

2621
VAN BUREN AVENUE

Jonathan Engineered Solutions
FCL
PJM Interconnection
TXR Global Technology Services

FOR LEASE:

6,700_± - 19,000_± SF INDUSTRIAL / OFFICE SPACE

NEWMARK

Overview of Available Space



18,802 SF
Racked Warehouse
Space

6,687 SF
Office Space

FCL

Monitoring
Analytics

MERKLE
a danieli company

pjm

TXR Global Technology Services, Inc.

JONATHAN
ENGINEERED SOLUTIONS

CertaPro Painters®

8,280 SF
Office Space

11,425 SF
Office Space

Join these companies at
Park Pointe at Lower Providence

Quest
Diagnostics™

Quaker
Houghton.
Forward Together™

ALMAC

caesarstone®

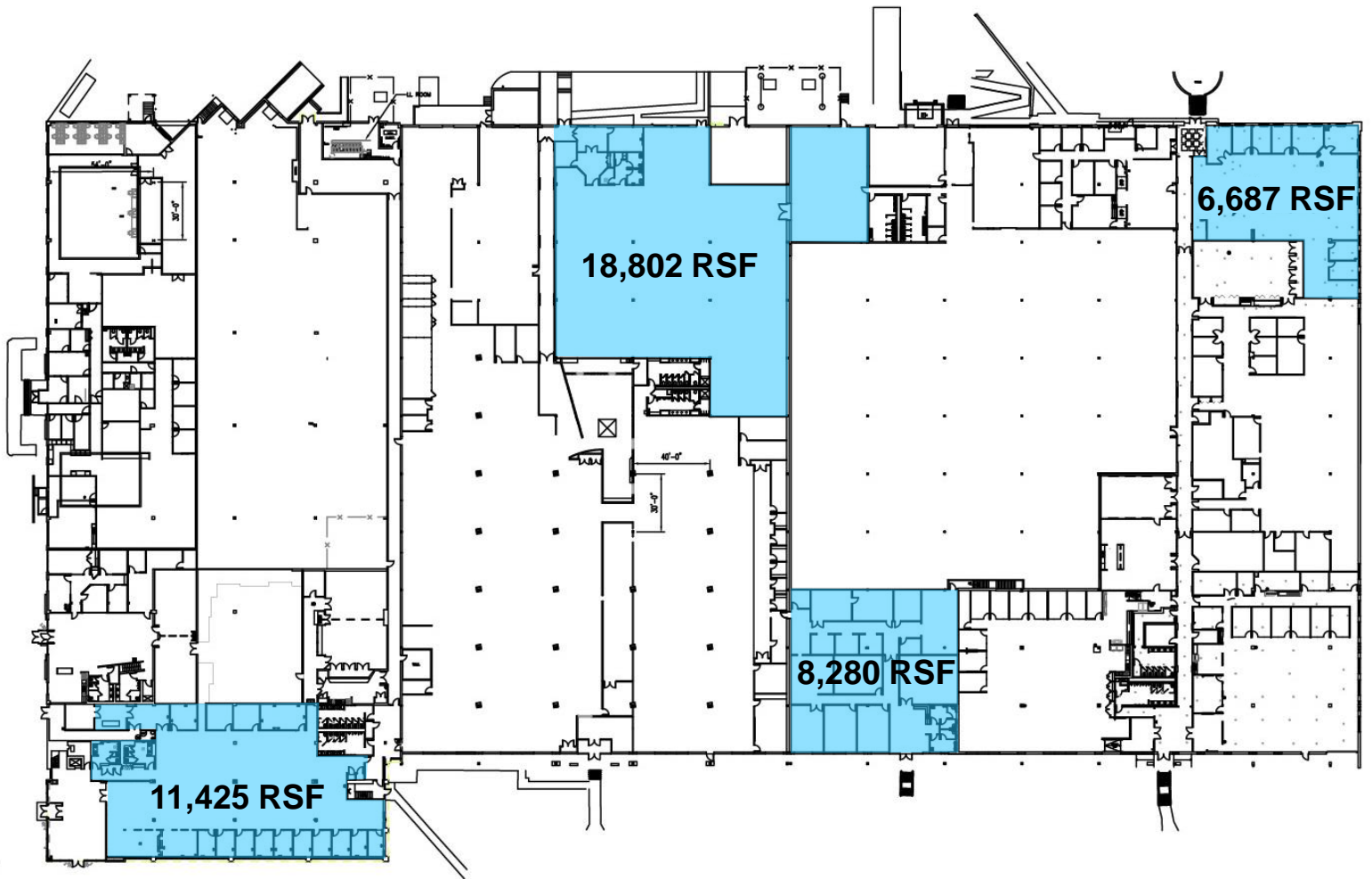
Optum

METROPOLITAN
VETERINARY
ASSOCIATES

tierpoint

lms

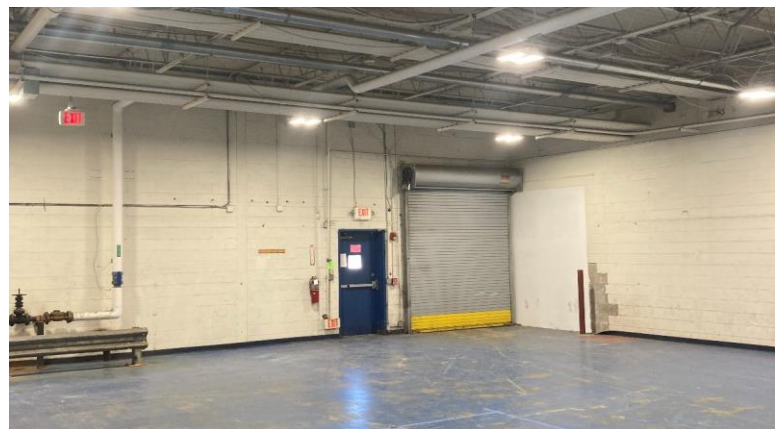
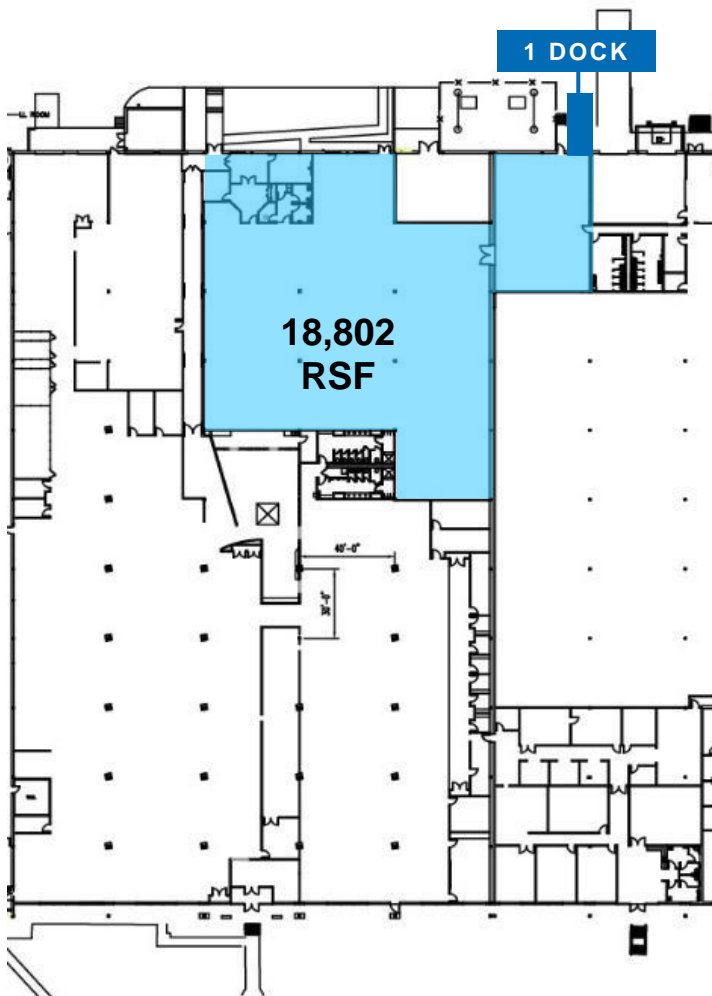
Vacancy Plan



18,802 \pm SF Warehouse Space

SUITE 800

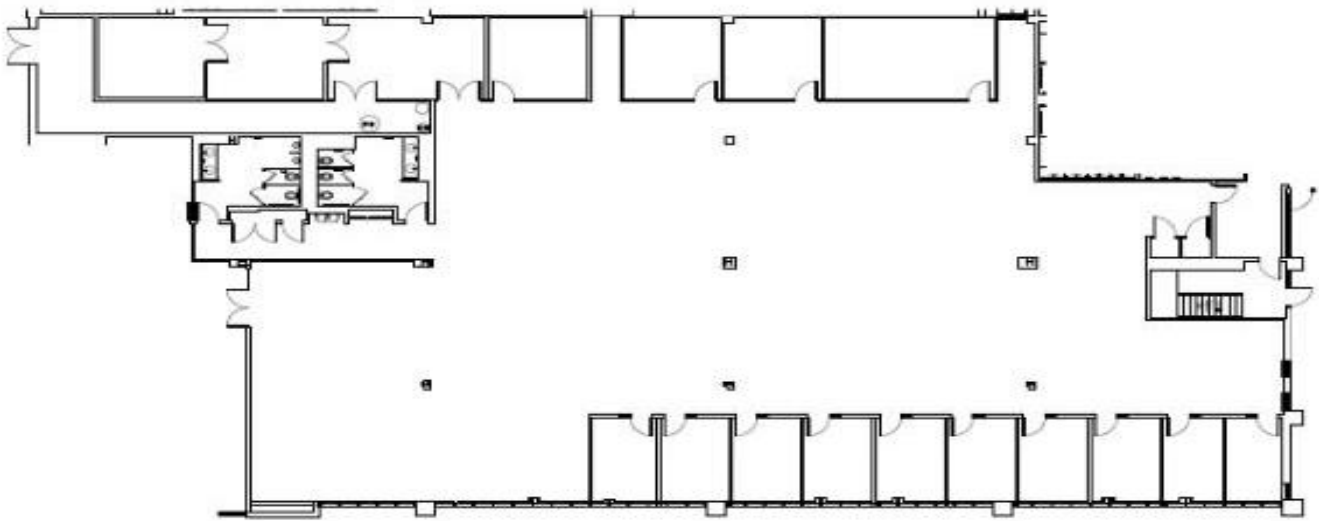
- Clear Height: 14'9" to the underside of the bar joist
- HVAC: 100% climate controlled
- Parking: 4/1,000 ratio with outside storage available
- Office: 600 SF office space with private rest rooms
- Loading: one (1) loading dock with mechanical dock leveler
- Racking: in place racking available
- Outdoor seating area with tables and chairs



11,425 \pm SF Office Space

SUITE 400

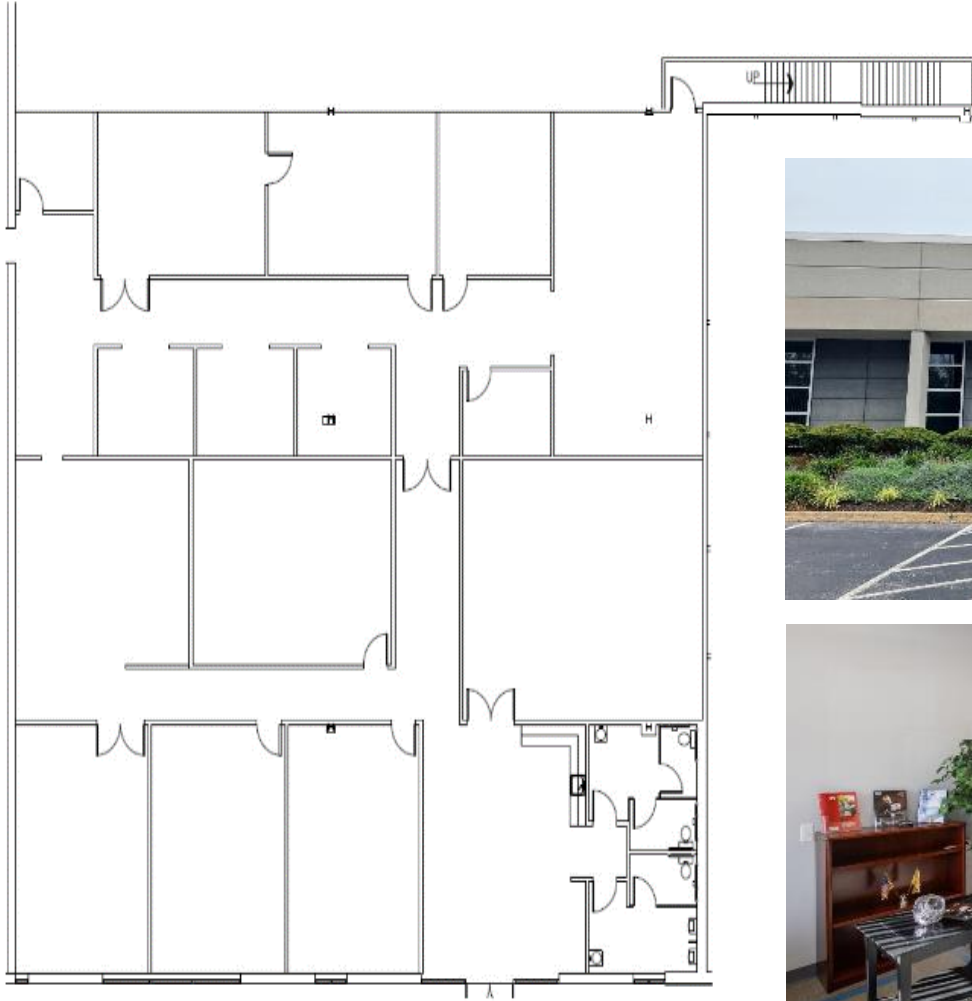
- Clear Height: 11'7" (10' drop ceiling)
- Private restrooms within suite
- Ten (10) private, perimeter offices
- Four (4) internal conference / meeting rooms
- Open space for 40+ workstations
- New glass façade entrance and main lobby
- Outdoor seating area with tables and chairs



8,280 \pm SF Office Space

SUITE 350

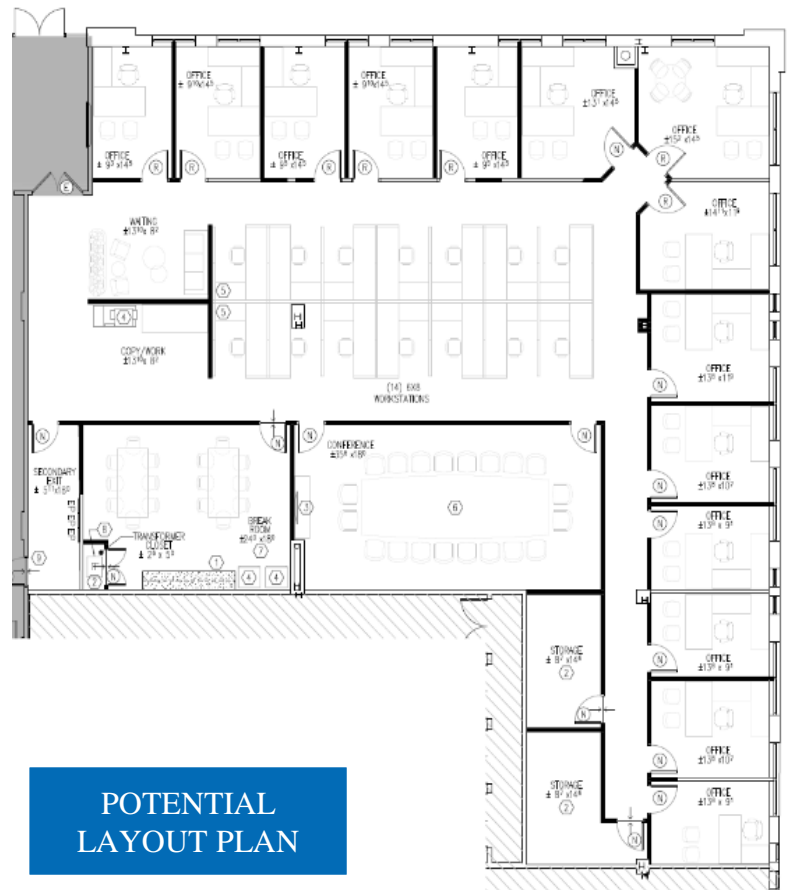
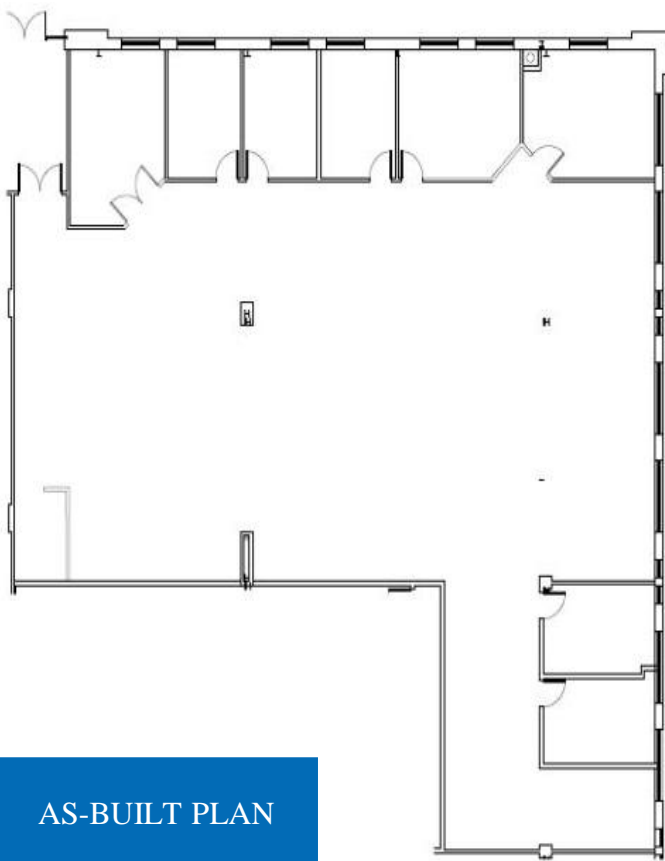
- Clear Height: 14'9" (11' finished drop ceiling)
- Direct entrance from the parking lot
- Large, private offices & training / conference rooms
- Private restrooms within suite



6,687 \pm SF Office Space

SUITE 150

- 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 the building lobby
- 10' drop ceiling
- Seven (7) private, perimeter offices
- One (1) conference room



Amenity Center



TOWN HALL
TRAINING CENTER

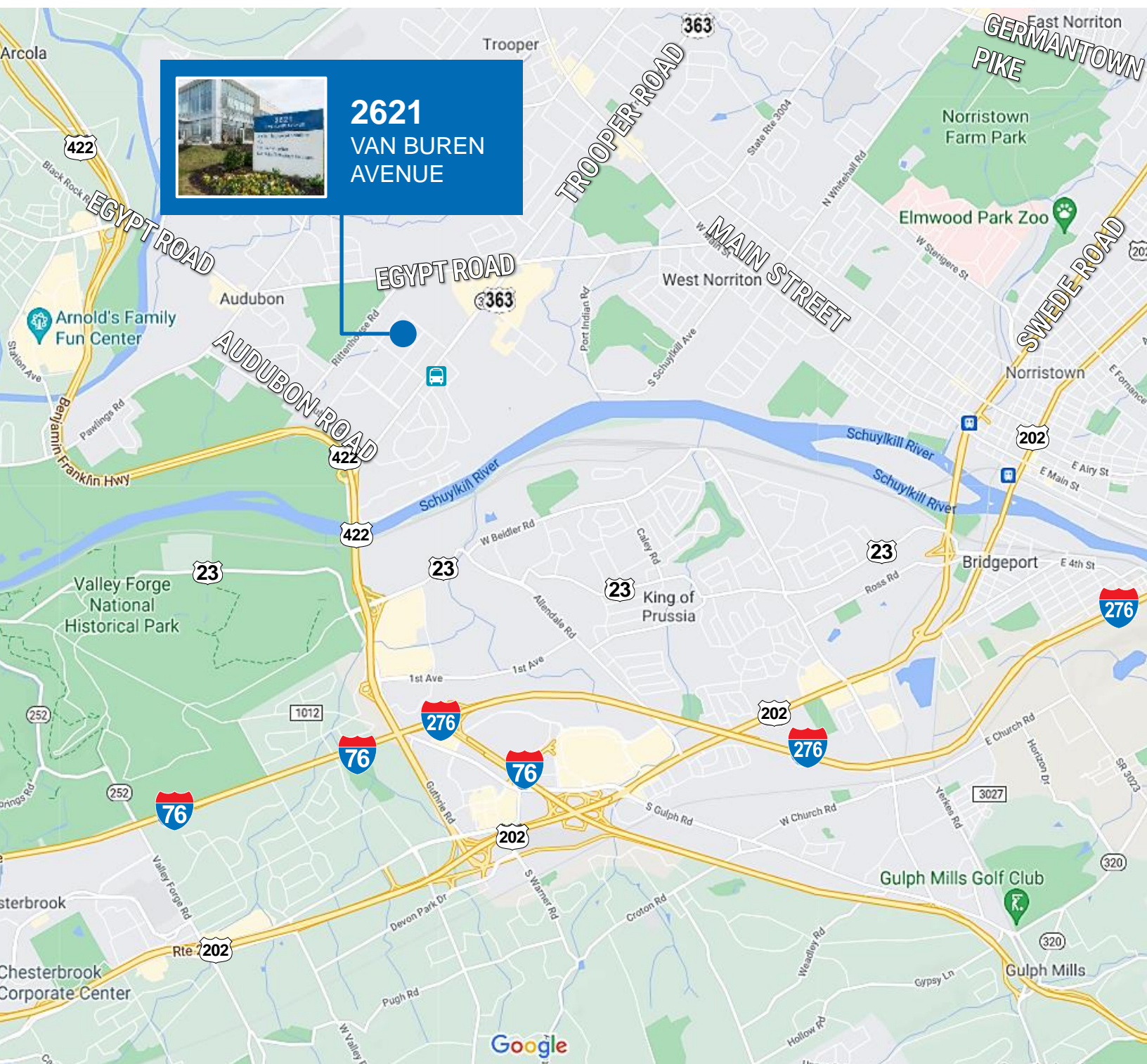


GRAB 'N GO CAFÉ



TENANT ONLY
COMMON AREA

Locations Map



Local Amenities



IP District Zoning

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; 9-21-2006by 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	IP	Mixed-Use	Office Technology
	District	Overlay Sector	Campus Sector
Barber shop/beauty shops	N	P	N
Beverage and brewery/bottling	P	P	N
Beverage distributor	P	N	N
Beverage stores (liquor)	N	P	N
Bicycle sales/service	N	P	N
Bookstores (wo adult entertainment)	N	P	N
Business services	P (within 600 feet of GC District)	P	P
Cabinet manufacturing	P	N	N
Cafeterias	A	P	A
Candy stores	P (within 600 feet of GC District)	P	N
Car wash	SE	N	N
Ceramic shops	N	P	N
Ceramic tile sales	P	N	N
Cleaning services	P	N	N
Clothing and apparel store	P (within 600 feet of GC District)	P	N
Colleges/universities	N	N	P
Communications, wireless -Per § 143-250	P	N	N
Computer sales	P (within 600 feet of GC District)	P	N
Computer sales, wholesale	P	N	N
Confectionery store	P (within 600 feet of GC District)	P	N
Construction company/headquarters	P	N	N
Contractor (storage)	C	N	N
Convenience store (no fuel/services)	P (within 600 feet of GC District)	C*(1)	N
Convention/exposition center	P*(2)	N	N
Dairy store	P (within 600 feet of GC District)	P	N
Dance school	P (within 600 feet of GC District)	P	N
Day-care center (child or adult)	P	P	A
Delicatessen	A	P	A
	P (within 600 feet of GC District)		
Department store	N	C	N
Detective agency	P	P	N
Driving school	P	N	N
Drugstore	P (within 600 feet of GC District)	P	N
Dry cleaner, commercial	P	N	N
Dry cleaner, retail	P (within 600 feet of GC District)	P	N
Electrical substation	P	N	P
Floor covering sales	P	N	N
Florist shop	P (within 600 feet of GC District)	P	N
Food distribution warehouse	P	N	N
Food processing	P	N	N
Furnace/air conditioning	P	N	N
Furniture repair/refinishing	P	N	N
Furniture store	P (within 600 feet of GC District)	N	N
Garage, storage	A	N	A
Garden supply shop	P (within 600 feet of GC District)	N	N
Gift shop	P (within 600 feet of GC District)	P	A
Glass sales and service	P	N	N
Grocery store (less than 30,000 SF)	N	P	N
Handicraft store	P (within 600 feet of GC District)	P	N
Hardware store	P (within 600 feet of GC District)	N	N
Health, athletic club, gym	P	P	A
Helipad-heliport	SE	P	N
Home improvement stores	P (within 600 feet of GC District)	N	N
Hospital	P	P	P
Hotels (with or without convention facilities)	P*(2)	P*(1)	N
Ice cream shops	P (within 600 feet of GC District)	P	A
Janitorial services	P	N	N
Jewelry stores	P (within 600 feet of GC District)	P	N
Kennels	SE	N	N
Libraries	P	P	A
Locksmiths	P (within 600 feet of GC District)	P	N
Mail order business	P	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 equip.
- (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).

Marine accessory shops

Meat markets

Medical clinics

Medical laboratories

Medical marijuana dispensary

Medical marijuana grower/processor

Medical offices

Moving company

Newspaper offices

Newspaper printing facility

Offices, business

Optical shops

Painting wallpaper store

Parking facilities/lots

Parks/playgrounds

Pest control service

Pet shops

Photocopying shops

Photographic processing

Photographic studios

Photographic

supplies/equipment

Recreational, indoor

Rental business

Research/development lab

Residential - aboveground-level retail

Restaurant

Restaurant, drive-through

IP District

P

P (within 600 feet of GC District)

P (within 600 feet of GC District)

P

P

P (for properties abutting Eisenhower, Van Buren, Jefferson, and Madison Avenues only)

P (for properties abutting Eisenhower, Van Buren, Jefferson, and Madison Avenues only)

P

P

P

P

P

P (within 600 feet of GC District)

P

C

P

P

P (within 600 feet of GC District)

P (within 600 feet of GC District)

P

P (within 600 feet of GC District)

P (within 600 feet of GC District)

P

P (within 600 feet of GC District)

P

N

C

C

Mixed-Use Overlay Sector

N

N

N

N

N

N

N

P

N

N

N

P

P

N

C

A

N

N

N

P

P

P

P

N

N

P

P

N

Office Technology Campus Sector

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

N

N

N

P

N

N

P

N

N

N

P

N

N

C

A

N

N

N

A

A

N

A

N

P

N

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 zoned/used properties by solid fencing and buffer plantings.

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