

403 & 409 CIRCLE OF PROGRESS DRIVE

POTTSTOWN, PA 19464

2 PARCELS TOTALING 4.4 ACRES AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- Asking Price: \$600,000
- Two parcels totaling 4.4 acres
- Zoned Flex Office
- Clean Environmental report
- Located in the Pottstown Airport Business Campus
- Close proximity to Route 100 & Route 422

ANDY PANCOAST

APANCOAST@FLYNNCO.COM

215-561-6565 X 125

MIKE BORSKI, JR, SIOR

MBORSKIJR@FLYNNCO.COM

215-561-6565 X 119

The
Flynn
Company

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

ZONING: Flex Office

INTENT:

To establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community. To provide a variety of job-producing manufacturing industries in Pottstown's Keystone Opportunity Zone, located along Keystone Boulevard.

Standard	Size
Minimum lot area	30,000 SF
Minimum open space	20%
Maximum building coverage	75%
Front setback	20 FT
Side setback	15 FT
Rear Setback	20 FT
Minimum lot width	150 FT
Minimum lot depth	200 FT
Maximum building height	55 FT
Minimum floor to area ratio	20%*

PERMITTED USES:

- Food processing not including slaughter
- Health and fitness center
- Health service providers
- Light manufacturing, assembly and processing
- Medium manufacturing, assembly, processing (for properties in the Keystone Opportunity Zone that have frontage along Keystone Boulevard)
- Office, including client-based social service provider
- Outdoor storage
- Park
- Printing and publishing
- Research and development laboratories
- Warehouse
- Wholesale facility

CONDITIONAL USES

- Utility company operational facility
- Uses of the same general character as those listed in this chart, with the same or lesser impact on the community as determined by Borough Council

ACCESSORY USES

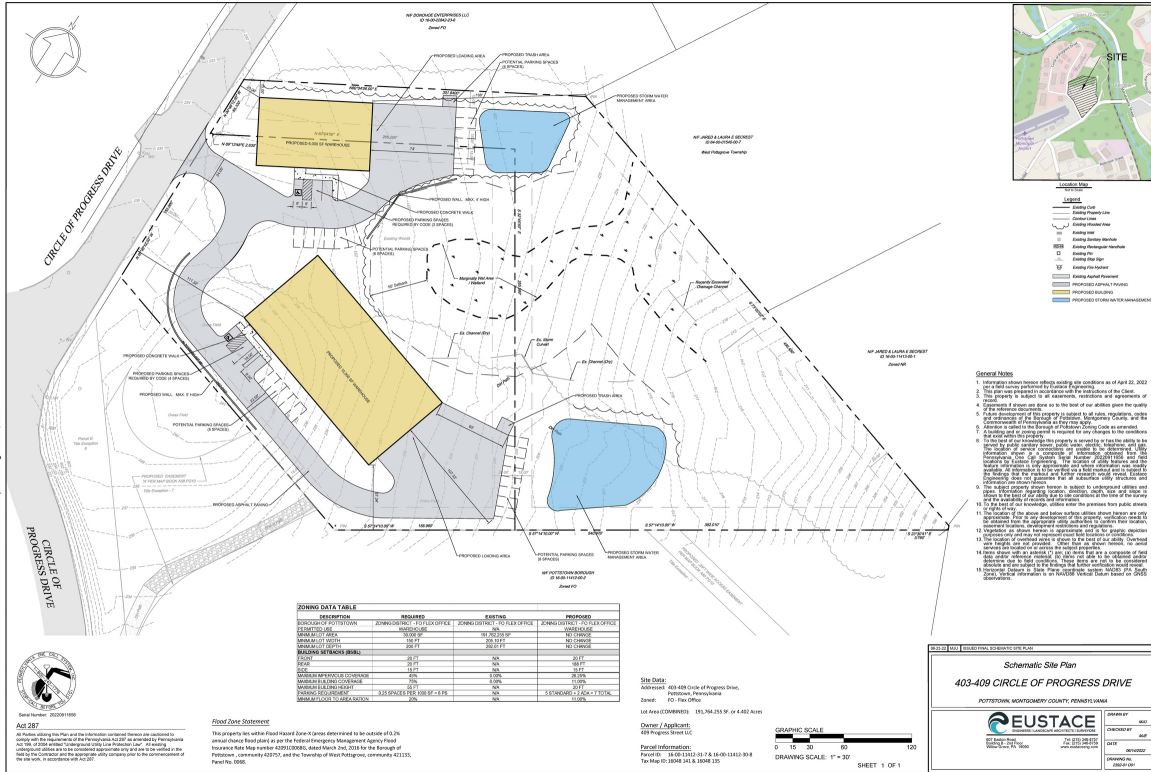
- Municipal or civic accessory use/structure
- Outdoor dining area
- Parking lot
- Solar energy equipment
- Solid waste storage unit
- Storage sheds and other similar structures (maximum size 200 square feet)

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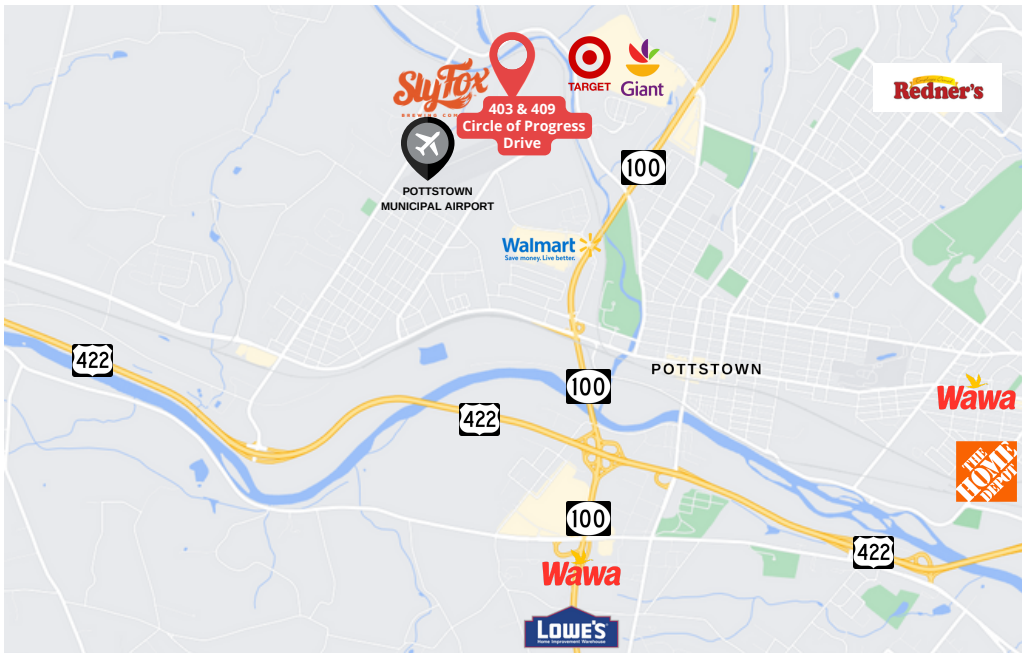
| GROUND AVAILABLE FOR SALE

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CONCEPT PLAN



LOCATION



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LEASING & INVESTMENT | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE

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