

## Former Federal Mogul complex has new tenant

**Garfield Commercial Center is at the site of the former Federal-Mogul plant. The first tenant is Nolt Auto Parts.**



BY PAULA WOLF  
Sunday News Staff Writer  
pwolf@lnpnews.com

*Site at 1140- Garfield Ave. in Lancaster sells for \$451,000. One of the two buildings turned into a business complex.*

Eight years since it was last occupied, the former Federal-Mogul plant off Manheim Pike has been reborn.

Two local developers bought the 3.56-acre site at 1140 Garfield Ave. in Lancaster city for \$451,000 and have turned one of the two buildings into a business complex.

The newly christened Garfield Commercial Center already has its first tenant, Nolt's Auto Parts Inc.

Partners Richard B. Posey, a Lititz attorney, and Earl J. "Jerry" Shaub, Jr. purchased the property from Federal-Mogul Corp. July 7.

It includes two large buildings. The west structure, covering about 35,000 square feet, is occupied by Nolt's, which moved in Sept. 7. Current plans are for the east building, measuring about 43,000 square feet, to be rented out as warehouse space, Shaub said.

Federal-Mogul, which manufactured ball bearings, closed its Lancaster business in July, 1996, transferring the workers

and equipment there to its Lititz plant. The Lancaster property had been vacant since then. The Lititz plant was sold to NTN Group of Osaka, Japan, in late 1996.

Posey and Shaub have been working together on redevelopment projects since 1999, when they formed Phase II Solutions, LLC, a company specializing in distressed properties and businesses.

Shaub said they looked at the Federal-Mogul site for a couple of years before deciding to go ahead. "It was on the market for a long time and needed an awful lot of work" to convert it from heavy industrial to commercial, he said.

"I trust Jerry," Posey said. "He's very good at analyzing a structure's strengths and weaknesses and the costs and logistics" involved in redeveloping it.

On the plus side, the Federal-Mogul buildings were well-constructed and "in a good location," Shaub said. The tract is east of the intersection of Dillerville Road and Manheim Pike near the

old Armstrong World Industries soft-ball fields.

Posey said research revealed that the facility dates from the turn of the century, though it hasn't always belonged to Federal-Mogul.

It took more than two months to complete the renovations, which were finished last week.

Shaub said the heavy industrial hookups had to be removed, along with some old equipment. The electrical system was reworked to bring it up to code, he said, and the fire alarm and sprinkler system was upgraded.

The parking lot was repaved, and a small island, overgrown with weeds, was eliminated, Posey said, enlarging the parking area, which now has 57 spaces. Grass and trees also were planted.

Shaub said part of the east building, which was blocking the view of the west building, was taken down.

### Tenant moves in

Jim Miller, general manager of Nolt's Auto Parts, said he

likes the Garfield Avenue property because it's near Manheim Pike, where many of the company's customers are. Ninety percent of Nolt's business is wholesale, he said.

"And it's easy to get in and out here."

Nolt's also has seven other branches, six in Lancaster County (Ephrata, Denver, Manheim, New Holland, Quarryville and Elizabethtown) and one in Myerstown, Lebanon County. The multi-million-dollar business, founded in 1959, is locally owned by James F. Wild Inc., Miller said.

Nolt's had been in the market for another Lancaster location because the building that housed its store at 335 N. Queen St. was being sold, he said.

The new site, with eight employees, also will be home to Nolt's distribution center, which has outgrown its Ephrata location. Miller said having the distribution center in the central part of the county is more convenient.