



COMMERCIAL INDUSTRIAL BUILDING

FOR SALE

103 W 1ST AVE, PARKESBURG, PA 19365 | PACT2059964



28,806
combined
AADT



Radiant Heat | Electric AC



22,500 sf

Priced at \$1,500,000

Spacious Warehouse for Sale in the heart of Parkesburg Borough just a walk from the Amtrak Station and adjacent to PA Route 10. This building features a layout that would accommodate various business operations. This 22,500 sf +/- building is equipped with 16-foot ceilings, 14-foot clear ceilings (steel girders), and is seated on 3.6 acres (two parcels included). There are two grade level roll-up doors (10x12) and one truck dock door (8x10). Painted block walls. 3-phase, 400-amp electric service (1 sub-transformer west side). The office area (20x33) has Central AC. This location is 1 hour from Philadelphia International, half hour to Newark, DE, 45 minutes from Lancaster and just over an hour to Harrisburg. Only 30 minutes to I-76 interchange. This sale includes PA Parcel #08-04-0063.0300 and #08-04-0063.02A0.



PROPERTY

HIGHLIGHTS

GREAT
TRAFFIC
COUNTS

SIGNALIZED
INTERSECTION

14FT CLEAR
CEILINGS

2 DELIVERY
DOORS & 1
DOCK DOOR



BEILER-CAMPBELL
REALTORS & APPRAISERS

COMMERCIAL DIVISION

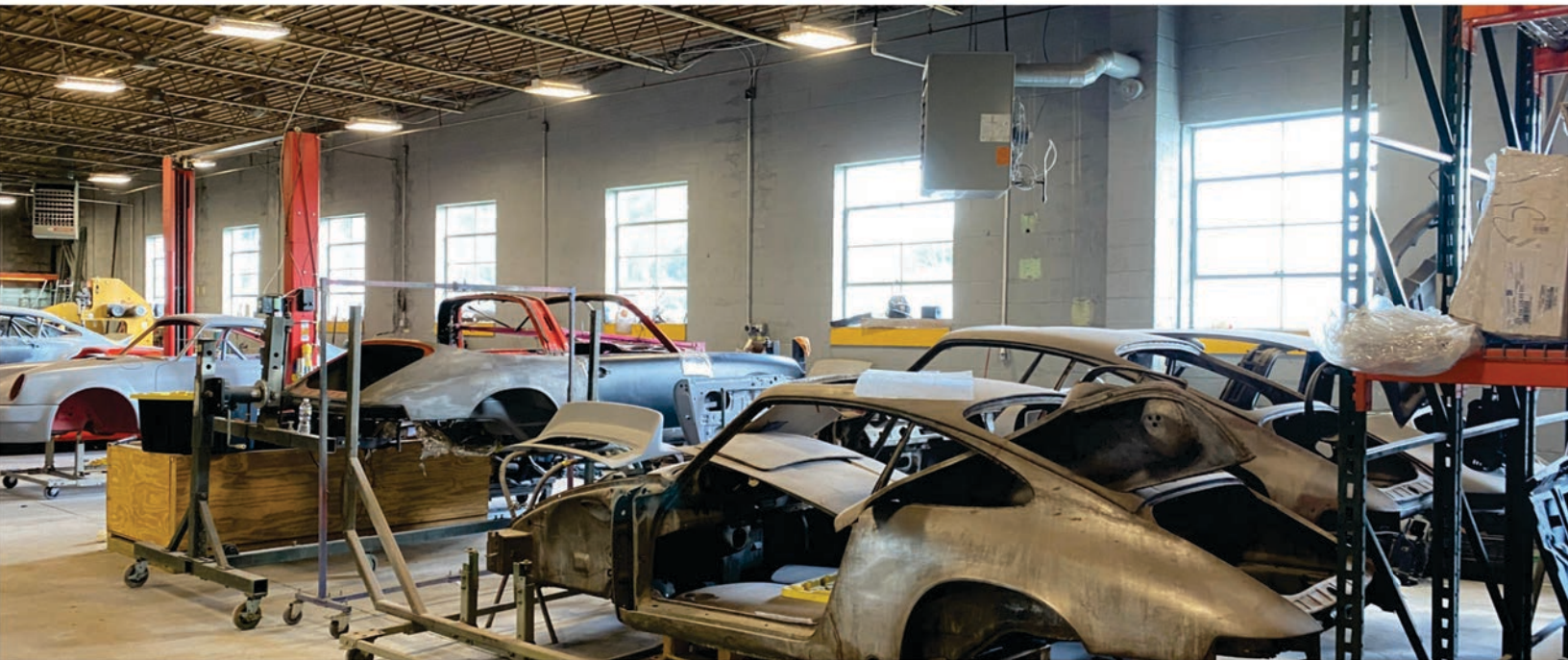
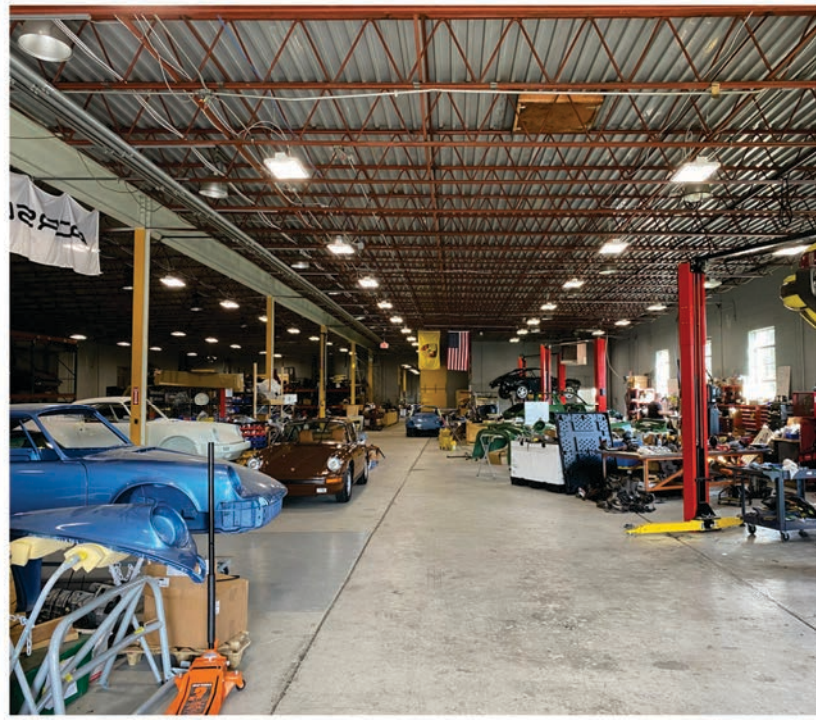
SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION

✉ APCCRE@GMAIL.COM | STOLHAVN@GMAIL.COM

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CONSTRUCTION

BLOCK
RUBBER ROOF
HEAVY DUTY FLOORING

UTILITIES

- 3 PHASE | 400-AMP ELECTRIC
- CENTRAL AIR IN OFFICE
- PUBLIC WATER
- PUBLIC SEWER
- RADIANT HEAT

ZONING

USES BY RIGHT

INCLUDE:

- RETAIL SALES GEN MERCHANDISE
- PERSONAL SERVICES
- RESTAURANT, TAVERN
- GENERAL OFFICES
- FINANCIAL INSTITUTIONS
- MEDICAL OFFICES/CLINICS
- SCHOOL /EDUCATION
- VETERINARY CLINIC (NO KENNEL)
- SHOPPING CENTER
- HOTEL/MOTEL
- CLUB/LODGE
- COMMERCIAL VEHICLE PARKING
GARAGE/PARKING LOT
- TRANSPORTATION CENTER
- TRADE SCHOOL

LISTING AGENT

ANDREW CRAWFORD

COMMERCIAL REALTOR /COMMERCIAL DIVISION MANAGER

(610) 299-0500

APCCRE@GMAIL.COM

- LICENSED IN PA/DE/MD
- MEMBERSHIPS:
 - TRI-COUNTY SUBURBAN REALTORS ASSOCIATION - COMMERCIAL CHAPTER
 - COMMERCIAL/INVESTMENT MARKETING EXCHANGE
 - CHESTER COUNTY COMMERCIAL INDUSTRIAL INVESTMENT COUNCIL
- 21 YEARS EXPERIENCE



BOROUGH OF PARKESBURG

Municipal Zoning Map

Zoning Adopted: September 20, 2005
Map Created: May 5, 2008

Parkeburg Zoning Districts

- C-1 - Commercial-Neighborhood
- C-2 - Commercial-General
- I - Industrial
- R-1 - Residential
- R-1A - Residential
- R-2 - Residential
- R-3 - Residential
- R-4 - Residential
- R-5 - Residential
- Road Centerlines
- Parcel Boundaries
- Railroad lines

IMPORTANT NOTICE:

The Official Zoning Map in the unadopted building shall be the final authority regarding the current zoning status of land, buildings, and other structures.

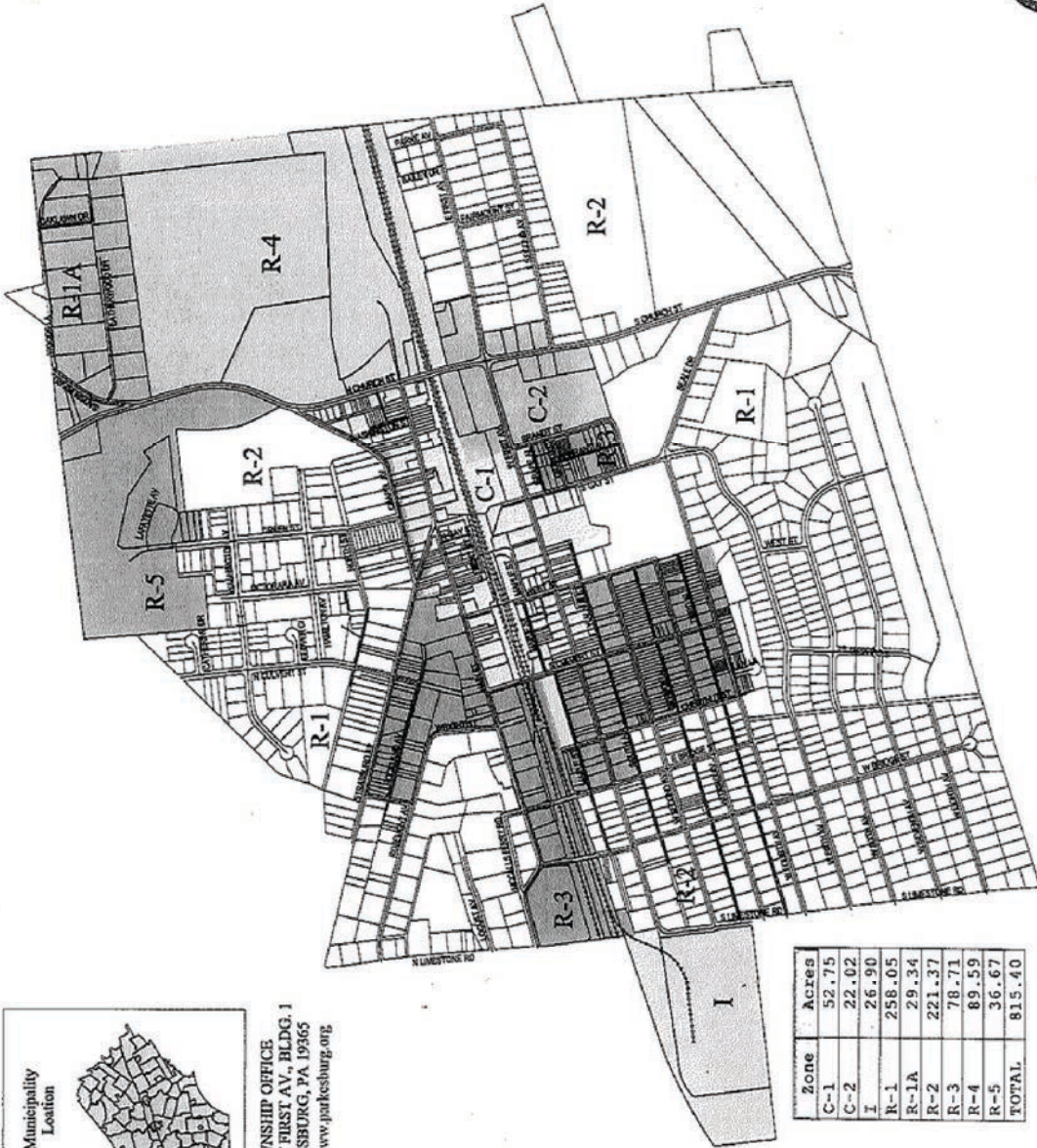
NOTES: Not for rezoning purposes.

Parkeburg's zoning districts were prepared using the most current data available as of 2008. The map was prepared using the most current data available as of 2008. The map was prepared using the most current data available as of 2008. The map was prepared using the most current data available as of 2008.

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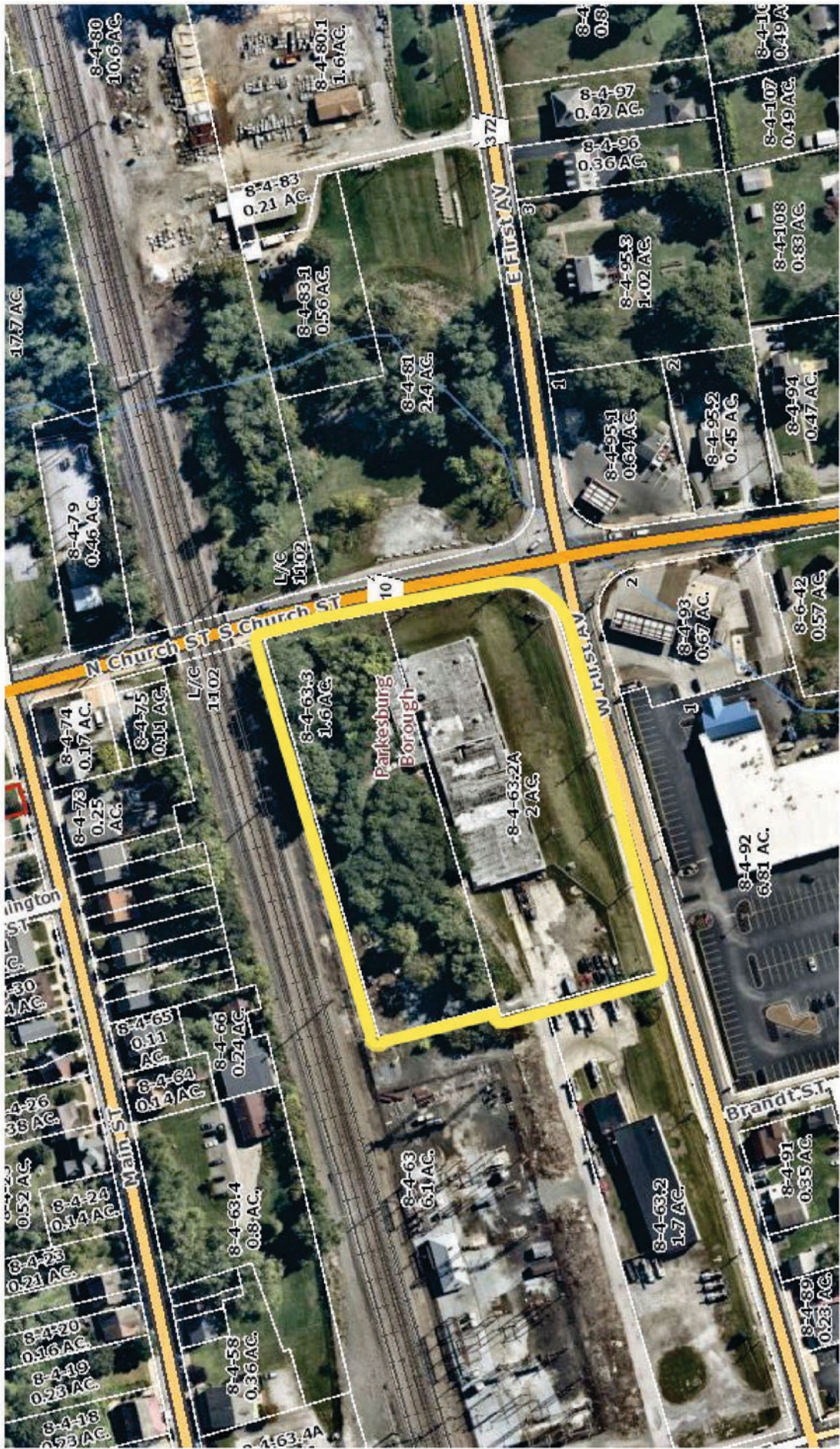
LIMITATION AND LIABILITY OF USE:

This map was prepared for informational purposes only. It is not intended to provide legal advice or to be used for any other purpose. The map is provided as a service to the public and is not intended to be used for any other purpose. The map is provided as a service to the public and is not intended to be used for any other purpose.



TOWNSHIP OFFICE
315 WEST FIRST AV., BLDG. 1
PARKESBURG, PA 19365
<http://www.parkesburg.org>

Zone	Acres
C-1	52.75
C-2	22.02
I	26.90
R-1	256.05
R-1A	29.34
R-2	221.37
R-3	78.71
R-4	89.59
R-5	36.67
TOTAL	815.40



ARTICLE XI

C-2, GENERAL COMMERCIAL

DISTRICT SECTION 1100 PURPOSE

The purpose of the C-2, General Commercial District, is to provide sufficient space in appropriate locations for the types of commercial and related establishments that have a moderate or higher impact on the Borough through building massing, visual impact and trip generation rates. C-2 uses will generally have higher levels of trip generation and need for access to primary roads than those uses in C-1. These uses may generate environmental impacts such as noise and light, which requires greater regulation by the Borough.

SECTION 1101 USE REGULATIONS

1. Permitted Uses: In the C-2, General Commercial District, a building shall be erected, altered or used, and a lot or premises shall be used, by right, for any of the following purposes and no other:

- A. Retail sales and repair of goods, general merchandise.
- B. Personal services, such as but not limited to, barber shops, hair and beauty salons, laundries.
- C. Restaurant, tavern, without drive through facilities.
- D. General offices, financial institutions (without drive-through facilities), and medical offices, clinics.
- E. Municipal offices, facilities and uses, including community facilities
- F. School or other educational facility.
- G. Studio of an artist or teacher.
- H. Veterinary clinic, without kennel facilities.
- I. Public utility installations.

- J. Forestry
- K. Shopping center.
- L. Hotel, motel, rooming house.
- M. Club, lodge or fraternal organization.
- N. Commercial vehicle parking garage, parking lot.
- O. Transportation center.
- P. Trade school.
- Q. No-impact home-based business.
- R. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, including but not limited to those described in Section 2004, herein.

2. Conditional Uses.

- A. Commercial entertainment and recreation facility.
- B. Mixed use projects including residential dwellings, retail and office uses, located in a building(s) in areas designated on the Zoning Map as a Mixed Use Overlay District (MUOD).
- C. Day care center, per Section 2011.
- D. Group Homes.
- E. Drive-through service facilities as an accessory use to a primary permitted use or other approved conditional use located on a parcel which has frontage on Church Street (Pennsylvania Route 10).

3. Uses permitted by Special Exception.

- A. New or used automobile sales and related service.
- B. Vehicle repair facility.

- C. Veterinary clinic including kennel or dog day care center.
- D. Nursing, convalescent home.
- E. Gasoline service station, including accessory convenience store.

SECTION 1102 AREA AND BULK REGULATIONS

- 1. Minimum lot area: 6,000 sq. ft.
- 2. Minimum lot width:
At the building setback line: 50 ft.
At the street line: 35 ft.
- 3. Minimum front yard: 25 ft.
- 4. Minimum side yard: 10 ft. with aggregate of 25 ft.
- 5. Minimum rear yard: 20 ft.
- 6. Maximum building height: 3 stories or 50 ft., whichever is less.
- 7. Maximum building Coverage: 60%
- 8. Maximum impervious coverage: 80%.

SECTION 1103 DESIGN STANDARDS

- 1. Access, traffic control and interior circulation, as required by Article XVI, herein,
- 2. Off-street parking, as required by Article XVI, herein, except that such requirements shall be waived for existing commercial uses and for conversions of residential uses to commercial uses.
- 3. Off-street loading, as required by Article XVI, herein.
- 4. Landscaping, screening and buffering, as required by Article XIV, herein.

- 5. Outdoor lighting, as required by Section 426 of the Borough Subdivision and Land Development Ordinance.
- 6. Outdoor storage, as required by Article XIV, herein.
- 7. Signs, as required by Article XVII, herein.

SECTION 1104 GENERAL STANDARDS

The following standards shall apply to uses permitted in the C-2 District, as well as standards in Article XIV, General Provisions, of this Ordinance.

- 1. All of the General Standards of Section 1004 of this Ordinance shall apply to this District, when applicable.
- 2. A shopping center shall be designed to minimize parking of vehicles between the street and building(s) and encourage parking in side yards and rear yards. Primary access to a shopping center shall be from an arterial street.
- 3. Shopping centers and other retail centers shall accommodate small, diverse types of businesses by providing a variety of sizes of rental spaces, with emphasis on the smaller spaces.
- 4. Gasoline service stations shall not include automobile body and paint shops, but be limited to minor automotive repair.

SECTION 1105 MIXED USE OVERLAY DISTRICT

It is the purpose of the Mixed Use Overlay District (MUOD) to provide locations where C-2 commercially zoned land may be developed with concentrations of uses that reinforce the urban land use pattern. The Mixed Use Overlay District is an alternative to the base C-2 zoning and is considered a Conditional Use requiring approval of Borough Council. The MUOD is only applicable to parcel(s) within the C-2 zoning district located contiguous to the intersection of First Ave. and Church St. Uses permitted in the Mixed Use Overlay District are mandatory for that Overlay District and exceed those permitted by right in the C-2 Commercial District in order to establish development density that takes advantage of existing infrastructure and supports the commercial center of the Borough.

Applications for development under the MUOD standards, which propose density greater than conventionally permitted in the commercial zoning districts, shall be required to participate in Borough revitalization programs established by the Borough Council. The basis for required participation in Borough Revitalization projects is to offset the increased density permitted in a MUOD by contributing to planned community improvements designed to facilitate pedestrian, vehicular and transit systems. These projects shall be selected by Council from those included in the Parkesburg Borough Revitalization Plan of 2003, as amended. The extent of participation shall be at the discretion of Council, but may include provision of amenities within the Borough beyond the boundaries of the MUOD. The provision of amenities may take the form of contribution to escrow funds to be employed by Council or the actual construction of amenities at the direction of Council, or both. Agreed upon arrangements for revitalization plan participation shall be contained on the Final Plans for MUOD development and shall be binding upon the applicant. Completion of funding and/or construction shall be considered part of the Plan and subject to agreements between the developer and the Borough Council.

Development applications electing to use the MUOD provisions shall be required to prepare a Master Plan for the entire tract, even if the proposal is for a portion of the tract. The Master Plan shall delineate proposed buildings (including descriptions of multi-story buildings), parking, landscape and hardscape materials, utilities and service facilities. For purposes of this Ordinance, the tract shall be those collective parcels identified on the Borough Zoning Map as being eligible for use of MUOD provisions. Master Plans for portions of a MUOD tract shall illustrate how different development phases relate to and link to each other and shall include, but are not limited to, architectural facade drawings, site plans, landscape plans, phasing plans, utility plans, and circulation plans. It is the intent of the MUOD provisions that first level commercial development be multiple small retail businesses, rather than one large retail business.

A Master Plan shall accompany the initial application for approval of a MUOD development and it shall precede the submission of all other application requirements of the Borough Subdivision and Land Development Ordinance. A Master Plan may be substituted for a Sketch Plan. The Borough Council shall review the Master Plan for conformity to the purposes and intent of the MUOD.

The following development standards shall apply to any structures within the C-2 Zoning District which intend to utilize the criteria for a Mixed Use Overlay District:

1. MUOD development shall be one (1) or more buildings a minimum of four (4) stories in height and a maximum of six (6) stories.
2. The first floor development of a MUOD building shall contain commercial, retail uses permitted in the commercial zoning districts selected so as to provide goods and/or services to residents of the MUOD and nearby residential areas. If part of the first floor is used as a parking garage, the front facade of the building(s) shall contain commercial businesses, with parking in the rear of the first floor, and fifty percent (50%) of the second level shall contain commercial, retail establishments. Drive-through business establishments shall be specifically excluded from a MUOD development. Under no circumstances shall residential or office uses occur on the first floor.
3. The second floor development of a MUOD building shall contain professional offices if the total height of the building is four (4) stories or shall contain professional offices on the second and third floors if the total building height is five (5) or six (6) stories in height, except for situations where commercial development in on the second floor in accordance with 2, above.
4. Use of floors above those described above, which may be the third, fourth, fifth and sixth floors, is limited to residential units which may be of various rental or ownership types, including condominium. Each residential unit shall be for permanent occupancy and shall not be intended for transient occupancy.
5. Utilities for MUOD development shall be underground.
6. Services for a structure within a MUOD building, such as trash receptacles and mail delivery, shall be consolidated at single locations for each building.
7. Area and Bulk Standards: Development plans for a MUOD shall propose dimensional standards for building and parking layout. These standards shall be subject to the review and approval of the Borough Council. Notwithstanding approved dimensional standards, the following lot coverage regulations shall apply:
 - A. Maximum Lot Coverage: 75%.
 - B. Maximum Impervious Coverage: 90%.

8. If part of the MUOD development includes a parking structure detached from the main mixed use building, that structure shall be included in the computation of area and bulk standards of Section 1105.7, above. Parking facilities, either within a building or outside, shall be required for all uses within the MUOD, calculated per the standards of this Zoning Ordinance. The applicant may propose additional parking on the MUOD tract which is intended to serve uses outside the tract boundaries. In such case, the applicant shall demonstrate an ability to provide such excess parking to the satisfaction of the Borough Council.
9. An applicant for MUOD development shall prepare a Master Plan, which may substitute for a Sketch Plan, elevations and appropriate other drawings for the consideration of the Borough Council. The drawings shall be at scales appropriate to describe the proposed uses, site design, vehicular circulation and landscaping.
10. Parking: The number of required parking spaces shall conform to the standards of the Zoning Ordinance. Reduction of spaces for use by occupants of a MUOD may be considered on the basis of relationships between the uses and reduced trip generation rates projected by the applicant. Commercial parking for uses beyond the MUOD boundary may be permitted on site if the parking computation for the MUOD is met separately.
11. Landscaping: A Landscape Plan for the MUOD shall be submitted with the Preliminary Plan and contain buffer planting areas around the perimeter of the MUOD site, shade and ornamental trees on the interior of the site, including parking lot landscaping.
12. Preliminary Plans for a MUOD shall meet all requirements of the Borough Subdivision and Land Development Ordinance, in addition to any requirements specific to a MUOD. The Borough Council may require the preparation of a Traffic Impact Study.

