTION DATE	INDUSTRIAL BOARD VARIANCES
225210	7-31-92	92-06841	4-30-93	

W J MURPHY  
INSPECTOR  
335

*Charles J. Sullivan*  
DIRECTOR  
Bureau of Occupational and Industrial Safety

LIBI 163 (REV 10-85)

**CERTIFICATE OF FIRE SAFETY**  
**MANHEIM TOWNSHIP FIRE RESCUE**

This Certificate is herein issued to:

**Chroma Acrylics**  
20-000066  
205 Bucky Drive, Lititz, PA 17543

This issuance is verification of a business' compliance with the Manheim Township, Lancaster County, Pennsylvania Fire Safety & Emergency Equipment Ordinance (Ordinance # 2021-01), as verified through an inspection by Manheim Township Fire Rescue.



*Christopher Bickings*  
Christopher Bickings, Fire Marshal

**TEAMWORK • SERVICE • RESPECT**  
Please display in a prominent location



## Zoning Information

### Township of Manheim

#### Uses Within Industrial Districts

\*\*See also applicable T-Zone Overlay Districts for additional use regulations.\*\*

#### KEY:

X = Right

SE = Special exception

C = Conditional

	I-1	I-2	I-3
Agricultural, horticulture, hydroponic uses and necessary buildings	X	X	X
Airports			X
Banks and financial institutions	X		
Building materials sales and storage	SE	SE	SE
Commercial recreation facilities	X	X	X
Community clubs			SE
Day-care centers	SE	SE	
Day-care centers as an accessory use			SE
Distribution facilities			X
Educational institutions	X	X	X
Forestry	X	X	X
Golf courses	SE		SE
Golf driving ranges	SE		SE
Hospice care facility	SE		
Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations	X	X	X
Junkyard		SE	
Retail sale of lawn and garden care products; outdoor sale of nursery stock	SE	SE	SE
Laboratories for research and development	X	X	X
Municipal Uses	X	X	X
Offices, professional	X	X	X
Offices, medical or dental	X	X	X
Public parks and recreational areas	X	X	X
Public utility installations	X	X	X

	I-1	I-2	I-3
Regional Stormwater Facility	X	X	X
Restaurants	SE	SE	SE
Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments	X		
Retail sales as an accessory use			X
Retail sale of products produced on the property		X	
Retail sales on airport property			SE
Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers)		X	
Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers)		SE	
Telecommunications towers	X	X	X
Theater churches	SE	SE	SE
Trucking terminals		SE	
Warehousing and mini warehousing facilities	X	X	X
Wholesale sales	X	X	

Amended by Ordinance 2021-04, dated June 28, 2021

The Property is Zoned I-1 Industrial in Manheim Township. The property is also part of the T-Zone Airport D-A Overlay Zoning district, which may provide additional uses, as well as different regulations. The information herein is provided as a courtesy only. Please do not rely solely on the information in this brochure to make any decisions regarding purchase, use or zoning. Contact the Township Zoning staff at the numbers provided here for verification and to answer any questions.

#### Contact Us

##### Sharyn E. Young

Director of Planning & Zoning

[Email Sharyn E. Young](mailto:Sharyn.E.Young@manheim.org)

Phone: (717) 569-6406 ext. 1105

##### David Bednar

Assistant Director & Zoning Officer

[Email David Bednar](mailto:David.Bednar@manheim.org)

Phone: (717) 569-6406 ext. 1112

##### Tania Aradas

Assistant Zoning Officer

[Email Tania Aradas](mailto:Tania.Aradas@manheim.org)

Phone: (717) 569-6406 x 1124

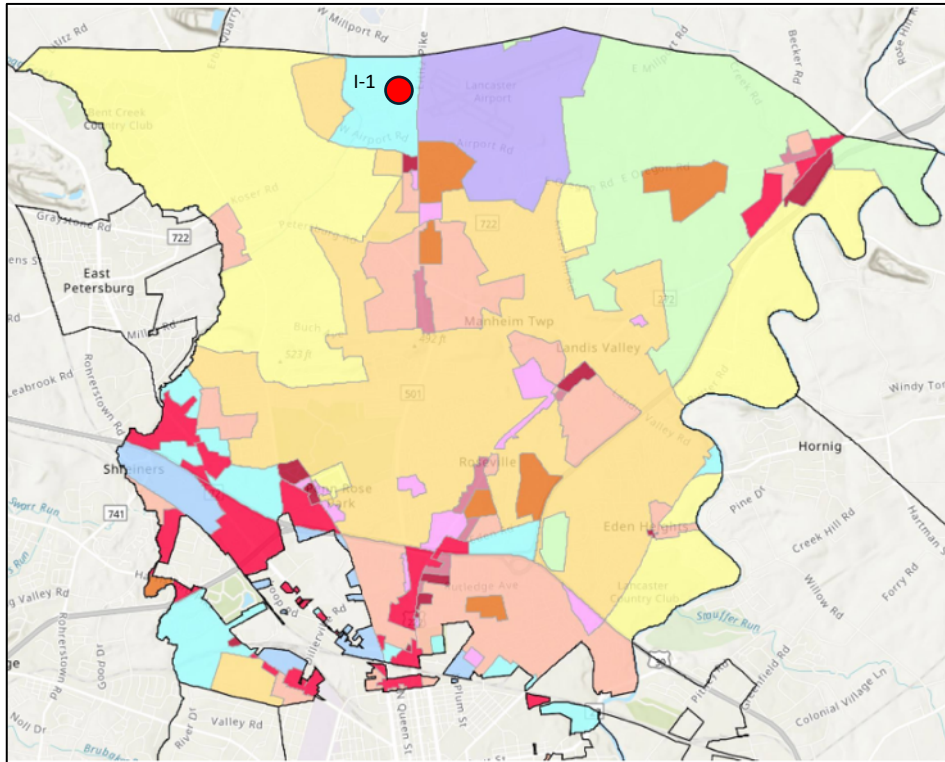
FOR SALE

205 Bucky Drive, Lititz, PA 17543

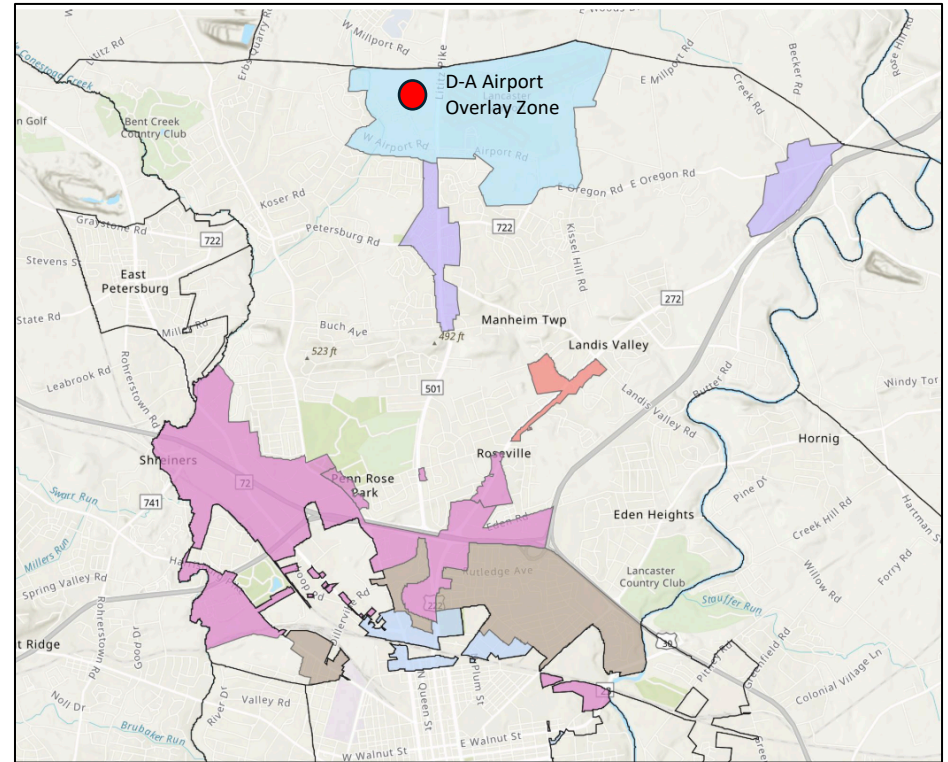


## Zoning Maps

Standard Zoning Map

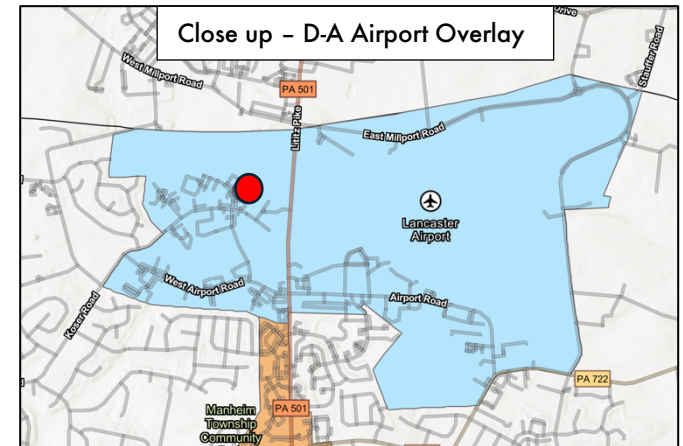
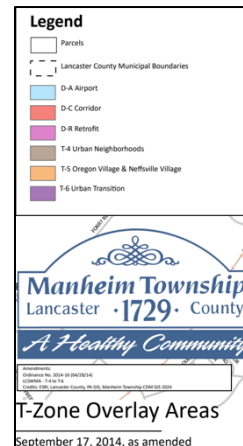
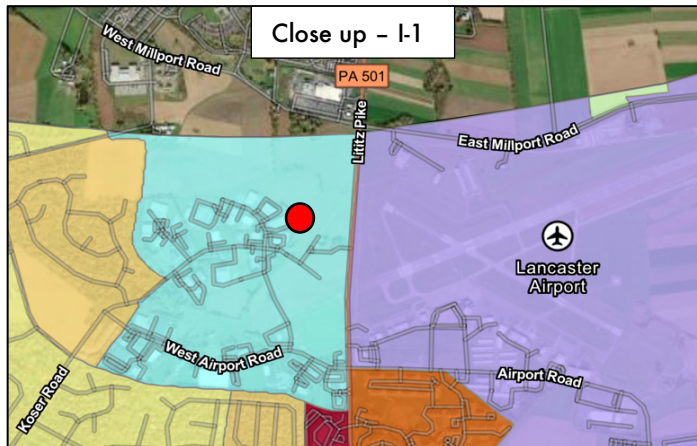


Airport T-Zone Zoning Map (D-A Airport Overlay)



### Zoning District

- Agricultural District A
- Business District B-1
- Business District B-2
- Business District B-3
- Business District B-4
- Industrial District I-1
- Industrial District I-2
- Industrial District I-3
- Institutional District IN
- Residential District R-1
- Residential District R-2
- Residential District R-3





**FOR SALE**

205 Bucky Drive, Lititz, PA 17543



### Additional Exterior Photos



### ADDITIONAL INFORMATION: Proposed Lease Terms and Property Sale Exclusions

PROPOSED LEASE TERMS FOR CHROMA ACRYLICS LEASE-BACK OF 205 BUCKY DRIVE, LITITZ, PA		
1	<b>PREMISES:</b>	32,000 square feet, +/- Includes use of all onsite parking, land and any outbuildings.
2	<b>RENT:</b>	\$18,700 per month; \$224,400 annually, Triple Net (NNN)
3	<b>INITIAL LEASE TERM:</b>	FIVE (5) years
4	<b>RENEWAL TERMS:</b>	Three 5-year renewal options
5	<b>RENT ESCALATIONS:</b>	Annual increases of 2.5%, to begin Year 3 of the lease.
6	<b>OPERATING EXPENSES:</b>	<p>This will be a triple net lease. (NNN) Tenant will pay all operating expenses of the building to include utilities, insurance, real estate taxes, interior and exterior maintenance and repairs including all plumbing, HVAC and mechanicals; snow removal, lawn and landscaping and parking lot re-coating and re-lining of spaces.</p> <p>Landlord shall be responsible only for repair or replacement of the roof, structure and parking lot repaving. Landlord shall also be responsible for any repair or replacement to exterior water and sewer lines servicing the building.</p>
7	<b>OTHER:</b>	During the initial 5-year term of the lease, Landlord shall not sell the property to any other owner without Tenant's express approval of the new buyer.

### EXCLUSIONS FROM SALE LIST:

- All Manufacturing Chroma-Owned Machinery and Equipment
- Compressors
- Warehouse Racking
- Any manufacturing or production related fixtures
- Any Office Equipment, Furniture, Computers, Printers, Electric Paper Cutter
- Scales and Pallet Wrapper
- Storage Container
- All contents of garage & both sheds, except propane heater
- Forklift Chargers
- Above Ground propane tanks by garage
- Outside security cameras and monitoring system
- Picnic tables and chairs
- AED units and first aid stations
- Dumpsters
- All breakroom furniture, appliances and snack machines
- Rear sheds



***TO POTENTIAL BUYERS AND BUYER AGENTS:*****This Property is sold 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 Seller'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 buyer verify information and details that are important to them in any intended purchase of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Seller nor Seller'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, Buyer should never rely on marketing materials alone to verify property facts or conditions. Seller 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 Seller nor Agent shall be liable for any errors or omissions in the aforesaid information. Buyer 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 Seller in any contemplated transaction. Listing Agent may still submit offers on a Buyer's behalf, but doing so does not imply representation of Buyer. 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 Buyer's Agents. 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 2.5% 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 Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Buyer 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 buyer, an after-the-fact request by a Buyer Agent 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 Buyer Agent, 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 Buyer's 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.**