



WAREHOUSE SPACE FOR LEASE

IN DOWNINGTOWN, PA

**LEASE RATE:
\$7.25/SF PLUS UTILITIES**



600 SOUTH BRANDYWINE AVE | DOWNINGTOWN, PA 19335



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- Warehouse Space
- High Ceilings
- New Drive In Door: 11'4" Height x 10' to 12' Width
be Installed at time of Lease
- Restrooms in each unit
- 4,200 SF Available
- Parking On Site
- Directly off Route 322
- Ease of Access to Route 30 and Route 100

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UNIT 600

- 4,200 SF
- 1 - Drive in Door 10 x 12
- 1 - Man Door

UNIT 600

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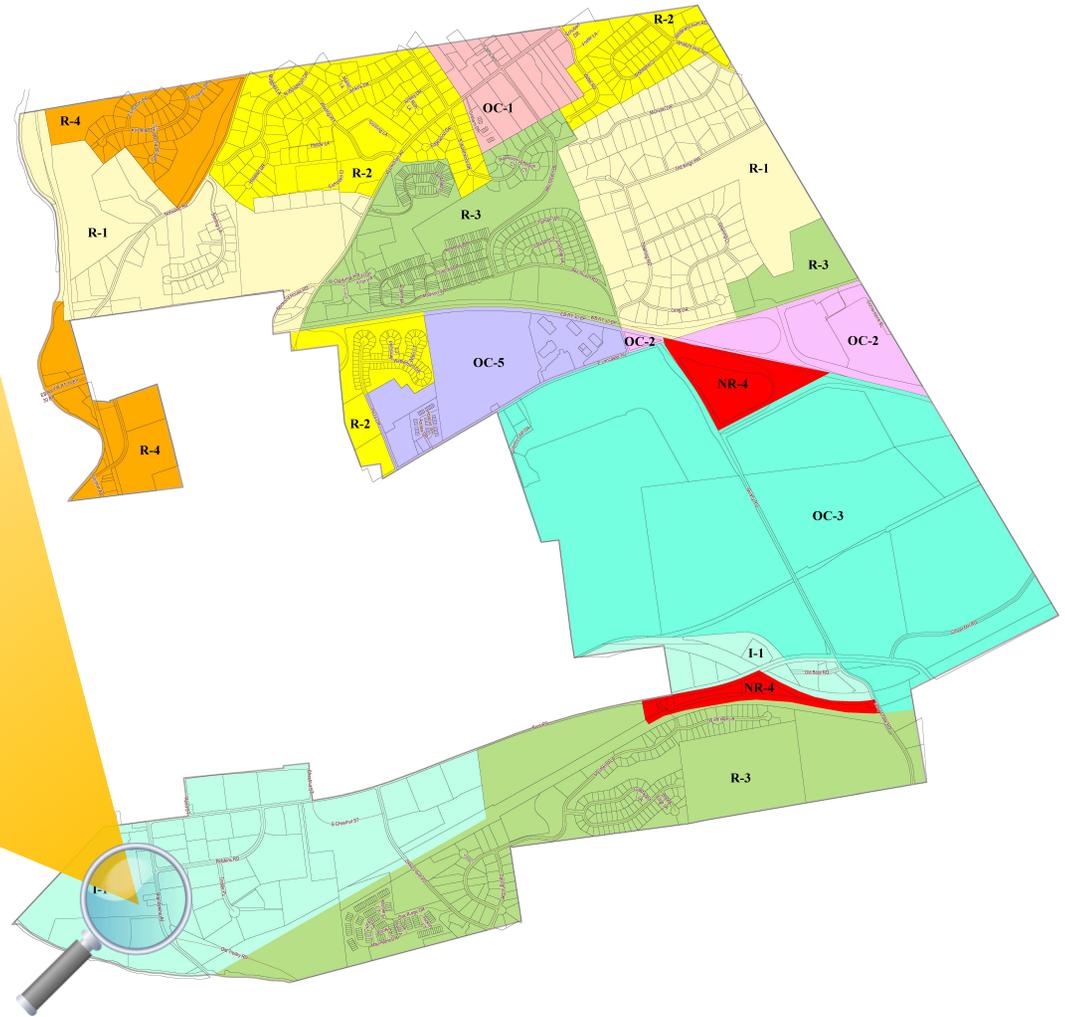
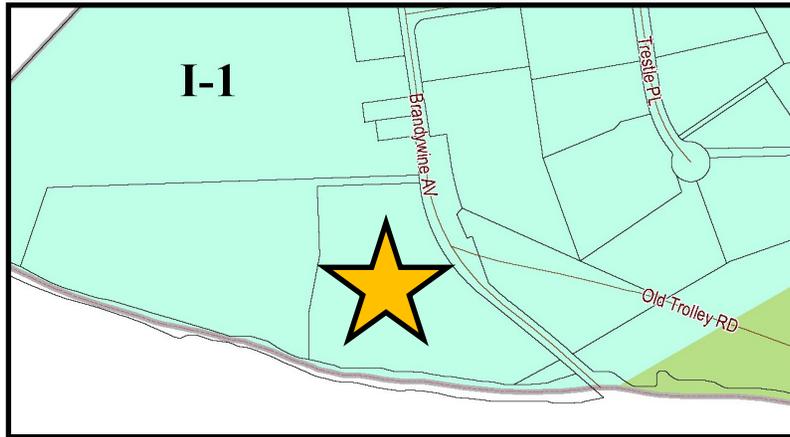


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** All zoning information should be independently verified with governing municipality



I-1 INDUSTRIAL

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§ 225-13

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ARTICLE IV
Industrial District

§ 225-13. I-1 Industrial District. [Amended 3-20-1996 by Ord. No. 1996-1; 3-18-1998 by Ord. No. 1998-1]

- A. Specific intent. It is the purpose of this district to encourage industrial development which is free from offensive noise, vibration, smoke, odors, glare, hazards of fire other objectionable effects. Industries which can meet the standards imposed in this district shall be permitted to locate in districts adjacent to commercial and residential uses and adjoining arterial highways, provided adequate landscaping and screening are employed. It is further the intent of this district to provide for suitable location for Transit Oriented Mixed Use developments when situated near rail and related commuter transportation infrastructure, and where legislatively established by the Zoning Code as a specific overlay map in the I-1 Industrial District. [Amended 4-18-2019 by Ord. No. 2019-01]
- B. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
- (1) Permitted principal uses.
 - (a) Agriculture. (See § 225-21.)
 - (b) Laboratory.
 - (c) Manufacturing.
 - (d) Food processing.
 - (e) Machine shop.
 - (f) Welding shop.
 - (g) Wholesaling.
 - (h) Warehousing and distribution.
 - (i) Railroad operation including sidings.
 - (j) Automotive repair shop. (See § 225-14B.)
 - (k) Automotive sales agency. (See § 225-14A.)
 - (l) (Reserved)¹
 - (m) Office/warehouse.
 - (n) Car wash. (See § 225-14P.)
 - (o) Nontower wireless communications facility. (See § 225-14U.) [Added

1. Editor's Note: Former Subsection B(1)(l), Public utility, was repealed 9-21-2011 by Ord. No. 2011-03.

7-20-2016 by Ord. No. 2016-03]

- (2) Permitted accessory uses.
 - (a) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted principal and conditional uses. (See § 225-20.)
 - (b) Parking. (See § 225-19.)
 - (c) Signs. (See § 225-26.)
- (3) Conditional uses. (Subject to the provisions of §§ 225-13C and D and 225-35.)
 - (a) Multiple buildings on a single industrial lot.
 - (b) Business or professional offices, banks, passenger station for public transportation, gasoline service station, restaurant and personal service shops, provided that such use are planned and incorporated as an integral part of multiple use industrial development.
 - (c) Office buildings provided that the total floor area of the building is 35,000 or more square feet.
 - (d) Communication and data service centers.
 - (e) Truck terminal.
 - (f) Heliport.
 - (g) Junk yard.
 - (h) Quarry operations and the expansion thereof. (See § 225-14M.)
 - (i) Landfill and trash compacting station. (See § 225-14L.)
 - (j) Any other use as determined by the Board of Supervisors to be the same general character as the uses under Subsection B(1) and (3) above.
 - (k) Commercial recreation.
 - (l) Public utilities. [Added 9-21-2011 by Ord. No. 2011-03]
 - (m) Any other lawful use not otherwise provided for by this chapter, subject to § 225-35. [Added 9-21-2011 by Ord. No. 2011-03]
 - (n) Renewable energy system as a principal use in accordance with § 225-14T. [Added 5-21-2014 by Ord. No. 2014-02]
 - (o) Tower-based wireless communications facility. (See § 225-14U.) [Added 7-20-2016 by Ord. No. 2016-03]
 - (p) Transit Oriented Mixed Use Development, where legislatively established by an overlay map in the I-1 Industrial District and subject to the Transit Oriented Mixed Use Development Standards set forth in §

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TO COMMERCIAL REAL ESTATE BROKERAGE

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