

4,275 SF Flex/Warehouse Available for Lease:

345 Morgan Street, Phoenixville, PA 19460

Chester County, Phoenixville Borough

First Floor: 3,375 SF Flex plus Office, Second Floor: 900 SF Storage

Lot Size: 0.084AC with Outside Storage and Parking

Occupancy: 30 days

Zoning: Town Center District

Lease Rate: \$9.75/SF NNN

This Building is Owned and Managed By:

ARCHANGEL
CAPITAL



David Partridge

610.225.0914

dpartridge@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

Presented by:

Lieberman Earley & Co.

485 Devon Park Drive

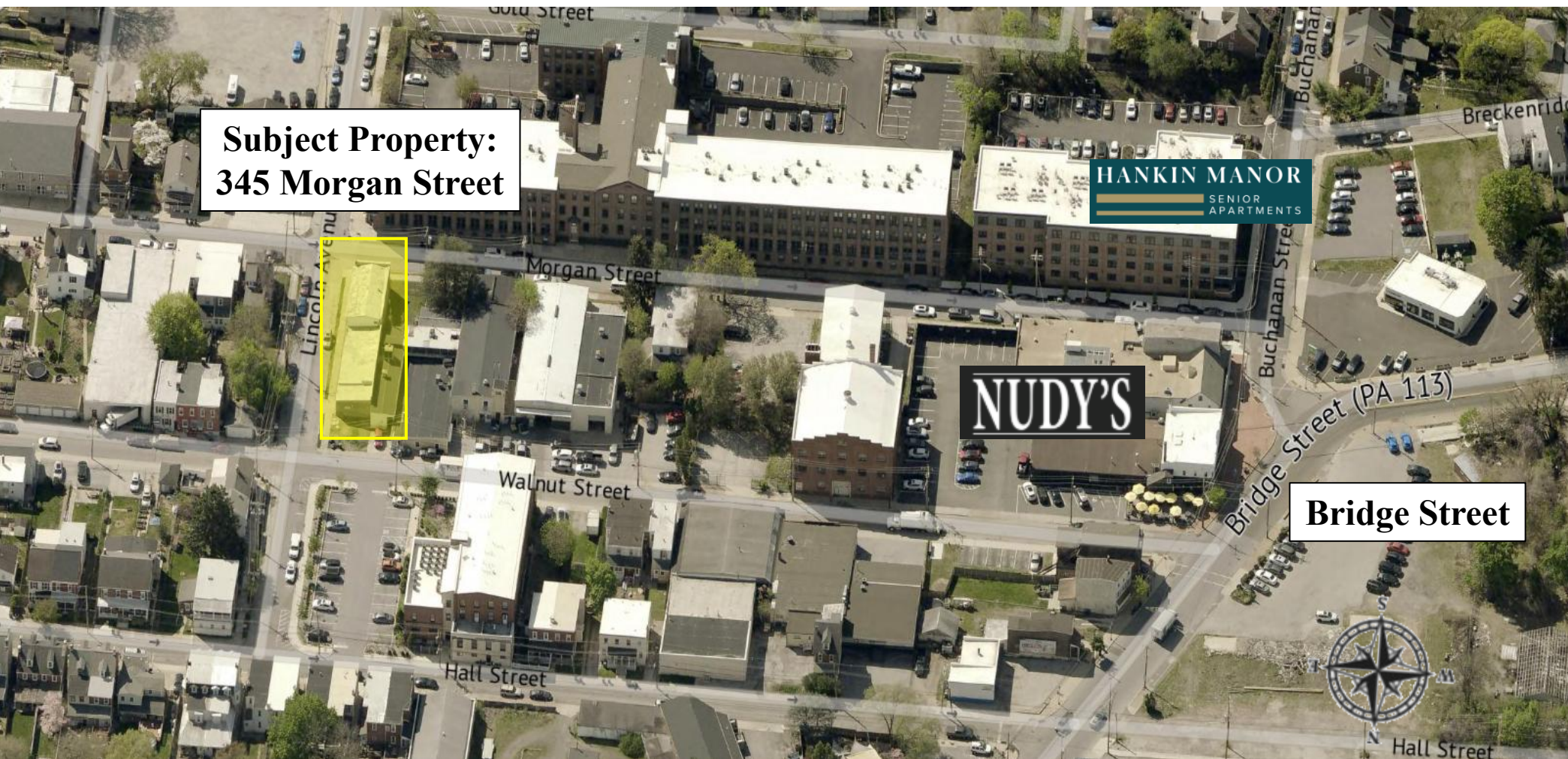
Suite 110

Wayne, PA 19087

www.liebermanearley.com

Main: 610-688-4300

345 Morgan Street Site Overview



- Local Ownership and Management
- Shared Block with Bridge Street/Downtown Phoenixville
- Drive-in Door and Provisional Loading Dock.
- Existing Office Space. Building has great potential.

Town Center District (TC) Zoning

| Zoning: Town Center District - TC | |
|-----------------------------------|---|
| By-Right Uses | |
| Accessory building | X |
| Accessory building, residential | X |
| Auto supply store | X |
| Community gardens | X |
| Forestry | X |
| Group home | X |
| Health and fitness club | X |
| Home occupation, no impact | X |
| Hotel/motel | X |
| Institutional | X |
| Municipal uses | X |
| Office use | X |
| Outdoor market | X |
| Parking garage, multilevel | X |
| Residential uses | X |
| Restaurant | X |
| Retail goods and services | X |
| Tavern/bar | X |
| Temporary outside display | X |
| Temporary structure | X |
| Theatre and entertainment center | X |

| Conditional Uses | |
|------------------|---|
| Adaptive Reuse | X |

| Special Exception Uses | |
|--|---|
| Bed-and-breakfast/guesthouses | X |
| Billboard | X |
| Cemetery | X |
| Day-care center | X |
| Emergency management services use | X |
| Entertainment hall | X |
| Home business | X |
| Life-care housing facility | X |
| Marquee | X |
| Parking lot | X |
| Private club | X |
| Public transportation uses | X |
| Public utility use | X |
| Wireless telecommunications facilities | X |


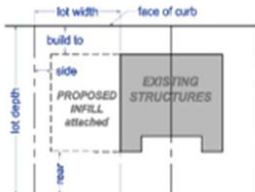


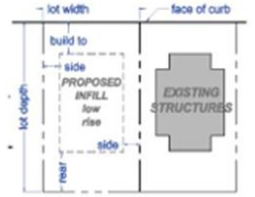
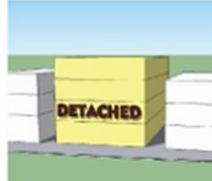

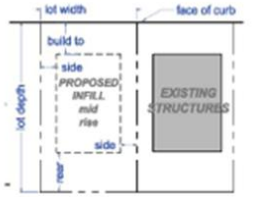



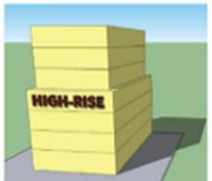
§27-303. TC - TOWN CENTER DISTRICT

Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

Residential use not permitted on the ground story of buildings fronting Bridge Street (east of Church Street), Main and Gay Streets in the Town Center.

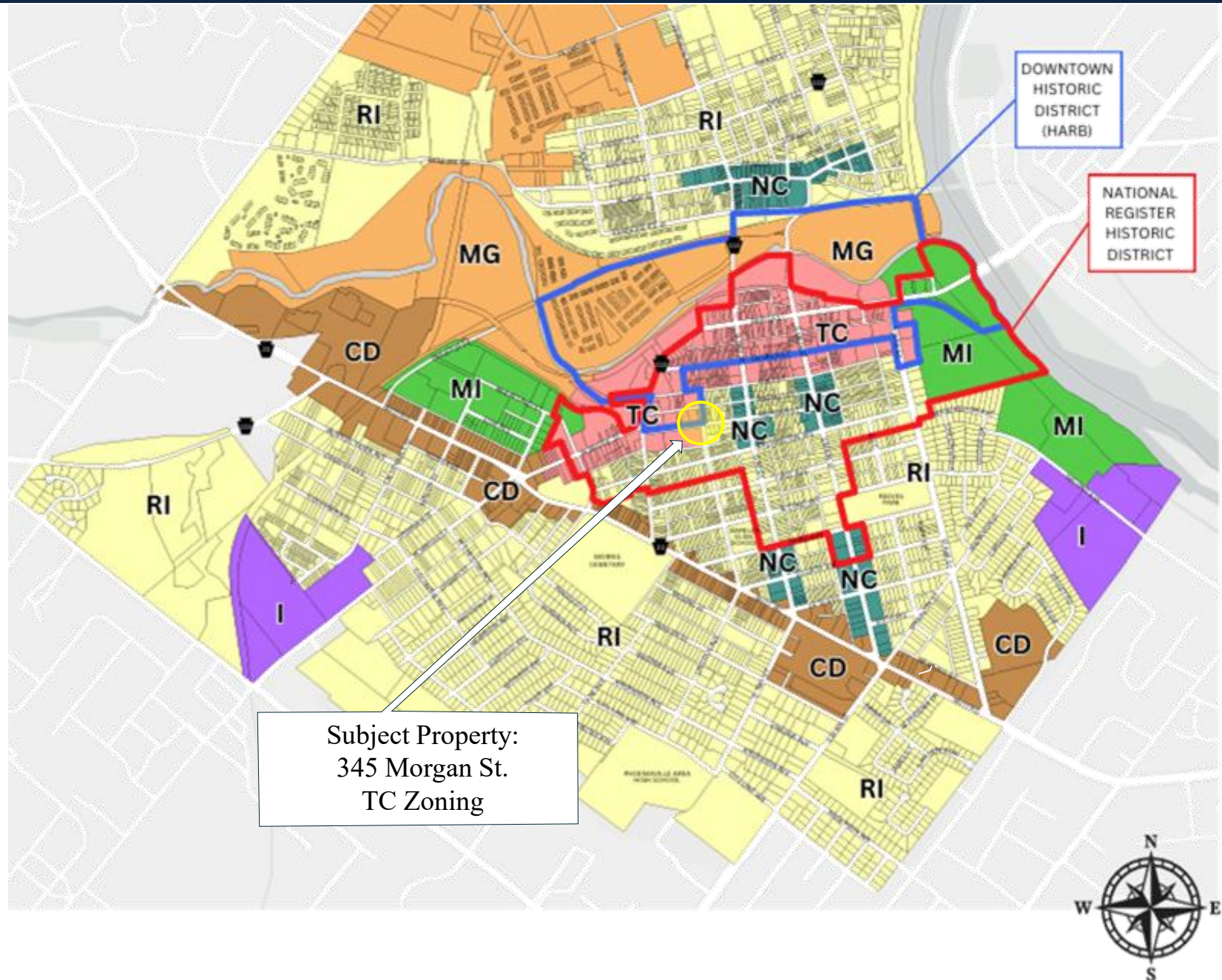
*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

| TYPE | PHOTO | LOT DIAGRAM | DIMENSIONAL STANDARDS | |
|----------|--|---|---|--|
| ATTACHED |  |  |  | Build-To Line existing* Min. Lot Area 2,000 SF* Min. Lot Width 20 ft. Min. Side Yard na Min. Rear Yard 0 ft. Min. Building Height 35 ft.* Max. Building Height 45 ft.* Max. Impervious Coverage 100% Min. Building Spacing na |
| |  |  |  | Build-To Line existing* Min. Lot Area 3,000 SF* Min. Lot Width 30 ft. Min. Side Yard 5 ft.* Min. Rear Yard 10 ft. Min. Building Height 35 ft.* Max. Building Height 45 ft.* Max. Impervious Coverage 90% Min. Building Spacing 10 ft. |
| MID-RISE |  |  |  | Build-To Line existing* Min. Lot Area 4,000 SF* Min. Lot Width 40 ft. Min. Side Yard 10 ft.* Min. Rear Yard 10 ft. Min. Building Height 60 ft.* Max. Impervious Coverage 90% Min. Building Spacing 20 ft. |
| |  |  |  | Build-To Line existing* Min. Lot Area 6,000 SF* Min. Lot Width 60 ft. Min. Side Yard 15 ft.* Min. Rear Yard 15 ft. Min. Building Height 80 ft.* Max. Impervious Coverage 90% Min. Building Spacing 30 ft. Min. Building setback 5 ft.* |

*** High-Rise only permitted along Bridge Street, east of Church Street.**

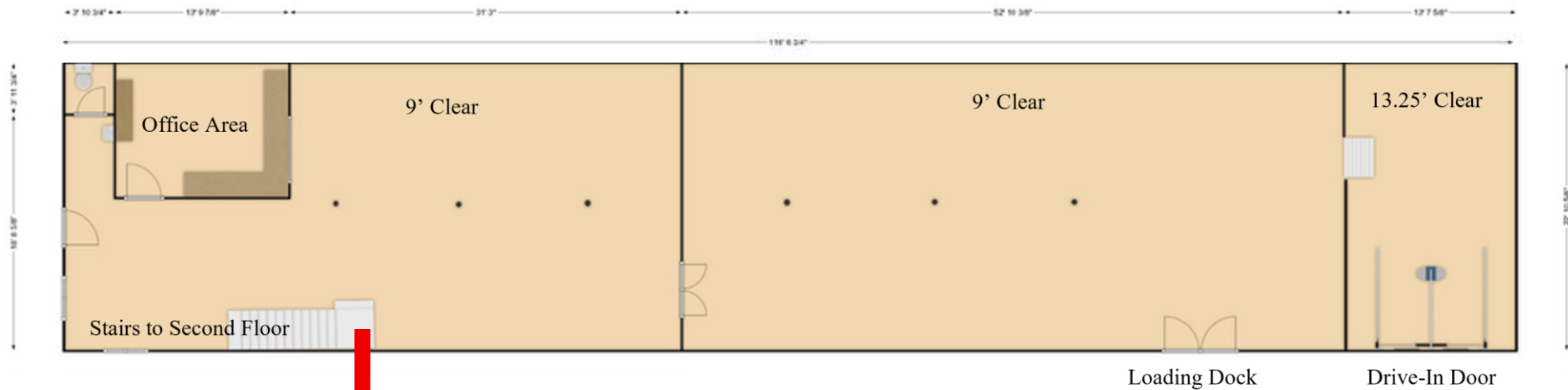
* High-Rise only permitted along Bridge Street, east of Church Street.

Town Center District (TC) Zoning

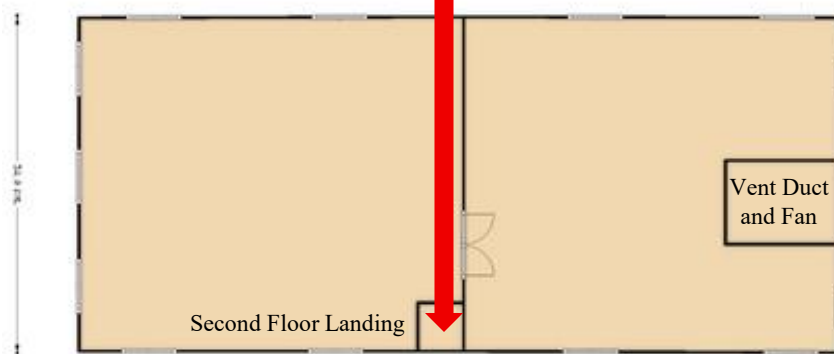


Floor Plan: 345 Morgan Street, Phoenixville, PA - 4,275 RSF

First Floor




Second Floor



Lincoln Avenue

NOTES: This plan is not-to-scale. It is provided for illustrative purposes only. Measurements are taken from the inside-face of the interior walls. Agent and Landlord make no warranties or representations as to the accuracy of this plan. Agent and Landlord request all prospective tenants to consult their architectural/engineering consultants to confirm or revise all measurements.

Asking Rents and Est. Expenses for 345 Morgan Street

 **9.75/SF NNN**

EST. 2025 OPERATING EXPENSES per SF per Year

| | |
|---|----------------------|
| Total Property Taxes: | \$1.23 |
| General Repairs and Maintenance: | \$0.89 |
| Total Landscaping and Grounds: | \$0.42 |
| Total Insurance: | \$0.23 |
| Est. Total CAM and OpEx per SF 2025: | \$2.77 |
| Asking Rental Rate per SF: | <u>\$9.75</u> |
| Total CAM, OpEx and Rent per SF: | \$12.52 |

Lease Comparables

Criteria for the :

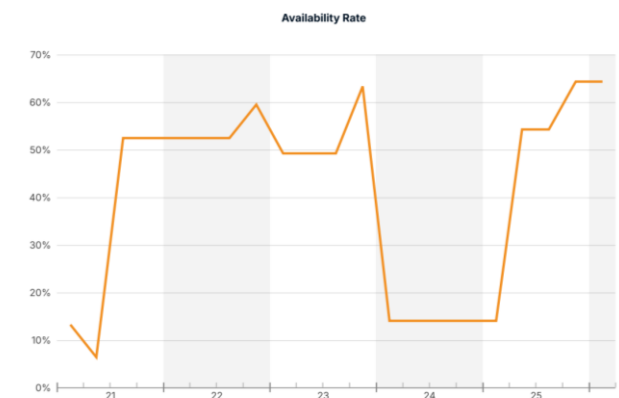
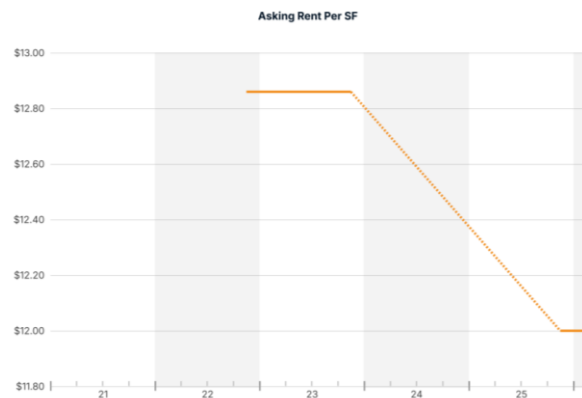
- Leases currently in the Market
- 5-mile radius around 345 Morgan
- Flex and Industrial Properties
- 1,000 to 10,000 SF
- Two Star Properties (out of Five Stars) ★★☆☆☆

Data Analytics Provided by:

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| INVENTORY SF | UNDER CONSTRUCTION SF | 12 MO NET ABSORPTION SF | VACANCY RATE | MARKET ASKING RENT/SF | MARKET SALE PRICE/SF | MARKET CAP RATE |
|-----------------------|-----------------------|----------------------------|---------------------------|----------------------------|--------------------------|-------------------------|
| 1.2M +0% | 0 - | (197K) -81.0% | 36.7% +15.9% | \$13.64 +1.2% | \$124 +6.0% | 8.6% -0.1% |
| Prior Period 1.2M | Prior Period 0 | Prior Period (109K) | Prior Period 20.8% | Prior Period \$13.47 | Prior Period \$117 | Prior Period 8.7% |

| Availability | | Inventory | | Sales Past Year | | Demand | |
|--------------------------|------------------------|-------------------------------|----|-----------------------------------|------------------------|---------------------------------|-----------------------|
| Vacant SF | 455K ↑ | Existing Buildings | 58 | Asking Price Per SF | - | 12 Mo Net Absorp % of Inventory | -15.9% ↓ |
| Sublet SF | 8.8K ↓ | Under Construction Avg SF | - | Sale to Asking Price Differential | - | 12 Mo Leased SF | 55.4K ↑ |
| Availability Rate | 44.1% ↑ | 12 Mo Demolished SF | 0 | Sales Volume | \$13.9M ↓ | Months on Market | 8.7 ↓ |
| Available SF Total | 548K ↑ | 12 Mo Occupancy % at Delivery | - | Transactions | 4 ↓ | Months to Lease | - |
| Available Asking Rent/SF | \$22.17 ↓ | 12 Mo Construction Starts SF | 0 | Months to Sale | - | Months Vacant | - |
| Occupancy Rate | 63.3% ↓ | 12 Mo Delivered SF | 0 | For Sale Listings | 4 | 24 Mo Lease Renewal Rate | 12.4% |
| Percent Leased Rate | 64.0% ↓ | 12 Mo Avg Delivered SF | - | Total For Sale SF | 68.8K ↓ | Population Growth 5 Yrs | 2.0% |



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Contact:

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DISCLAIMER:

Information contained herein has been obtained from the Owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change withdrawal without notice and any special listing conditions of the owner.

Presented by:

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