

MIXED-USE FOR SALE

office & warehouse



**1229 W Lincoln Hwy
Coatesville, PA 19320
PACT2066778**

SALE SUMMARY:

\$3,699,000

- 6.1 acres
- Three improvements:
 - 15,000 sf 3-story Office Building, Elevator Served
 - 19,000 sf Warehouse
 - 1,840 sf 4 Overhead Door Brick Garage with Side Entrance Door



ANDY CRAWFORD
COMMERCIAL REALTOR®
O: 610.444.7770 x176
M: 610.299.0500
E: apccre@gmail.com



BEILER-CAMPBELL
REALTORS & APPRAISERS
COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION

www.beilercampbellcommercial.com

MIXED-USE FOR SALE

office & warehouse

1229 W Lincoln Hwy, Coatesville, PA 19320

TAXES/YR: \$48,298

TAX ASSESSED VALUE: \$1,087,230

ZONING: PLANNED DEVELOPMENT - VALLEY TWP

ACREAGE: 6.1

OFFICE SF: 15,000 SF

WAREHOUSE SF: 19,000 SF

GARAGE SF: 1,840 SF (10 FT CEILINGS)

TRAFFIC COUNTS: 13,787 AADT (COURTESY OF PASDA 2024)

UTILITIES:

- CENTRAL AIR
- 200+ AMP ELECTRIC
- 3-PHASE
- PUBLIC WATER
- PUBLIC SEWER
- YR BUILT: 1993

HIGHLIGHTS:

- 0.8 MILES FROM CHESTER COUNTY AIRPORT
- 42 MILES FROM PHILADELPHIA INTERNATIONAL AIRPORT
- 16 MILES TO PA TURNPIKE
- 46 MILES TO CENTER CITY PHILADELPHIA
- 29 MILES TO WILMINGTON, DE
- 6.4 MILES TO THORNDALE SEPTA TRANSIT
- 33.6 MILES TO THE PORT OF WILMINGTON, DE



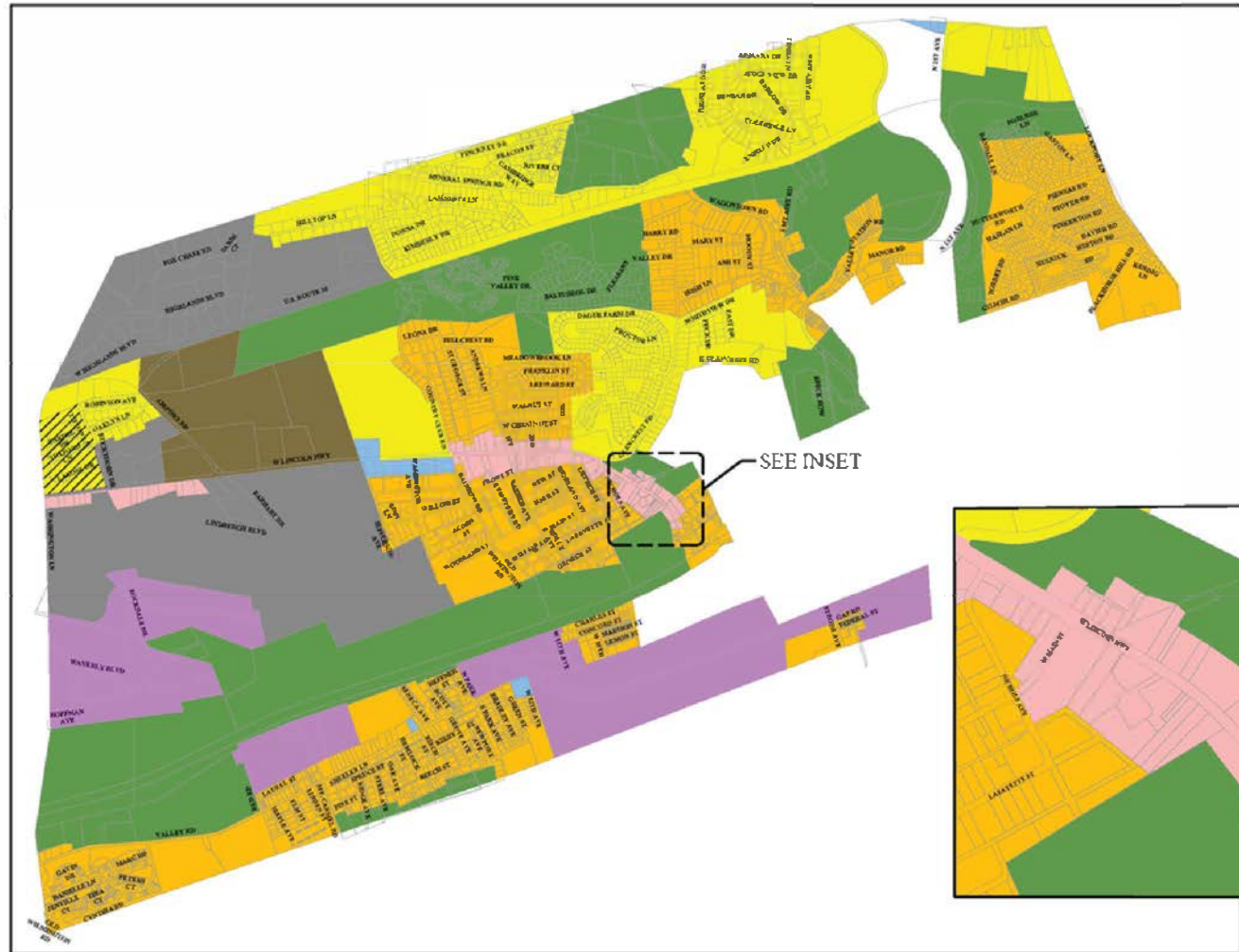
ZONING MAP

JUNE 22, 2015

VALLEY TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

ZONING INDEX

-  (C) CONSERVATION
-  (R-1) RESIDENTIAL
-  (R-2) RESIDENTIAL
-  (NCO) NEIGHBORHOOD COMMERCIAL OFFICE
-  (HC) HIGHWAY COMMERCIAL
-  (RC) REGIONAL COMMERCIAL
-  (I) INDUSTRIAL
-  (PD) PLANNED DEVELOPMENT
-  (MFR) MULTIPLE FAMILY RESIDENTIAL OVERLAY OPTION





POPULATION AND AREA INFORMATION

Median Household Income

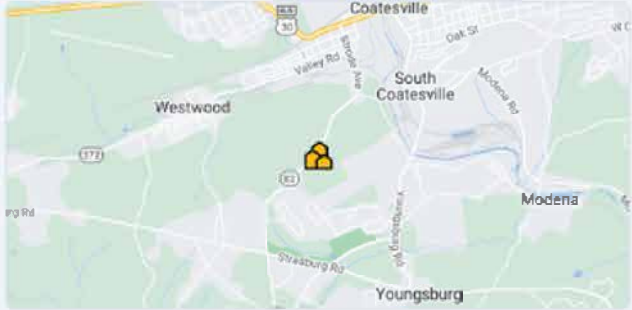
\$85,400

Source - 2023/2028 Income (Esri)

Median Age

38.9

Source - 2023/2028 Age: 5 Year Increments (Esri)



Total Population

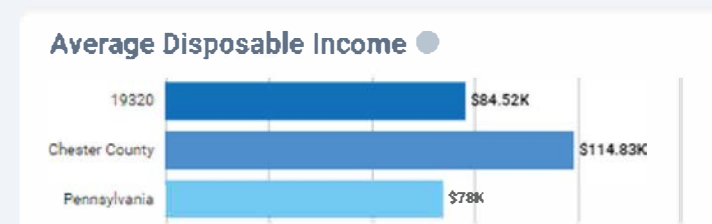
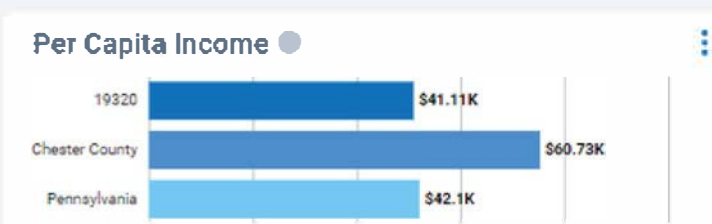
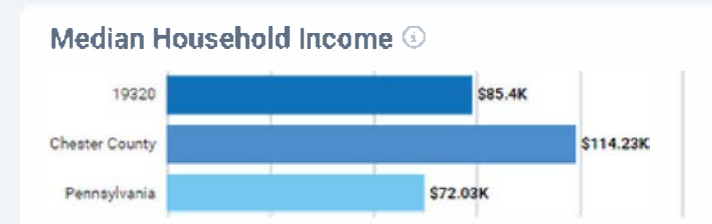
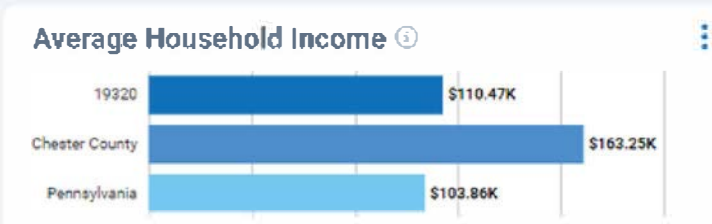
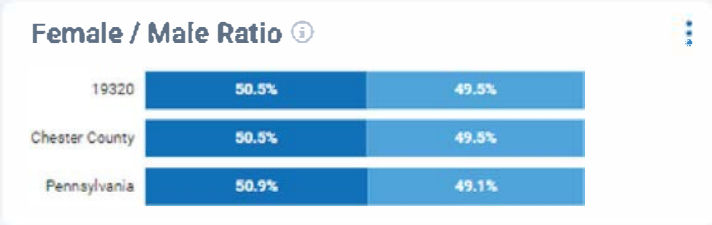
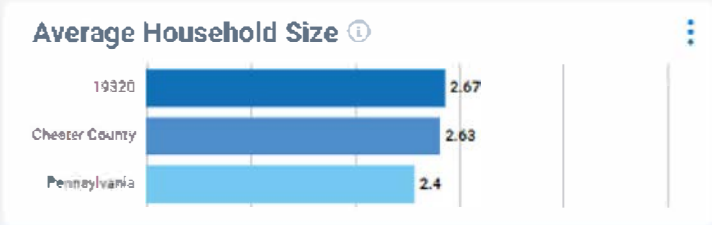
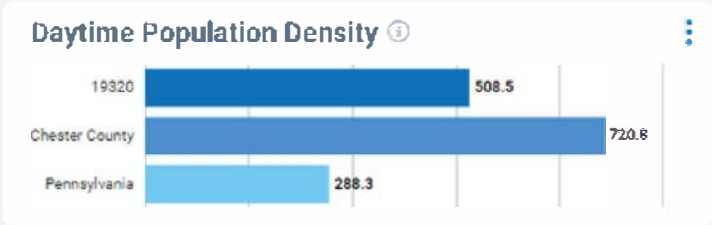
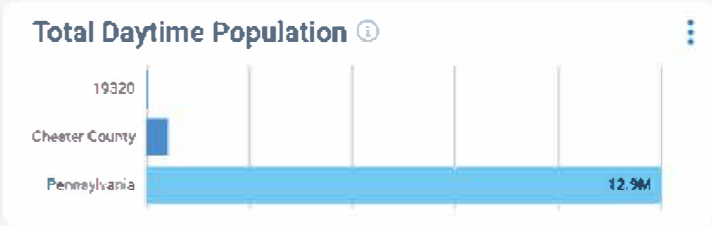
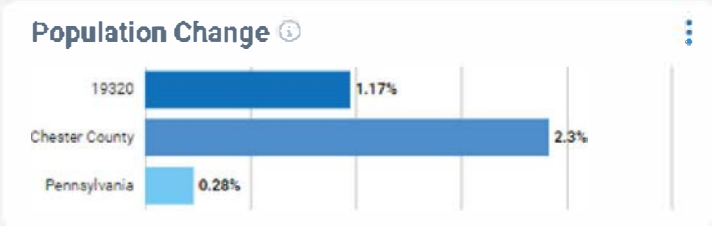
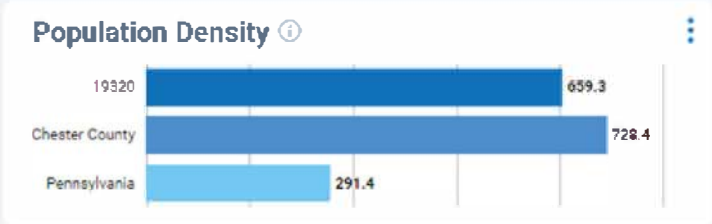
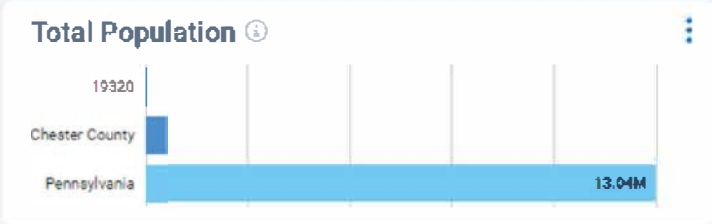
54,917

Source - 2023 Age: 1 Year Increments (Esri)

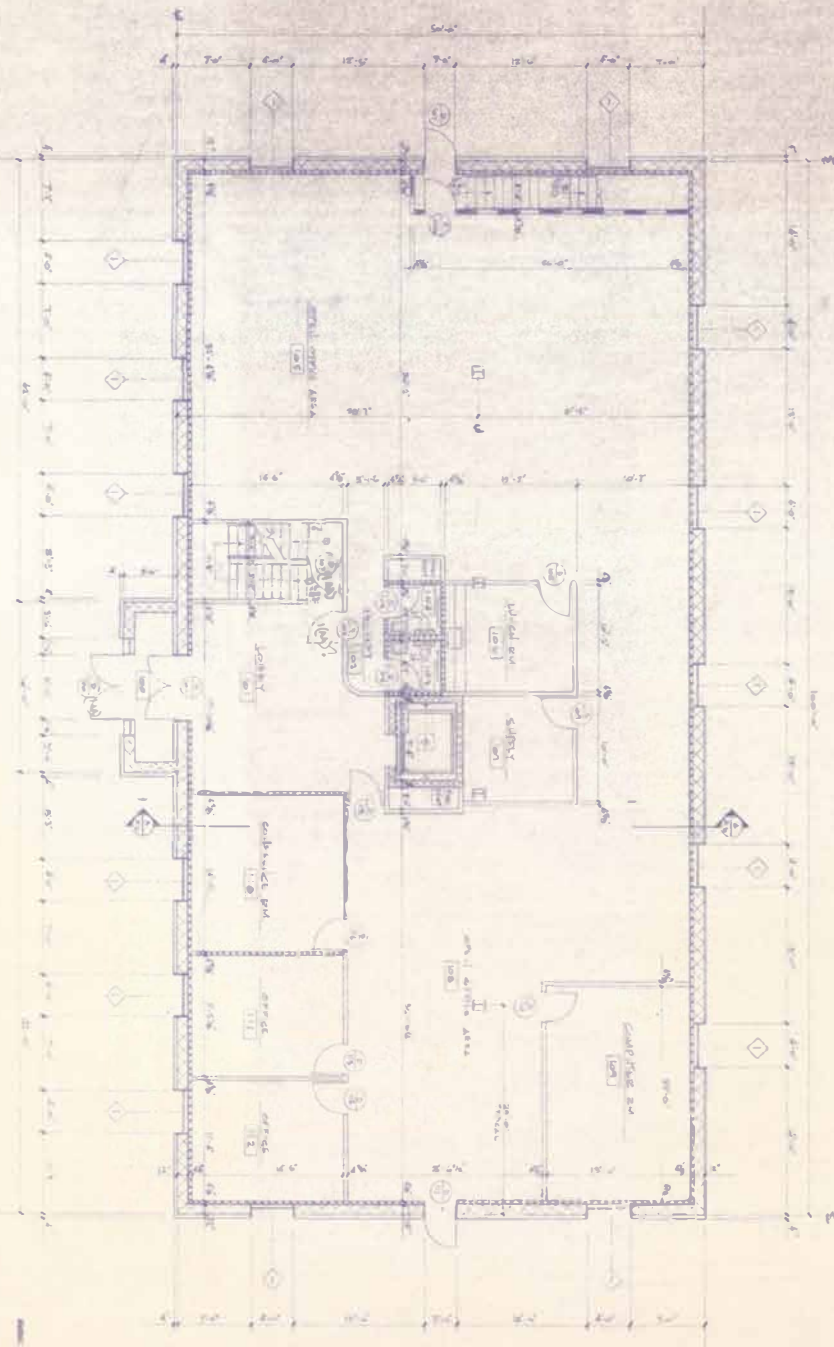
1st Dominant Segment

Workday Drive

Source - 2023 Tapestry Market Segmentation (Households)



FIRST FLOOR ARCHITECTURAL PLAN



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
5. ALL FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
6. ALL CEILINGS ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
7. ALL ROOFS ARE FLAT UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS ARE 16" THICK UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.

A-2

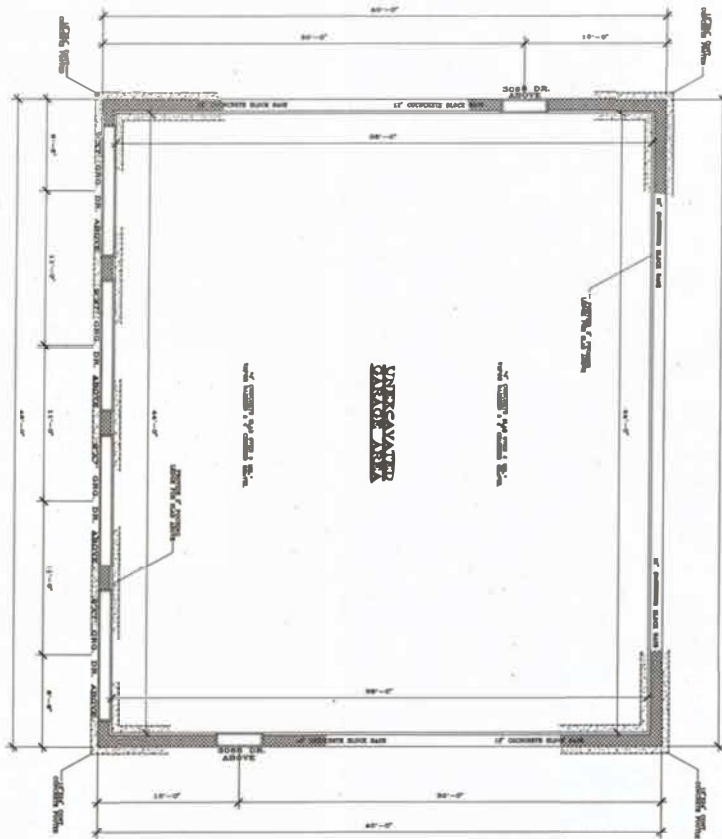
A.L.P. INDUSTRIES, INC.
PROPOSED OFFICE BUILDING
VALLEY TOWNSHIP, ALLEGANY COUNTY

utilicon
COMMERCIAL & INDUSTRIAL
CONSTRUCTION
101 WILSON STREET • PITTSBURGH, PENNSYLVANIA 15202

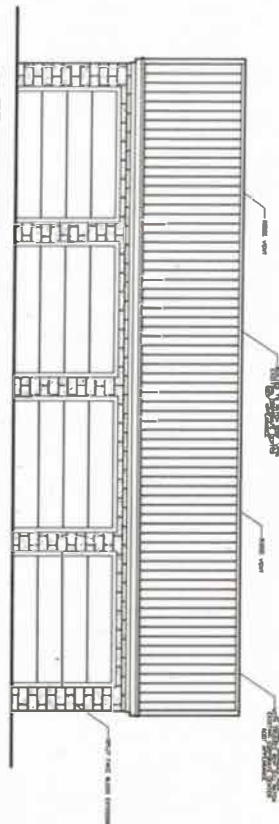


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STATE-PA

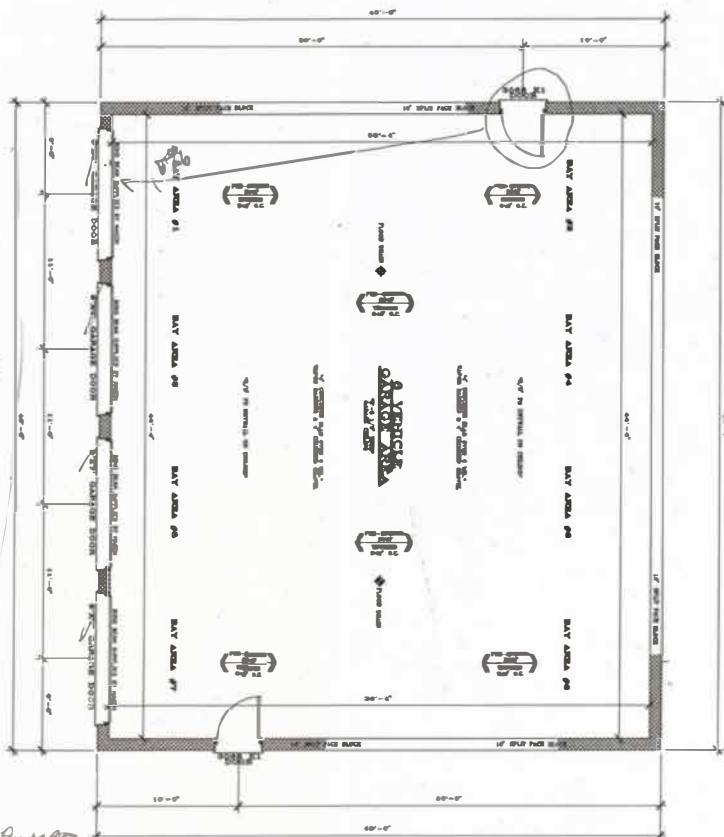
1 FOUNDATION PLAN



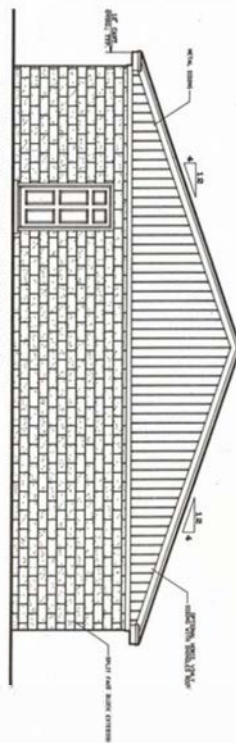
3 FRONT ELEVATION



2 GARAGE FLOOR PLAN
GARAGE AREA: 1940 SQUARE FEET



4 RIGHT SIDE ELEVATION



Valley Top Plans & Blueprints
P.O. Box 1200 1490-4000
OK for Construction 4/9/98 Johnson & Co. Inc.

WALTER & JACKSON, INC.
CHRISTIANA, PA • 610-593-5195
HIMMELTOWN, PA • 717-354-4911
QUARRYVILLE, PA • 717-798-2171

PROJECT NAME:
PROPOSED GARAGE
ALP INDUSTRIES
VALLEY TOWNSHIP

CONTRACTOR:
REITZEL SWAIN
CONTRACTOR

DESIGN BY: S. J. J. 10-10-97
REVISION LEVEL:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL BLUEPRINT DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY IN THESE BUILDING PLANS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF WALTER & JACKSON FOR VERIFICATION AND RESOLUTION BEFORE BUILDING COMMENCEMENT.

RELEASE DATE: CADW/REITZEL/VALPLAN 9-20-97 7:17:34 am EST

AS-BUILT SURVEY		
FOR		
ALP INDUSTRIES		
VALLEY TOWNSHIP	CHESTER CO., PA	
SCALE 1"=40'	OCT 17, 1993	
ROLAND A. DUNLAP		
REGISTERED SURVEYOR		
COMPASS ROAD, HONEYBROOK, PA. 19344		
JN 2703	FB80 P39	1947-93

16. **Waste Products.** Dumpsters used for domestic garbage may be permitted within the side or rear yard. All dumpsters shall be completely enclosed and visually screened on all sides with fencing and/or walls for the full height of the dumpster. All dumpsters shall be set back at least 75 feet from all lot lines.
17. All uses permitted within this zone shall also comply with the general provisions in Part 3 of this chapter.
18. **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.
19. **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.

§ 27-208. Planned Development Zone (PD). [Ord. No. 2015-01, 6/22/2015 ; as amended by Ord. No. 2018-01, 5/16/2018 ; Ord. No. 2019-06, 9/3/2019 ; and by Ord. No. 03-2023, 5/2/2023]

1. **Purpose.** This zone seeks to accommodate and promote mixed-use employment centers at suitable suburban locations. A wide range of office, research, light industry, warehousing and related commercial services are permitted to encourage the provision of new economic activities within the Township in a regional context. Lot area requirements have been established to allow for the startup of new businesses that could not afford to purchase expansive plant sites. Design standards have been imposed to maintain an attractive campus-like setting within the zone and as viewed from adjoining roads and areas. In order to achieve mixed-use employment centers within the zone, multifamily development is permitted by conditional use in limited locations to integrate high-density residential housing within these centers. Special planning-review procedures and standards have been imposed to assure an integrated development pattern that is functional, efficient and attractive. Sustainability measures and best practices including provisions for renewable energy are encouraged. Finally, strict screening and buffering regulations are aimed at protecting adjoining residential areas.
2. **Permitted Uses.** The following principal uses and their accessory uses are permitted by right, provided the use complies with all supplemental development, design, and use regulations in this chapter:
 - A. Offices.
 - B. Laboratories for medical, scientific or industrial research and development.
 - C. Manufacturing, except for of the following:
 - (1) Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.
 - (2) Outdoor storage unless properly enclosed and screened in accordance with § 27-208, Subsection 14, of this chapter.
 - D. Assemblage of furniture from prefinished parts and materials.
 - E. The stamping or extrusion of small metal or plastic products.
 - F. The packaging of small products.
 - G. Bookbinding, photocopying, printing and publishing operations.

- H. Beverage bottling or distributing.
- I. Hospitals, medical or dental clinics (not including group care facilities), and further provided that no overnight accommodations be located within the 60 and greater decibel noise contour zone(s) for the Chester County Airport as identified on the current Chester County Airport Map.
- J. Studios and instructional facilities.
- K. Retail store/sales.
- L. Health and recreation clubs, provided no outdoor activity area shall be within 100 feet of any property line and any accessory uses are not directly accessible without passing through the clubhouse.
- M. Hotels and motels.
- N. Restaurants and taverns (not including nightclubs).
- O. Fast-food restaurants subject to the standards listed in § 27-418.
- P. Private schools.
- Q. Airports.
- R. Aircraft and aviation support facilities:
 - (1) Aircraft parts sales and manufacturing.
 - (2) Aircraft sales and manufacturing.
 - (3) Aircraft avionics shops.
 - (4) Aircraft paint shops.
 - (5) Aircraft hangars for storage of aircraft.
- S. Aircraft and aviation training facilities.
- T. Rental car businesses not including rental of moving trucks, box trucks, or trailers.
- U. Limousine and chauffeur dispatch facilities.
- V. Emergency medevac facilities.
- W. Firefighting, emergency medical technician (EMT), and ambulance facilities.
- X. Passive recreation and parks.
- Y. Convenience store.
- Z. Forestry uses, subject to the standards listed in § 27-317.
- AA. Warehousing and wholesale trade establishments, subject to the standards listed in § 27-445.
- BB. Indoor recreation facilities, except for riding academies or stables, subject to the standards listed in § 27-415.

- CC. Community center, subject to the standards listed in § 27-452.
 - DD. Conference center, subject to the standards listed in § 27-453.
 - EE. Grocery store.
3. Special Exception Uses. The following principal uses and their accessory uses are permitted by special exception, provided that a special exception is approved by the Zoning Hearing Board in accordance with the procedures listed in § 27-605, Subsection 1C, of this chapter, and the use complies with all supplemental development, design, and use regulations in this chapter:
- A. Car washes. (See § 27-410.)
4. Conditional Uses. The following principal uses and their accessory uses are permitted by conditional use, provided that a conditional use is approved by the Board of Supervisors in accordance with the procedures listed in § 27-705 of this chapter, and the use complies with all supplemental development, design, and use regulations in this chapter:
- A. Any other use, not the same as, but which is nevertheless similar in character and impact as those permitted uses listed above.
 - B. Convenience commercial centers that are designed and located to primarily serve those persons employed within the PD Zone. (See § 27-417.)
 - C. Heliports.
 - D. Billboards within 75 lineal feet of the Route 30 bypass right-of-way. (See § 27-315, Subsection 6.)
 - E. Active recreation. (See § 27-415.)
 - F. Wireless communications facilities. (See § 27-416.)
 - G. Controlled-environment agriculture. (See § 27-451.)
 - H. Casinos. (See § 27-455.)
 - I. Medical marijuana dispensary. (See § 27-456.)
 - J. Multiple-family residential development (PD Zone). (See § 27-458.)
5. Minimum lot area: two acres.
6. Minimum lot width: 150 feet as measured at the building setback line for nonresidential uses.
7. Maximum Building and Lot Coverage. No more than 50% of the total lot area may be covered by a building or buildings, and no more than 70% of the lot shall be covered by impervious surfaces.
8. Minimum Front Yard. No building shall be located closer than 50 feet from any adjoining street right-of-way line.
9. Minimum side yard: 35 feet total with no less than 15 feet on either side.
10. Minimum rear yard: 30 feet.
11. Maximum permitted height: 40 feet, except that the height of a building may exceed this requirement

if one foot of additional required setback is applied to each yard for each additional foot of building height above 40 feet, and adequate fire protection is assured to all floors of the building.

12. **Minimum Landscape Strip.** Each lot developed in this district shall include a minimum ten-foot-wide landscape strip along all lot lines. Such landscape strip shall be used solely for the location of ornamental landscaping, including a combination of vegetative materials such as trees, shrubs, and ground cover. However, this required landscape strip can be excluded along one side or rear lot line for that area devoted to a joint parking lot shared by adjoining uses. In this instance, the area of required landscape strip shall be relocated elsewhere on the site.
13. **Minimum Interior Landscaping.** In addition to the required landscape strip described above, no less than 10% of the total lot area shall be devoted to interior landscaping. Interior landscaping shall be dispersed throughout off-street parking lots and around proposed structures. Interior landscaping shall include a combination of vegetative materials, including trees, shrubs and ground cover.
14. **Outdoor Storage.** No outdoor storage (including, but not limited to, commercial trucks) is permitted within the front yard. All outdoor storage areas shall be completely enclosed by a six-foot-high fence or wall. In addition, the outdoor storage areas and fence and/or wall shall be screened from adjoining roads and properties. If materials are stacked or piled above a height of six feet, additional vegetative screening height shall also be provided to assure visual blockage of such materials from adjoining roads and properties. Outdoor storage shall exclude any hazardous and combustible materials and shall be in compliance with all Township property maintenance and construction hours of operation.
15. **Buffer Strip.** Along any C Zone or residential zone, a buffer yard of not less than 50 feet in width shall be provided which shall be landscaped and on which shall be placed shrubbery, trees or other suitable plantings sufficient to constitute an effective screen between the PD and adjacent area. Screening shall be defined as described in § 27-314 of this chapter.
16. **Off-Street Loading.** Off-street loading shall be provided as specified in § 27-313 of this chapter.
17. **Off-Street Parking.** Off-street parking shall be provided as specified in § 27-312 of this chapter.
18. **Signs.** Signs shall be permitted as specified in § 27-315 of this chapter.
19. **Access Drive Requirements.** All access drives shall be in accordance with § 27-311 of this chapter.
20. **Waste Products.** Dumpsters used for domestic garbage may be permitted within the side or rear yard. All dumpsters shall be completely enclosed and visually screened on all sides with fencing and/or walls for the full height of the dumpster. All dumpsters shall be set back at least 50 feet from all lot lines.
21. All uses permitted within this zone shall also comply with the general provisions in Part 3 of this chapter.
22. **Commercial Operations Standards.** All commercial 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.
23. **Special Review Procedures.** Within the PD Zone, the following two-stage development review process shall be employed:
 - A. **Stage 1 - Concept Master Plan.**
 - (1) Prior to, or coincidental with, the approval of a land development for any use or for

development of any area contained within the PD Planned Development Zone, a concept master plan shall be approved by the Board of Supervisors after review by the Township Planning Commission. The Township Planning Commission shall provide its recommendation to the Board of Supervisors within 30 days after receipt of the submission of the concept master plan application; should the Township Planning Commission fail to make such recommendations within this time frame, the Board of Supervisors may render its decision without receipt of the Planning Commission's recommendations. Such concept master plan shall be submitted by the applicant and shall include a textual and/or graphic description of the following items:

- (a) The location, boundaries, dimensions, acreage and ownership of the land to be included within the proposed use.
 - (b) The general types and mixture of uses proposed for the site. (If possible, a schematic drawing of proposed use types shall be provided.)
 - (c) The road network contained upon the site including major points of access, intersections and any traffic improvements proposed to accommodate the proposed use.
 - (d) The name, location, center line and present right-of-way width of all abutting streets.
 - (e) Physical characteristics of the site including areas with slopes exceeding 15%, the 100-year floodplain, wetlands, endangered or threatened species, habitats, archaeological resources, historic sites and significant stands of mature trees.
 - (f) Any regional facilities that are proposed and will serve more than one lot within the proposed development. Such facilities may include stormwater management devices, open space areas, pedestrian pathways, railroad sidings, sewer or water utilities, etc.
 - (g) Other information illustrating that the basic concept of the proposed uses is well integrated, functional, efficient and attractive.
- (2) Notwithstanding the foregoing, where the use proposed by an applicant is permitted by conditional use, the concept master plan may be submitted as part of the conditional use application, rather than proceeding as a separate submission.

B. Stage 2 - Site Development Plan.

- (1) Prior to the granting of any building permit for a use within the PD Planned Development Zone, a site development plan shall be reviewed by the Township Engineer. Should the Engineer determine that the site development plan does not comply with the approved concept master plan, or any applicable regulation, the Zoning Officer shall deny the permit. Such site development plan shall include the following:
- (a) Any information necessary to demonstrate compliance with all applicable regulations contained within this chapter.
 - (b) A textual and graphic description of how the proposed use(s) complies with the concept master plan approved for the proposed development.
 - (c) The stormwater management calculations and information necessary to demonstrate compliance with Chapter 20.1, Stormwater Management; all information regarding

stormwater management that has been approved for prior site development within the overall concept master plan.

- (d) Information demonstrating compliance with the approved land development plan for the proposed use.
- (2) If the applicant believes that the Zoning Officer has unduly denied the permit, a hearing shall be conducted by the Zoning Hearing Board (see § 27-605, Subsection 1E) to determine if the site development plan complies with the approved concept master plan.

§ 27-209. Airport Safety Zones. [Ord. No. 2015-01, 6/22/2015]

1. **Purpose.** The purpose of this section is to create an airport district overlay that considers safety issues around the G.O. Carlson Airport, regulates and restricts the heights of constructed structures and objects of natural growth, creates appropriate zones, establishing the boundaries thereof and providing for changes in the restrictions and boundaries of such zones, creates the permitting process for use within said zones and provides for enforcement, assessment of violation penalties, an appeals process, and judicial review.
2. **Relation to Other Zone Districts.** The Airport District Overlay shall not modify the boundaries of any underlying zoning district. Where identified, the Airport District Overlay shall impose certain requirements on land use and construction in addition to those contained in the underlying zoning district.
3. **Definitions.** The following words and phrases when used in this section shall have the meaning given to them in this section unless the context clearly indicates otherwise.

AIRPORT — The Chester County G.O. Carlson Airport, 1 Earhart Drive, Coatesville (Valley Township), Chester County, Pennsylvania.

AIRPORT ELEVATION — The highest point of an airport's usable landing area measured in feet above sea level. The airport elevation of the airport is 660 feet above sea level.

AIRPORT HAZARD — Any structure or object, natural or man-made, or use of land which obstructs the airspace required for flight or aircraft in landing or taking off at an airport or is otherwise hazardous as defined in 14 CFR Part 77 and 74 Pa.C.S.A. § 5102.

AIRPORT HAZARD AREA — Any area of land or water upon which an airport hazard might be established if not prevented as provided for in this section and the Act 164 of 1984 (Pennsylvania Laws Relating to Aviation).¹¹

APPROACH SURFACE (ZONE) — An imaginary surface longitudinally centered on the extended runway center line and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of the runway based on the planned approach. The inner edge of the approach surface is the same width as the primary surface and expands uniformly depending on the planned approach. The approach surface zone, as shown on Figure 27-3, is derived from the approach surface.

CONICAL SURFACE (ZONE) — An imaginary surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 feet horizontally to one foot vertically for a horizontal distance of 4,000 feet. The conical surface zone, as shown on Figure 27-3, is based on the conical surface.¹²

11. Editor's Note: See 74 Pa.C.S.A. § 5911 et seq.

MEET THE LISTING AGENT



Andy Crawford



Andy Crawford is the Commercial Division Manager. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in both Pennsylvania, Maryland and Delaware.

Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive.

EDUCATION:

St. Joseph's University, Philadelphia, PA

MEMBERSHIPS:

Chester County Commercial Industrial Investment Council (CII Council)

The Chester County Commercial Industrial Investment Council (CII Council) is a membership organization for professionals involved in commercial and industrial real estate in Chester County, Pennsylvania. The group is not-for-profit and works closely with the Chester County Economic Development Council.

Suburban West Realtors Association – Commercial Chapter

The Commercial Chapter of Suburban West REALTORS® Association unites REALTOR® members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. Through the Chapter we provide you, the real estate licensee engaged in commercial real estate, unique benefits and services to enhance your business.

Commercial/Investment Marketing Exchange

The Exchange fosters a burgeoning community that provides distinct networking opportunities within the Commercial Real Estate realm in the Greater Delaware Valley and beyond.