



FOR LEASE
5,000 SF PRIME FLEX SPACE
WEST CHESTER, PA



895 FERN HILL, UNIT B | WEST CHESTER, PA 19380

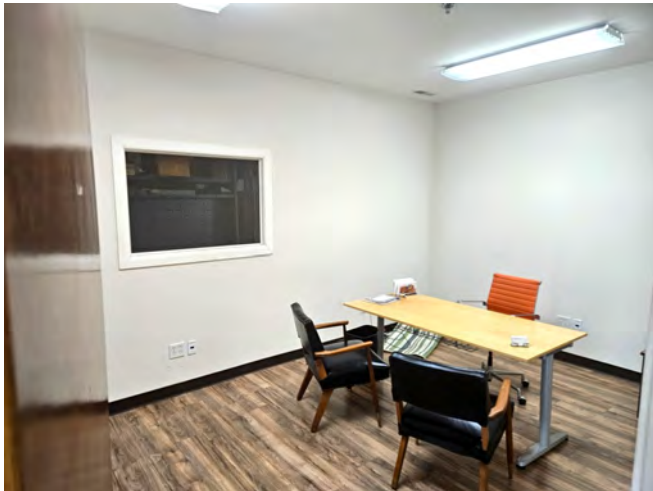
Property HIGHLIGHTS

- 5,000 SF of Prime Flex Space
- Prime Location in West Chester, PA
- Easy Access to Rt. 202 and Rt. 3
- High Visibility Signage
- 17' High Ceiling to the Joist
- Clear Warehouse—Low Column Count
- 3 Phase Power
- 20' x 15' Drive-In
- Nicely Finished Offices +/- 670 SF
- (2) Private Offices
- Large Open Reception Area
- Large ADA Restroom
- Large Kitchen / Break-Room
- 8 Parking Spaces



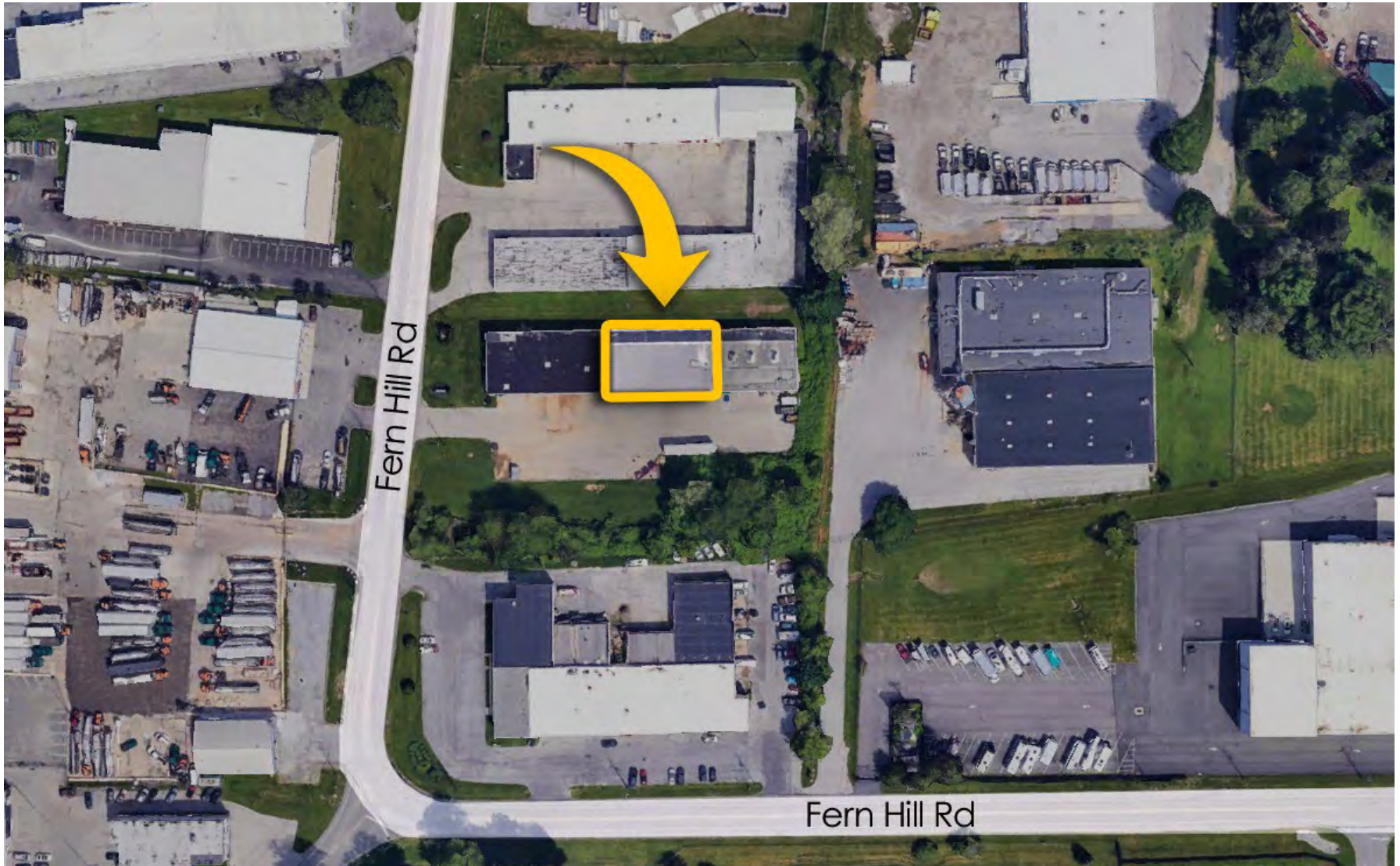
LEASE RATE: \$13.50 PSF

Property PHOTOS



Property **OVERHEAD MAP**

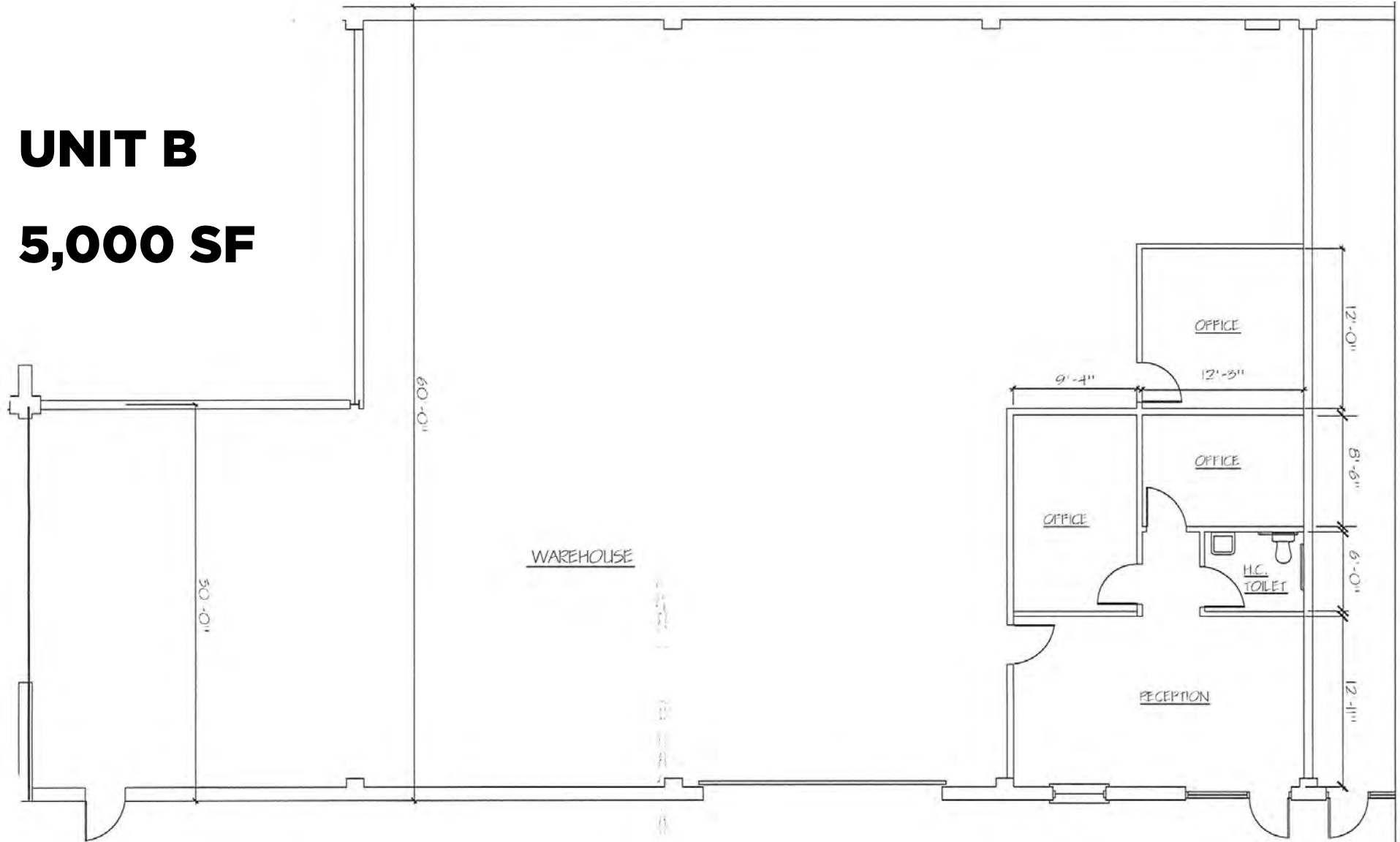
UNIT B



Property **FLOOR PLAN**

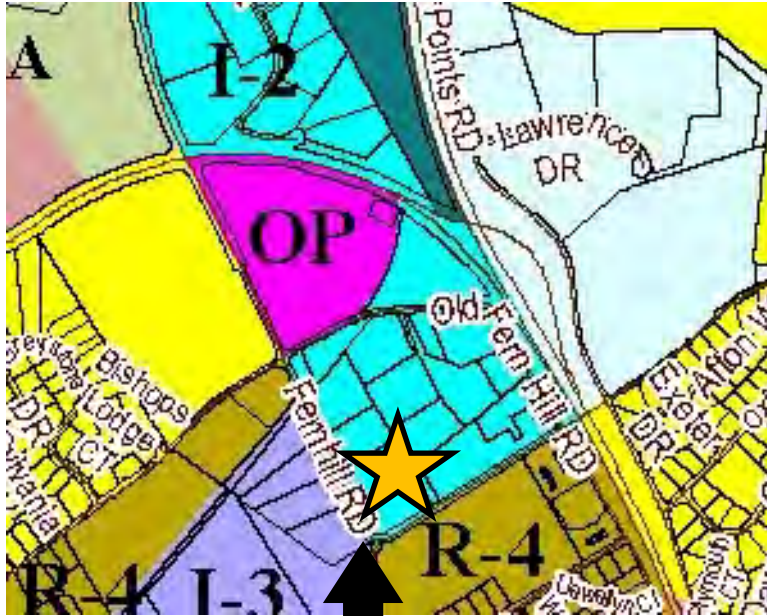
UNIT B

5,000 SF

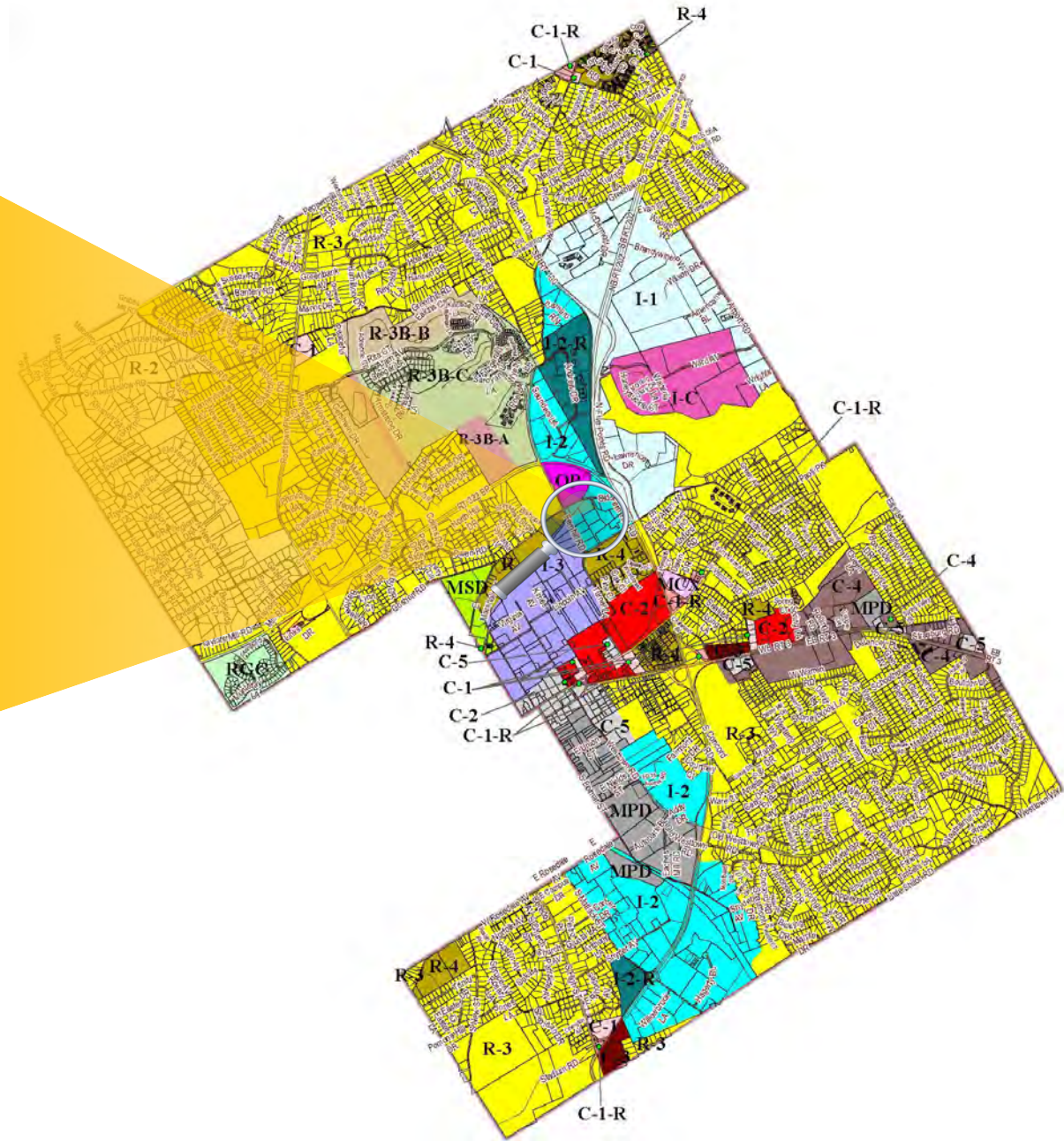


ZONING MAP

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



**ZONING: I-2
INDUSTRIAL**



ZONING INFORMATION

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§ 84-38. I-2 Light Industrial District.

A. District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- (1) Research, engineering or test laboratory.
- (2) Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not involving a retail activity on the lot and not including a junkyard or the slaughtering of animals.
- (2.1) Miniwarehouse or self-storage facility. **[Added 7-24-1990 by Ord. No. 5-1990; amended 10-24-2007 by Ord. No. 11-2007]**
- (2.2) Wholesale sales, storage or distribution. **[Added 7-8-2015 by Ord. No. 4-2015]**
- (3) 'Municipal, county, state and federal uses including fire, police and ambulance facilities. **[Added 10-8-2014 by Ord. No. 4-2014]**
- (4) Contractor's establishment not engaging in any retail activities on the site.
- (5) Office building, medical office building or clinic, including outpatient medical services. **[Amended 5-13-2015 by Ord. No. 4-2015(A)]**
- (6) Mass transit station.
- (7) Public place of amusement or recreation; athletic club. **[Amended 1-23-1993 by Ord. No. 1-1993; 10-24-2007 by Ord. No. 11-2007]**
- (8) Financial establishment.
- (9) Commercial greenhouse.
- (10) Agricultural use: as prescribed by the farm regulations in § 84-50.
- (11) Automobile body repair and paint shop or automobile repair shop. **[Added 10-24-1995 by Ord. No. 7-1995⁵; amended 8-10-2005 by Ord. No. 7-2005]**
- (12) Hotel/motel, provided that the minimum lot size for the use shall be three acres. **[Added 4-9-1997 by Ord. No. 7-97³]**
- (13) Forestry, subject to the standards in § 84-57.8. **[Added 5-9-2001 by Ord. No. 6-2001]**
- (14) Mineral extraction. **[Added 5-9-2001 by Ord. No. 6-2001⁴]**

1. Editor's Note: Former Subsection A(3), Public utility installation, municipal, county, state and federal use, including fire, police or ambulance facility, was repealed 9-2-2014 by Ord. No. 3-2014.

2. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(11) and Subsection A(12) as Subsection A(12) and (13), respectively.

3. Editor's Note: This ordinance also renumbered former Subsection A(12) and (13) as Subsection A(13) and (14) and former Subsection A(13)(e) as Subsection A(14)(d).

(14.1) Microbrewery and brewery pub. **[Added 4-12-2017 by Ord. No. 1-2017]**

(14.2) Rental business. **[Added 4-12-2017 by Ord. No. 1-2017]**

(14.3) Food stand. **[Added 8-17-2021 by Ord. No. 12-2021]**

(15) Accessory uses which are clearly incidental to the principal building, structure or use, including but not limited to restaurant, cafeteria or recreational uses and a home-related business as an accessory use to a lawful nonconforming single-family detached dwelling. **[Amended 6-12-2013 by Ord. No. 03-2013]**

(16) The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter. The area and bulk regulations of this article, the design standards of this article and the general performance standards of this article shall apply to all uses permitted by special exception in the Light Industrial District.

- (a) Radio and television transmitter, including such as an accessory use, if it is of any type requiring licensing by the Federal Communications Commission (FCC).
- (b) Child day-care center, adult day-care center and group day-care center. **[Amended 4-18-1989 by Ord. No. 3-1989; 9-25-2002 by Ord. No. 11-2002]**
- (c) Retail sales as an accessory use, subject to the limitations imposed by § 84-53. **[Amended 3-10-1999 by Ord. No. 2-1999]**
- (d) Churches.⁵ **[Added 10-9-1990 by Ord. No. 8-1990]**

(17) The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter. **[Added 4-22-1998 by Ord. No. 5-1998; amended 9-25-2002 by Ord. No. 11-2002]**

- (a) (Reserved)⁶
- (b) ⁷Public utility facility and gas and liquid pipeline facility subject to the standards in § 84-56. **[Added 9-2-2014 by Ord. No. 3-2014; amended 10-8-2014 by Ord. No. 4-2014]**
- (c) Motorcycle sales and sale of related merchandise and the operation of a repair shop for the motorcycles as an accessory use thereto, provided that the lot on which the use is proposed does not abut a residential zoning district. **[Added 3-5-2024 by Ord. No. 1-2024]**

4. Editor's Note: This ordinance also renumbered former Subsection A(13) through (15) as Subsection A(15) through (17), respectively.

5. Editor's Note: Former Subsection A(12)(d), which permitted motels, was repealed 10-25-1994 by Ord. No. 3-1994.

6. Editor's Note: Former Subsection A(17)(a), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.

7. Editor's Note: Former Subsection A(17)(b), which permitted certain educational uses as conditional uses, was repealed 12-14-2011 by Ord. No. 12-2011.

ZONING INFORMATION



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B. Area and bulk regulations. The following area and bulk regulations shall apply to all uses in the I-2 District. **[Amended 6-14-1983 by Ord. No. 4-1983; 6-28-2006 by Ord. No. 6-2006; 3-5-2024 by Ord. No. 1-2024]**

- (1) Lot size: two acres minimum.
- (2) Lot width at building setback line: 200 feet minimum.
- (3) Lot width at street right-of-way line: 50 feet minimum.
- (4) Lot coverage: 50% maximum.
- (5) Building setback line: 50 feet minimum.
- (6) Side yards: 30 feet minimum for each side yard.
- (7) Green area (landscaped): 30% minimum.
- (8) Rear yard: 35 feet minimum.
- (9) Building height: 40 feet maximum.
- (10) Tower and chimney location: 50 feet minimum from any lot line.
- (11) Paved surface area: a maximum of 60% of the lot area.
- (12) Yard contiguous to a residential zoning district or a residential use:
 - (a) Rear yard: 100 feet.
 - (b) Side yard: 100 feet.
 - (c) The one-hundred-foot side/rear yards provided for in Subsection B(12)(a) and (b) shall be maintained as a buffer zone as follows:
 - [1] The one-hundred-foot side/rear yards shall be treated as a buffer zone and shall be left and retained in their natural states, with all natural vegetation left undisturbed.
 - [2] In the event that the screening requirements of § 84-55A are not met after application of § 84-38B(12)(c)[1], there shall be added to the undisturbed buffer zone the screening required by § 84-55A.
 - [3] The buffer zone shall not be used for any industrial or accessory use, nor shall any structure, building, parking, roads or driveways be permitted within such zone, and the zone shall be left and maintained in its natural state.
 - [4] For purposes of this subsection, the words "natural vegetation" shall mean any plant life, including, but not limited to, grasses, bushes, trees, vines and any other flora located on a lot.

(13) Parking area setback from property lines:

- (a) Side or rear yard: 10 feet minimum.

(b) Front yard: 20 feet minimum.

(14) Height of structure: 60 feet maximum.

- C. Design standards. The design standards in the Campus Light Industrial District shall also apply to the Light Industrial District.
- D. General performance standards. Uses located in the Light Industrial Zoning District shall comply with § 84-57.1, General performance standards, located in Article XIV of this chapter.



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