

2621
VAN BUREN AVENUE

Jonathan Engineered Solutions
FCL
PJM Interconnection
TXR Global Technology Services

NEWMARK

6,700± - 19,000± SF OF INDUSTRIAL / OFFICE SPACE FOR LEASE



18,802 SF
Racked Warehouse
Space

6,687 SF
Office Space

FCL

Monitoring
Analytics

MERKLE

pjm

JONATHAN
ENGINEERED SOLUTIONS

TXR Global Technology Services, Inc.

Certapro Painters

8,280 SF
Office Space

11,425 SF
Office Space

Join these companies at
Park Pointe at Lower Providence

QuestDiagnostics

Quaker
Houghton
Forward Together

ALMAC

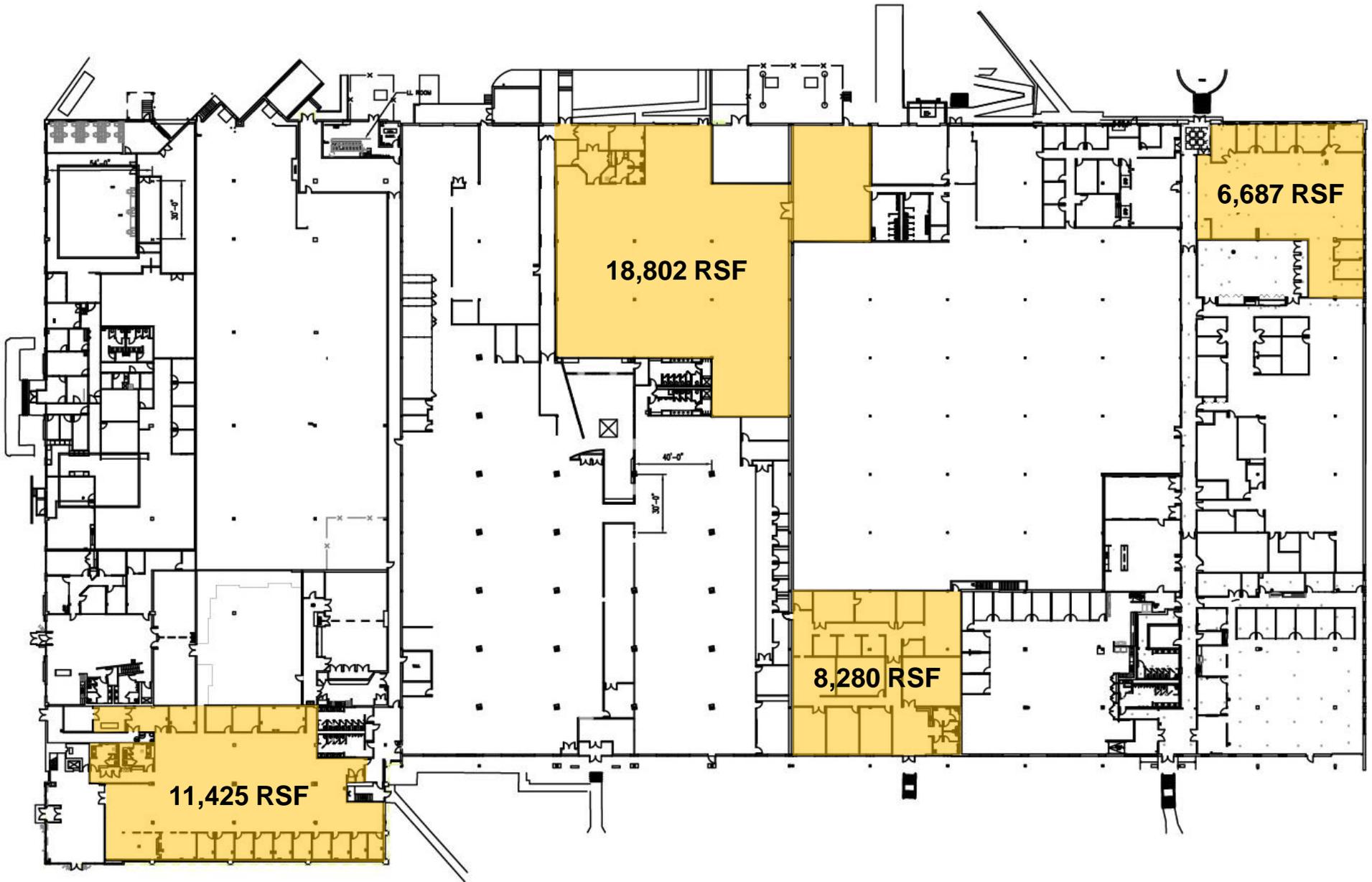
METROPOLITAN VETERINARY ASSOCIATES

OPTUM

caesarstone

tierpoint
Secure. Connect. Transform.

lims

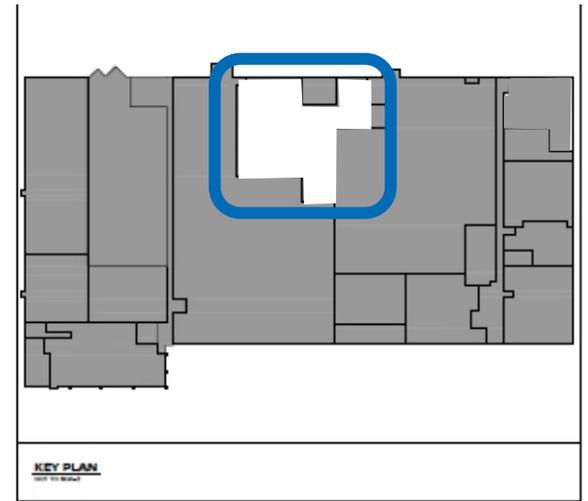
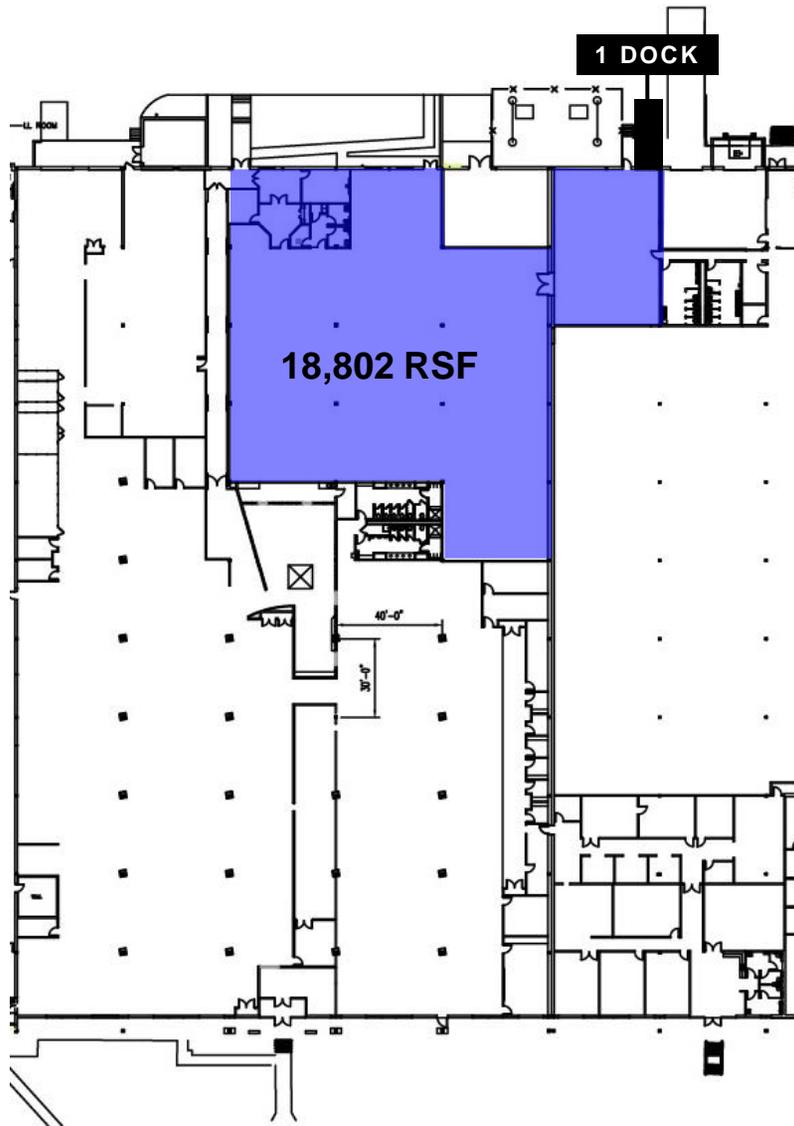


18,802 ± SF
WAREHOUSE SPACE

Clear Height: 14'9" to the underside of the bar joist
HVAC: 100% climate controlled
Parking: 4/1,000 ratio with outside storage available

Office: 600 SF office space with private rest rooms
Loading: one (1) loading dock with mechanical dock leveler
Racking: in place racking available





11,425 ± SF
OFFICE SPACE

Clear Height: 11'7" (10' drop ceiling)

Private restrooms within suite

Ten (10) private, perimeter offices

Four (4) internal conference/meeting rooms

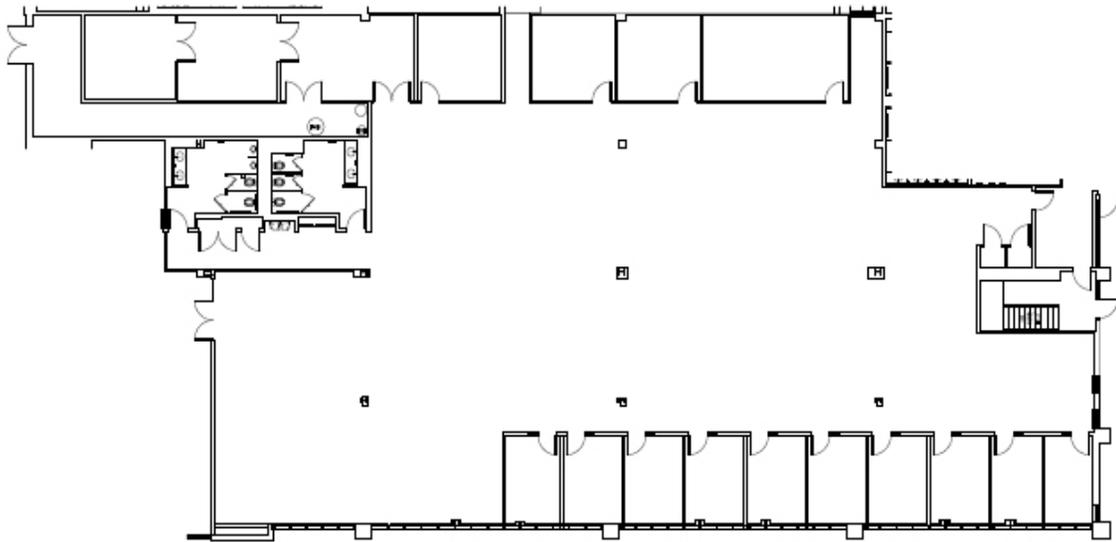
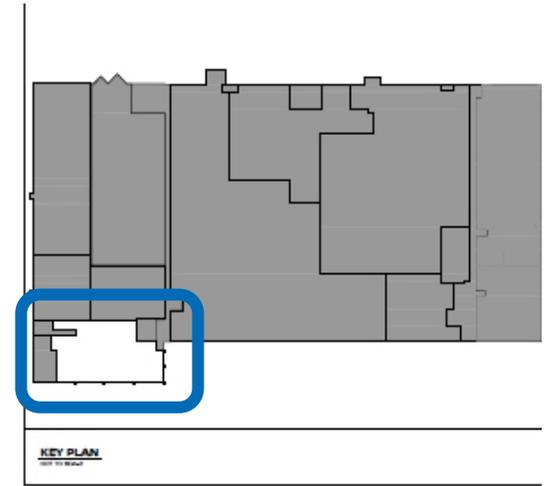
Open space for 40+ workstations

New glass façade entrance and main lobby

Outdoor seating area with tables and chairs



SUITE 400 | 2621 VAN BUREN AVENUE

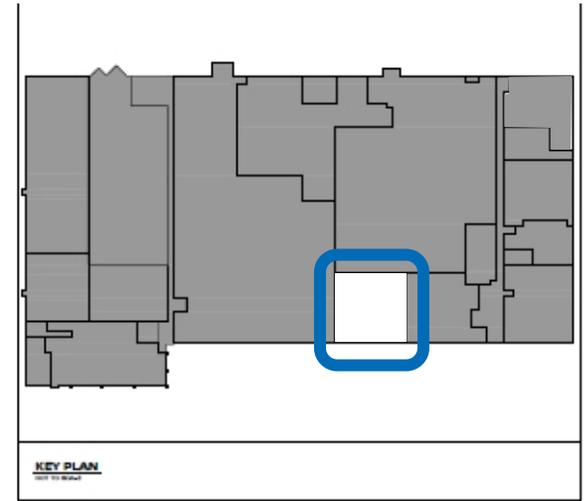


8,280 ± SF
OFFICE SPACE

Clear Height: 14'9" (11' finished drop ceiling)
Direct entrance from the parking lot

Large, private offices & training / conference rooms
Private restrooms within the suite





6,687 ± SF
OFFICE SPACE

Partial shell condition, ready for custom build out

Adjacent to tenant-only amenity center; including town hall training room and grab 'n go café

Corner suite with two (2) sides of glass

Direct entrance from building lobby

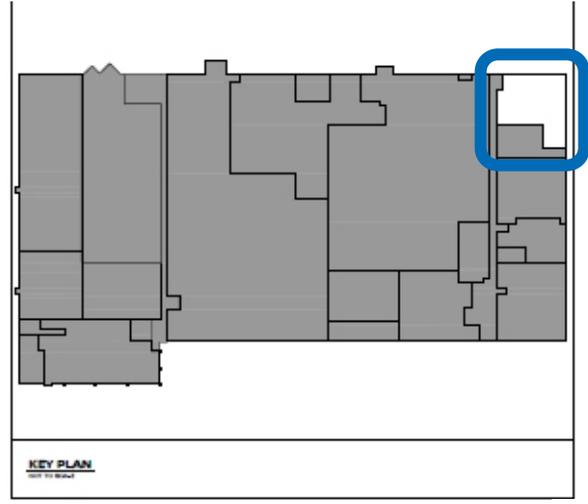
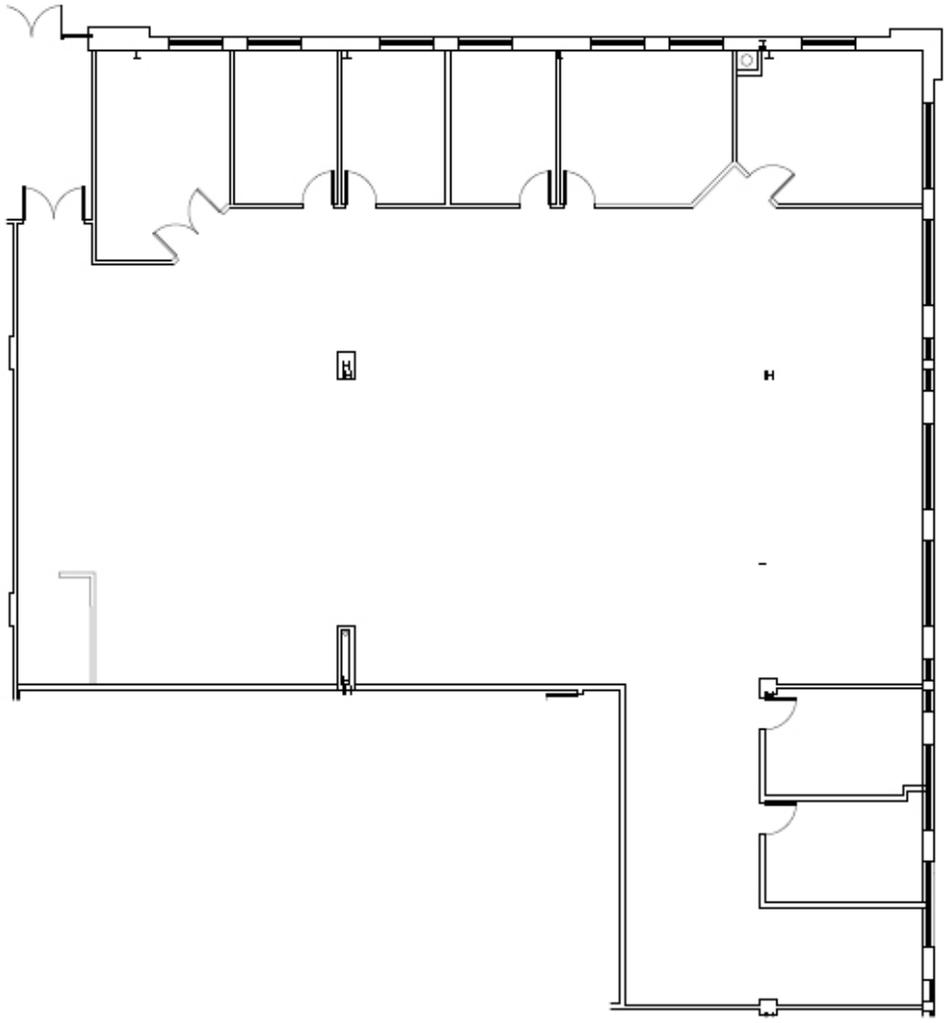
10' drop ceiling

Seven (7) private, perimeter offices

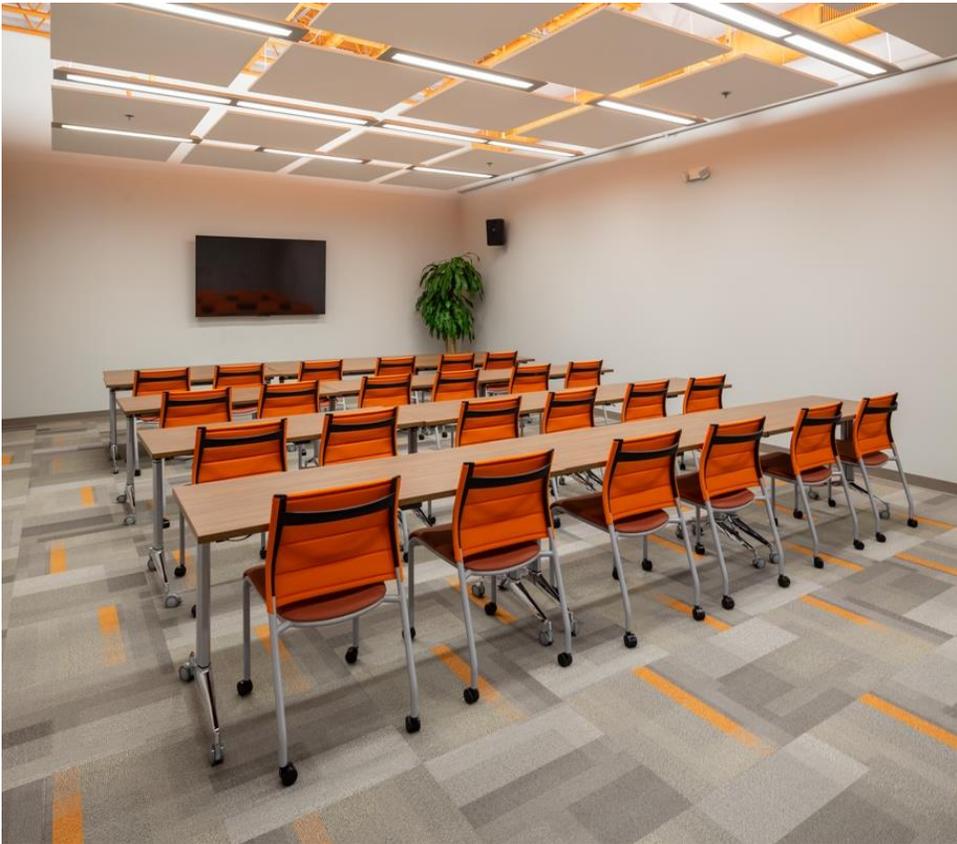
One (1) conference room



SUITE 150 | 2621 VAN BUREN AVENUE



Amenity Center



TOWN HALL TRAINING CENTER



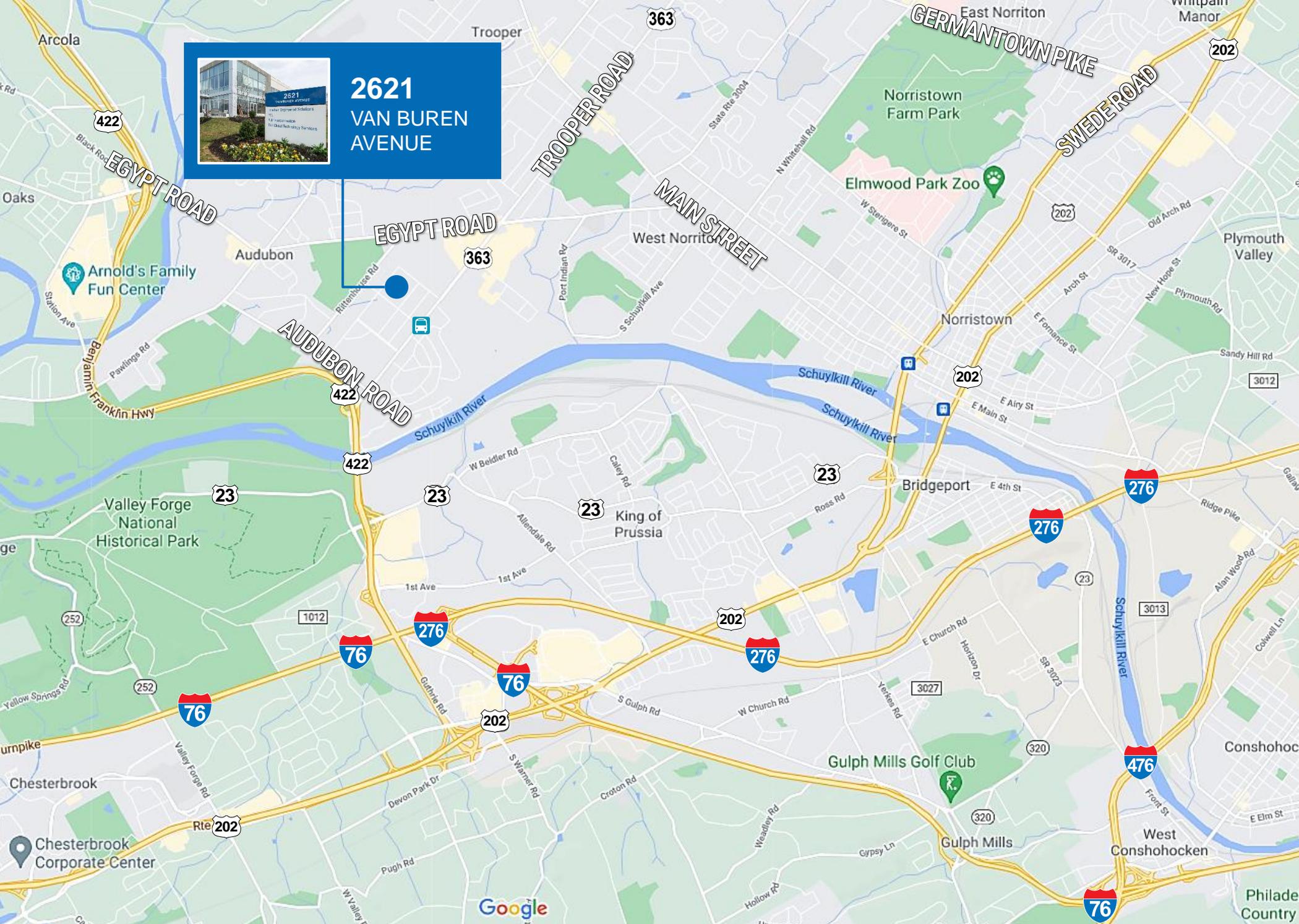
GRAB 'N GO CAFÉ



TENANT ONLY COMMON AREA



**2621
VAN BUREN
AVENUE**



IDEAL LOCATION | 2621 VAN BUREN AVENUE



2621
VAN BUREN
AVENUE



EGYPT ROAD 363

EGYPT ROAD

BITTENHOUSE ROAD

EISENHOWER AVENUE

VAN BUREN AVENUE

ADAMS AVENUE

MONROE BOULEVARD

TROOPER ROAD

AUDUBON ROAD

363

422



Google

cafe excellence



Article XVIII. I Industrial Districts

§ 143-136 . Use Regulations for IP District.

Township of Lower Providence, PA
Monday, June 7, 2021

[Amended 7-20-2000 by Ord. No. 448; 2-15-2001 by Ord. No. 453; 9-21-2006 by Ord. No. 556; 12-3-2009 by Ord. No. 586]

- A. In the IP District, and in the Mixed-Use Overlay and Office Technology Campus Sectors, land, buildings or premises shall be used in accordance with the Schedule of Permitted Principal, Accessory and Conditional Uses and Uses by Special Exception as follows:
[Amended 10-20-2011 by Ord. No. 602; 3-15-2018 by Ord. No. 654]

Key

* () = Number of designated type of use allowed in each sector or district.

P = Permitted by right.

C = Conditional use (decision by the Board of Supervisors).

SE = Special exception use (decision by Zoning Hearing Board).

N = Not permitted

A = Accessory or ancillary. No one ancillary commercial use shall exceed 10% of the square feet of the primary building, and the combination of all ancillary commercial uses on a site shall not exceed 20% of the total square feet of the building.

| Types of Uses | IP District | Mixed-Use Overlay Sector | Office Technology Campus Sector |
|----------------------------------|---|--------------------------|---|
| Animal hospital | SE | N | P (for properties abutting Adams and Van Buren Avenues) |
| Antique shops | N | P | N |
| Appliance sales/service | P | N | N |
| Art galleries | N | P | N |
| Art supply store | N | P | N |
| Auto glass shops | P | N | N |
| Auto repair garage | P (for properties abutting Trooper Road only) | N | N |
| Awning manufacturing | P | N | N |
| Bakery, commercial | P | N | N |
| Bakery shop, retail | N | P | N |
| Banks and financial institutions | P | P | N |

Types of Uses

Barber shop/beauty shops
 Beverage and brewerybottling
 Beverage distributor
 Beverage stores (liquor)
 Bicycle sales/service
 Bookstores (without adultentertainment)
 Business services
 Cabinet manufacturing
 Cafeterias
 Candy stores
 Car wash
 Ceramic shops
 Ceramic tile sales
 Cleaning services
 Clothing and apparel store
 Colleges/universities
 Communications, wireless -Per § 143-250
 Computer sales
 Computer sales, wholesale
 Confectionery store
 Construction companyheadquarters
 Contractor (storage)
 Convenience store (no fuelservices)
 Convention/exposition center
 Dairy store
 Dance school
 Day-care center (child oradult)
 Delicatessen
 Department store
 Detective agency

IP District

N
 P
 P
 N
 N
 N
 P (within 600 feet of GC District)
 P
 A
 P (within 600 feet of GC District)
 SE
 N
 P
 P
 P (within 600 feet of GC District)
 N
 P
 P (within 600 feet of GC District)
 P
 P (within 600 feet of GC District)
 P
 C
 P (within 600 feet of GC District)
 P*(2)
 P (within 600 feet of GC District)
 P (within 600 feet of GC District)
 P
 A
 P (within 600 feet of GC District)
 N
 P

**Mixed-Use
 Overlay Sector**

P
 P
 N
 P
 P
 P
 N
 P
 N
 P
 N
 P
 P
 N
 N
 N
 P
 P
 P
 N
 N
 P
 P
 P
 P
 C*(1)
 N
 P
 P
 P
 P
 C
 P

**Office Technology
 Campus Sector**

N
 N
 N
 N
 N
 N
 P
 N
 A
 N
 N
 N
 N
 N
 P
 N
 N
 N
 N
 N
 N
 P
 N
 N
 N
 N
 N
 N
 N
 N
 N

Types of Uses

Driving school
 Drugstore
 Dry cleaner, commercial
 Dry cleaner, retail
 Electrical substation
 Floor covering sales
 Florist shop
 Food distribution warehouse
 Food processing
 Furnace/air conditioning
 Furniture repair/refinishing
 Furniture store
 Garage, storage
 Garden supply shop
 Gift shop
 Glass sales and service
 Grocery store (less than 30,000 SF)
 Handicraft store
 Hardware store
 Health, athletic club, gym
 Heliport-helipad
 Home improvement stores
 Hospital
 Hotels (with or without convention facilities)
 Ice cream shops
 Janitorial services
 Jewelry stores
 Kennels
 Libraries
 Locksmiths
 Mail order business

IP District

P
 P (within 600 feet of GC District)
 P
 P (within 600 feet of GC District)
 P
 P
 P (within 600 feet of GC District)
 P
 P
 P
 P
 P (within 600 feet of GC District)
 A
 P (within 600 feet of GC District)
 P (within 600 feet of GC District)
 P
 SE
 P (within 600 feet of GC District)
 P
 P*(2)
 P (within 600 feet of GC District)
 P
 P (within 600 feet of GC District)
 SE
 P
 P (within 600 feet of GC District)
 P

**Mixed-Use
 Overlay Sector**

N
 P
 N
 P
 N
 N
 P
 N
 N
 N
 N
 N
 N
 N
 N
 N
 P
 P*(1)
 P
 N
 P
 N
 P
 P
 N

**Office Technology
 Campus Sector**

N
 N
 N
 N
 P
 N
 N
 N
 N
 N
 N
 A
 N
 N
 N
 N
 N
 P
 N
 A
 N
 N
 A
 N
 N
 N

Types of Uses

Manufacturing, fabricating, assembly and/or processing of the following:

- (a) Scientific and precision instruments and controls.
- (b) Electronic components, including computers, pharmaceutical and optical goods.
- (c) Metalized and coated plastic film, photographic reduction, film and equipment.
- (d) Jewelry and timepieces.
- (e) Clothing and other textile products, but excluding dyeing and manufacturing of textiles.
- (f) Small electrical appliances and supplies, such as lighting fixtures, wiring, toasters, radios, medical and dental equipment and hand tools.
- (g) Small machine parts.
- (h) Musical instruments.
- (i) Toys and novelties.
- (j) Small products from previously prepared paper, plastic, rubber (excluding the manufacture of rubber or synthetic rubber), wood, tools and hardware.
- (k) Finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treating of small metal pieces (those capable of being held in one hand by the average worker) related to uses listed in items (a) through (j).

IP District

P

Mixed-Use Overlay Sector

N

Office Technology Campus Sector

P (for properties abutting Van Buren or Madison Avenues only)

| Types of Uses | IP District | Mixed-Use | Office Technology |
|--|--|----------------|-------------------|
| | | Overlay Sector | Campus Sector |
| Marine accessory shops | P (within 600 feet of GC District) | N | N |
| Meat markets | P (within 600 feet of GC District) | N | N |
| Medical clinics | P | N | N |
| Medical laboratories | P | N | P |
| Medical marijuana dispensary | P (for properties abutting Eisenhower, VanBuren, Jefferson, and Madison Avenues only) | N | N |
| Medical marijuana grower/processor | P (for properties abutting Eisenhower, Van Buren, Jefferson, and Madison Avenues only) | N | N |
| Medical offices | P | P | P |
| Moving company | P | N | N |
| Newspaper offices | P | N | N |
| Newspaper printing facility | P | N | N |
| Offices, business | P | P | P |
| Optical shops | P (within 600 feet of GC District) | P | N |
| Painting wallpaper store | P | N | N |
| Parking facilities/lots | C | C | C |
| Parks/playgrounds | P | A | A |
| Pest control service | P | N | N |
| Pet shops | P (within 600 feet of GC District) | N | N |
| Photocopying shops | P (within 600 feet of GC District) | P | N |
| Photographic processing | P | N | A |
| Photographic studios | P (within 600 feet of GC District) | P | A |
| Photographic supplies/equipment | P (within 600 feet of GC District) | P | N |
| Recreational, indoor | P | P | A |
| Rental business | P (within 600 feet of GC District) | N | N |
| Research/development lab | P | N | P |
| Residential - aboveground-level retail | N | P | N |
| Restaurant | C | P | N |
| Restaurant, drive-through | C | N | N |

| Types of Uses | IP District | | |
|---|------------------------------------|-----------------------------|------------------------------------|
| | | Mixed-Use Overlay Sector | Office Technology Campus Sector |
| Retail sales (a permitted commercial use not including uses listed individually in this Schedule and not including a shopping center) | P (within 600 feet of GC District) | P | N |
| School (vocational/trade/business) | P | P | A |
| Shoe repair store | P (within 600 feet of GC District) | P | N |
| Shoe store | P (within 600 feet of GC District) | P | N |
| Sign Company | P | N | N |
| Sporting goods store | P (within 600 feet of GC District) | N | N |
| Storage facility, self-serve | P | N | A |
| Surgical center | P | P | P |
| Tailor/alterations | P (within 600 feet of GC District) | P | N |
| Target range (completely indoor and enclosed) | SE | N | N |
| Testing or training center | P | P | A |
| Theaters, indoor | C | C | A |
| Tobacco stores | P (within 600 feet of GC District) | P | N |
| Travel agencies | P (within 600 feet of GC District) | P | N |
| Truck terminals | SE | N | N |
| Upholstery shops | P | N | N |
| Utility offices | P | N | P |
| Video (sales and rental) | P (within 600 feet of GC District) | P | A |
| Warehousing | C | N | N |
| Water softener (sales/service) | P (within 600 feet of GC District) | N | N |
| Wholesale business | P | N | N |

- B. All uses permitted within 600 feet of a General Commercial District boundary shall be subject to the application of the minimum dimensional standards of § 143-112 and the general regulations of § 143-105.
- C. Uses by special exception. Any use of the same general character as any of the above, including distribution plant for small parcels (those capable of being hand-delivered) may be permitted when such use is authorized as a special exception by the Zoning Hearing Board.

D. Ancillary uses.

- 1) Permitted ancillary commercial uses include restaurants, banks or similar financial institutions, automatic bank machines, recreation facilities operated as a business within a building (i.e., sauna, health clubs), and service businesses, including barber, beautician, tailor, shoe repair, photography, copy center, travel agency and postal services.
- 2) Ancillary commercial uses shall be primarily intended to serve the daily service needs of the employees and users of the IP District.
- 3) All ancillary commercial uses shall be carried on within or contiguous to the facade of any building(s).

E. Conditional uses. All conditional uses shall comply with the procedures set forth in § 143-80 of this chapter.

F. Procedures for consideration of a conditional use. The following procedure shall be followed for consideration of any proposed conditional use pursuant to this article:

- 1) Conditional use application . An application shall be submitted, in writing, to the Township Manager. Such applications shall include, as a minimum, a tentative sketch plan indicating how the applicant intends to develop the property and sufficient data to document compliance with the applicable standards contained in Subsection E. The Township Board of Supervisors shall schedule a public hearing on said application within 60 days following the date of the regular meeting of the Board of Supervisors or the Planning Commission (whichever first reviews the application) next following the date the application is filed, provided that should the next regular meeting occur more than 30 days following the filing of the application, said sixty-day period shall be measured from the 30th day following the date the application has been filed. Such time may be waived, in writing, by the applicant.
- 2) Public hearing. Prior to deciding to approve or deny an application for the proposed conditional use, the Board of Supervisors shall hold a public hearing thereon pursuant to public notice. At least 30 days prior to the date of the hearing, one copy of the development proposal and all additional submitted information shall be transmitted to the Township Planning Commission and one to the Montgomery County Planning Commission, together with a request that these agencies submit recommendations regarding said use.

G. Use of a lot located in the IP District for an auto repair garage shall be permitted only when all the following requirements are met:
[Added 12-21-2017 by Ord. No. 647)

- 1) The lot abuts Trooper Road.
- 2) The lot has vehicular access to at least two public roads.
- 3) Any exterior storage of vehicles, parts, or equipment shall be completely screened from view from all public roads and/or residentially zones/used properties by solid fencing and buffer plantings.



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