



400 HORSHAM ROAD, HORSHAM, PA

OFFICE/LAB/MEDICAL SPACE WITH PRIVATE ENTRANCES

HORSHAM CORPORATE CENTER

The HCC is uniquely positioned on Horsham Road with direct access to Easton Road (611). The building infrastructure and zoning provide opportunities for medical, office-to-lab conversions and uses that may require an office with some flex space. The property provides each tenant with individual private entrances and an abundance of parking.

HIGHLIGHTS

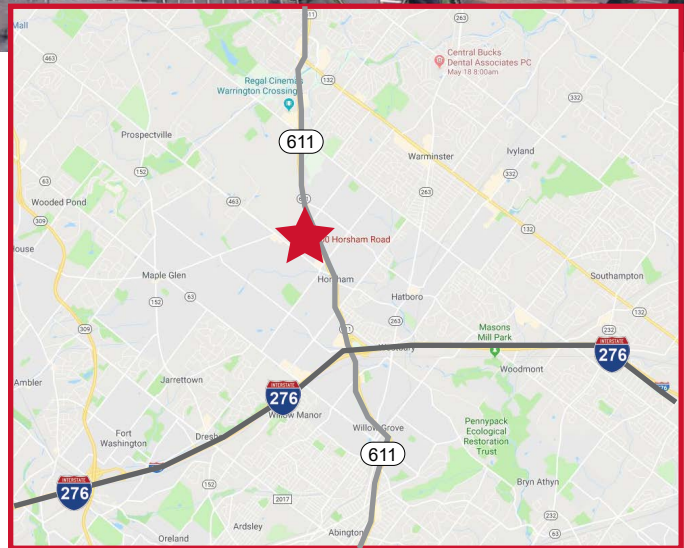
- **Size:** 150,000 SF
- **Acres:** 15.51
- **Ceiling Height:** 14'
- **Roof:** Carlisle EPDM (2012) – 25 year warranty
- **Column Spacing:** 30' x 50'
- **Parking:** 5/1000 (752 spaces)
- **Sprinkler:** 100% wet system
- **Electric:** 1,000 kVA PECO Transformer, 480V 3-phase power
- **Floor:** 6" concrete slab on grade
- **Emergency Power:** Backup generator pad is available
- **Utilities:** Electricity & Gas (PECO), Water & Sewer (Horsham Township)

AERIAL



ADDITIONAL FEATURES

- **Flexible Zoning:** Property is zoned I-3 (Industrial District), which allows for all uses permitted in the I-2 and I-1 Industrial Districts, as well as O-1 Office/Non-Manufacturing District.
- **On-Site amenities** include a shared meeting room, tenant lounge with a fireplace, and a café.



LOCATION OVERVIEW:

Great location on Horsham Road, can be accessed from Easton Road (611), PA Turnpike Access (1.5 miles), and serviced by SEPTA Bus Route 55

CONTACT DETAILS



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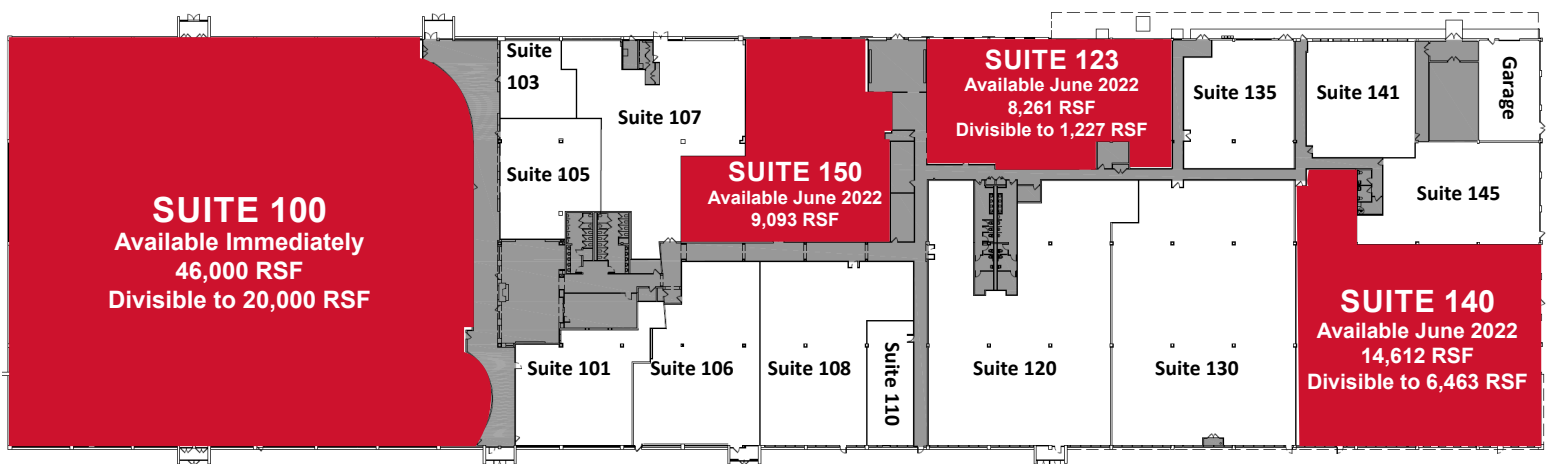


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HORSHAM CORPORATE CENTER

FLOORPLAN



SUITES AVAILABLE:

- **Suite 100:** Available Immediately. 46,000 RSF. Divisible to 20,000 RSF.
- **Suite 140:** Available June 2022. 14,612 RSF. Divisible to 6,463 RSF.
- **Suite 150:** Available June 2022. 9,093 RSF.
- **Suite 123:** Available June 2022. 8,261 RSF. Divisible to 1,227 RSF.

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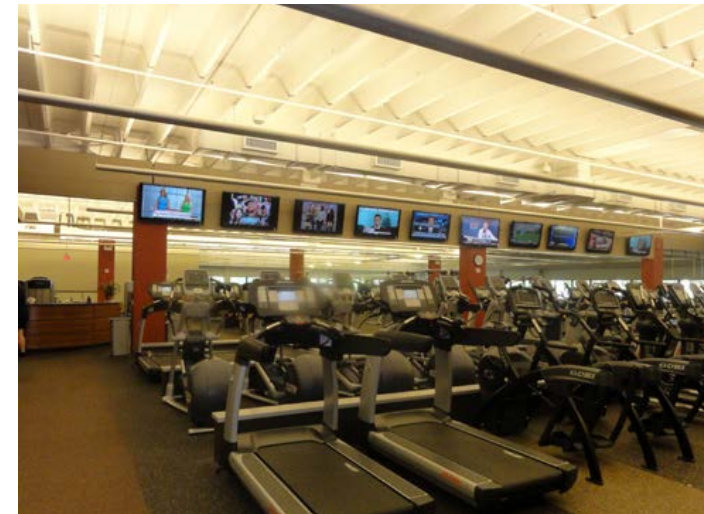
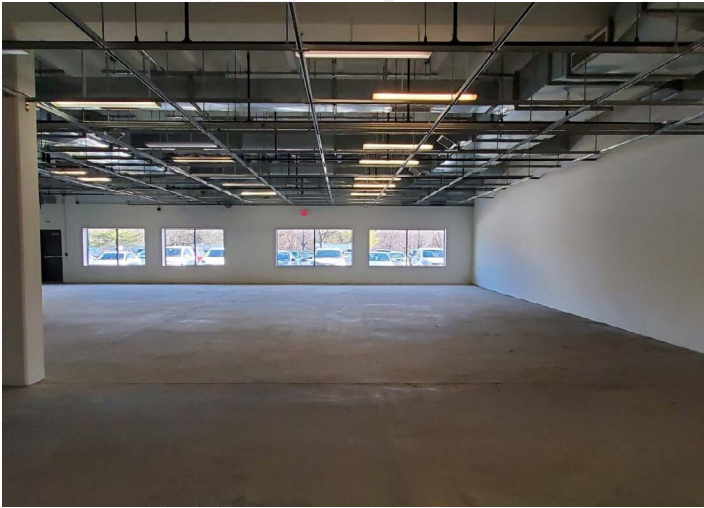
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ZONING

Chapter 230. Zoning

Article XXVII. I-3 Industrial District

§ 230-164. Declaration of legislative intent.

The I-3 Industrial District is hereby established as a district in which regulations are intended to provide suitable areas for limited industrial type establishments requiring small land areas in appropriate locations in the Township that will not create a nuisance to adjacent areas.

§ 230-165. Use regulations.

A building or group of buildings may be erected or used, and a lot may be used or occupied for any of the following purposes and none other:

A. All uses permitted in I-2 Industrial Districts.

B. Along County Line Road only, off-premises signs shall be permitted when authorized as a special exception and subject to § 230-209D of this chapter.

[Amended 8-27-2012 by Ord. No. 2012-5]

C. Municipal building.

[Added 12-23-2002 by Ord. No. 1153]

D. Medical marijuana grower/processor on properties abutting County Line Road.

[Added 8-28-2017 by Ord. No. 2017-4]

§ 230-167. Special regulations.

All special regulations required in I-2 Districts shall be satisfied.

Article XXVI. I-2 Industrial District

§ 230-160. Declaration of legislative intent.

The I-2 Industrial District is hereby established as a district in which regulations are intended to encourage only those types and size of industrial development which will not constitute a hazard or nuisance to the population of the adjacent areas and which will contribute to the appropriate development within and adjacent to the district, as well as to permit and encourage an integrated industrial development of land held in single and separate ownership and/or control as defined in Section 107(a) of the Pennsylvania Municipalities Planning Code.[1]

[1]Editor's Note: See 53 P.S. § 10107(a).

§ 230-161. Use regulations.

A building or group of buildings may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

A. All uses including accessory uses permitted in an I-1 Industrial District.

B. Communications tower, including antenna, which may be freestanding or attached to a building, provided that:

- (1) The height of the tower, including antenna, shall not exceed 120 feet above ground elevation adjacent to the building or tower;
- (2) The tower shall be separated from another building or lot line a distance equal to not less than its height above ground elevation.

C. Municipal building. [Added 12-23-2002 by Ord. No. 1153]

D. On the east side of Easton Road only, off-premises signs shall be permitted when authorized as a special exception and subject to § 230-209D of this chapter. [Added 8-27-2012 by Ord. No. 2012-5]

§ 230-163. Special regulations.

All special regulations required in I-1 Districts shall be satisfied.

Article XXIV. I-1 Industrial District

§ 230-150. Declaration of legislative intent.

A. The I-1 Industrial District is hereby established as a district in which regulations are intended to provide for selected, large-scale, non-nuisance industrial type establishments, which require large sites and land areas, as well as to permit and encourage an integrated industrial development of land held in single and separate ownership and/or control as defined in Section 107(a) of the Pennsylvania Municipalities Planning Code.[1][1]Editor's Note: See 53 P.S. § 10107(a).

B. In an integrated industrial development it is intended that the overall tract be designed so that the planning concept known as "lot averaging" shall apply and be fostered to the extent that the smallest permissible lot shall not be applicable to the entire tract (or any part thereof) but shall only be permitted in the ratio to the total tract as herein set forth, when the tract is developed in the overall pattern of lots of varying sizes or areas so that an average minimum lot size shall not be less than six acres.

C. It is the intent of this legislation to be applied to land so located and designed for integrated development that it will constitute a harmonious and appropriate part of the physical land development of the Township, thereby contributing to the economic base of the Township; to encourage construction of structures on the land for continued use of land for industrial and related purposes; to prohibit any use which would interfere with the development, continuation, or expansion of the integrated industrial use in any such district; to establish reasonable standards for buildings and structures, areas and dimensions of yards (i.e., setback requirements) and use of other open spaces; for the provision of facilities and the operation of industry to prevent air pollution, noise, glare, heat, vibration, fire and ensure the public safety of those employed in such districts as well as the general health, safety, and welfare of the Township.

§ 230-151. Use regulations.

A building or group of buildings may be erected or used, and a lot may be used or occupied for any of the following purposes, and no other:

A. The processing, compounding, treatment, packaging, and manufacturing of clothes, cosmetics, soft drinks, electronics, electrical appliances and equipment; tools and hardware, jewelry, watches; musical, professional and scientific instruments; metal working and treatment, such as stamping, extrusion, heating, plating, rustproofing and similar uses;

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ZONING

processing of food excluding meat and fish; textiles, excluding bleaching.

B. Laundry, dry-cleaning or dyeing plant

C. Laboratory, research, experimental and testing.

D. Printing, publishing, lithographing and similar processes.

E. Office buildings as permitted in Article XXVIII, § 230-169.

F. Wholesale, warehouse, storage or distribution center, provided that satisfactory provisions are made to prevent traffic congestion and hazard, and that all loading and unloading operations be carried on within the lines of any building used for such purposes.

G. Accessory use on the same lot and customarily incidental to any of the above permitted uses not detrimental to the neighborhood, which may include:

- (1) Storage within a completely enclosed building in conjunction with a permitted use.
- (2) A cafeteria or other service facility located within the building and operated for the exclusive use of occupants of the building.

H. The following indoor recreational uses: badminton, basketball, gymnastics, handball, squash and tennis; provided that any building proposed to house any of such uses shall be constructed in such a manner that will permit it to be readily converted to at least one of the industrial uses permitted in this section if the recreational use of the building should be discontinued; and provided further that any such building shall have a waiting or spectator area which will comfortably accommodate no more than two times the maximum number of participants in any such recreational facilities on the premises, if they are being used to full capacity.

I. The following uses when authorized by a special exception by the Zoning Hearing Board:

- (1) Restaurant.
- (2) Banks.
- (3) Hotel-motel.
- (4) Day-care centers.

J. Municipal building. [Added 12-23-2002 by Ord. No. 1153]

Article XXVIII. O-1 Office/Nonmanufacturing District **§ 230-168. Declaration of legislative intent.**

The Office and Nonmanufacturing District is hereby established as a district in which regulations are intended to permit and encourage office and nonmanufacturing industrial type development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of Horsham Township. In promoting these and the general purposes of this chapter, the specific intent of the district is:

A. To encourage the construction of high quality office and nonmanufacturing type facilities and continued use of the land for such facilities.

B. To prohibit any use which would substantially interfere or be inconsistent with the development, continuation or expansion of these stated uses in the districts.

§ 230-169. Use regulations.

A building or group of buildings may be erected or used, and a lot may be used or occupied for any of the following purposes, and no other:

A. Scientific or industrial research, engineering, testing or experimental laboratory, or similar establishment for research, training or product development, provided there is no commercial production of any commodity or substance.

B. Office and administration buildings.

C. Accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the district, which may include:

- (1) Storage within a completely enclosed building in conjunction with permitted use;
- (2) A cafeteria or other service facility located within the building and operated for the exclusive use of occupants of the building;
- (3) A recreational area for occupants.

D. Day-care center when authorized by special exception by the Zoning Hearing Board.

E. Retirement/care campus. Any of the following uses shall be permitted as part of a planned campus development, provided the more restrictive building and coverage requirements as set forth in § 230-170B(1) shall apply to any such retirement/care campus development: [Added 11-12-1997 by Ord. No. 97-1145]

- (1) All uses as set forth in Subsections A through D hereinabove, as permitted uses.
- (2) Church, chapel, synagogue or other place of worship.
- (3) Public or private day school.
- (4) Day-care facilities for senior citizens.
- (5) Day-care facilities for children of employees of retirement/care campus facility.
- (6) Nursing care facilities, assisted living and retirement community. For the purposes of this district, assisted living shall be limited to the housing and care of frail senior citizens age 62 or older. Retirement community shall be an age-restricted development, which may be in any housing form, and shall comply with the restrictions and regulations for age restricted housing of the Federal Fair Housing Act.

F. Municipal building. [Added 12-23-2002 by Ord. No. 1153]

§ 230-171. Special regulations.

All special regulations required in I-1 Districts shall be satisfied.

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