



FOR SALE INDUSTRIAL/FLEX COMPLEX

KENNETT SQUARE, PA



210 GALE LANE | KENNETT SQUARE, PA 19348

PROPERTY HIGHLIGHTS

- Rarely For Sale Complex in Kennett Square
- 18,700 SF Total on 3.1 Acres in Walnut Corporate Center
- 2 Separate Flex Buildings—15,500 SF and 3,200 SF
 - *Main Building*—8,000 SF Warehouse & 4,000 SF Office (with an additional 3,500 SF 2nd Floor Office)
 - 2 Loading Docks, 6 Drive-in-Doors (13' x 14'), 17' Clear in WH
 - *Detached Building*—2,500 SF Warehouse & 700 SF Office
 - 2 Drive-in-Doors, 12' Clear in WH
- Building/Signage Visibility on Route 1
- 3-Phase Electric-Rooftop Solar Panel System Significantly Reduces PECO Bills
- Full Access for 18 Wheelers and Box Trucks
- Multiple Leases in Place Allows Buyer Additional Cash Flow

SALE PRICE: \$3,200,000

PROPERTY PHOTOS





AERIAL



FLOOR PLANS



1

2

3

4

WAREHOUSE #2
AREA
122
0 SQ. FT.
TOM OF STEEL EL: 17'-2"
ERSIDE OF ROOF EL: 19'-0"

WAREHOUSE
AREA
121

An architectural drawing of a building section. It features a double door opening with a height of 8'-0" and a width of 14'-0". The door is set into a wall that is 12'-0" wide. The floor is labeled 'LOADING DOCK' at the bottom right. The drawing is a line drawing with some color-coded areas: the door frame is yellow, the door itself is black, and the loading dock floor is also yellow.

5

6

7

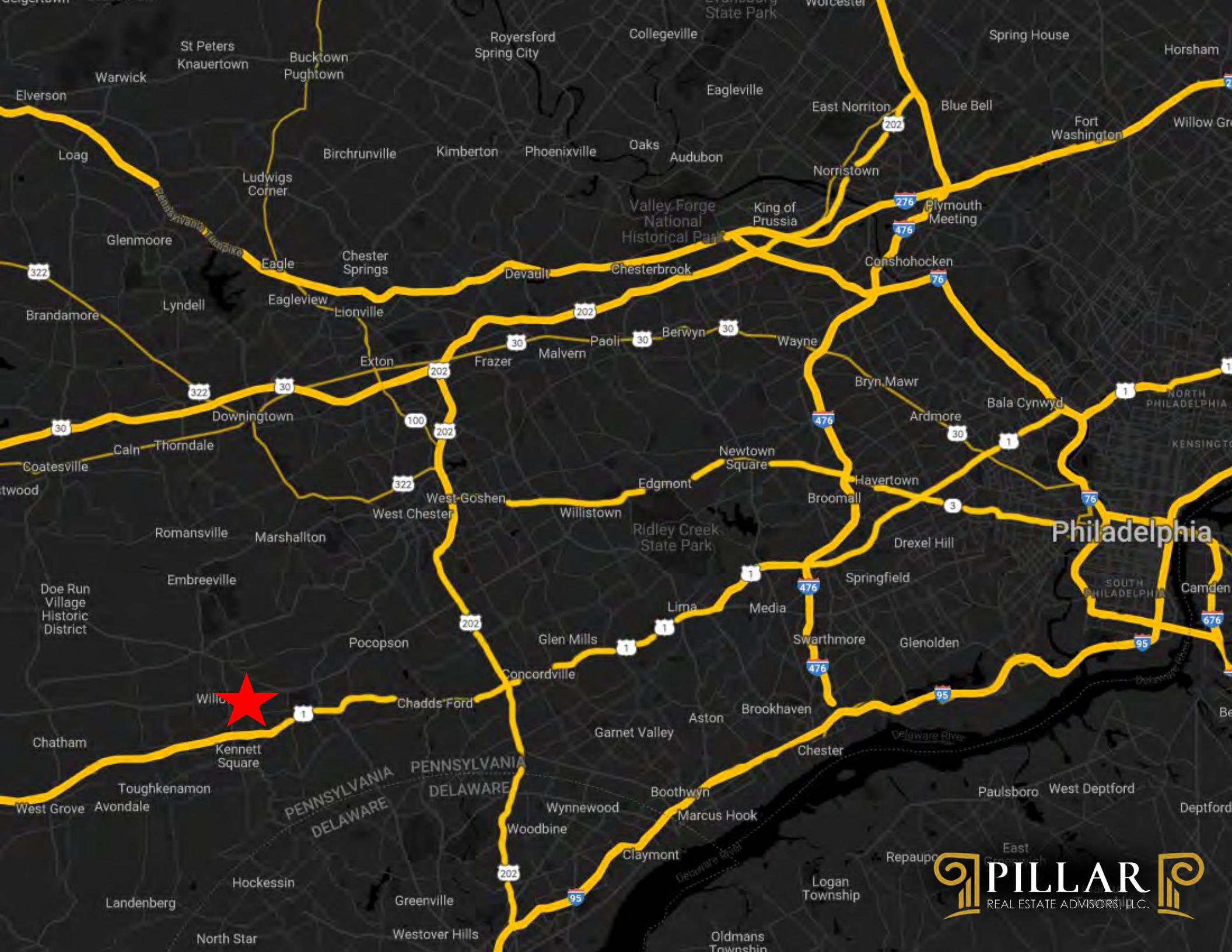
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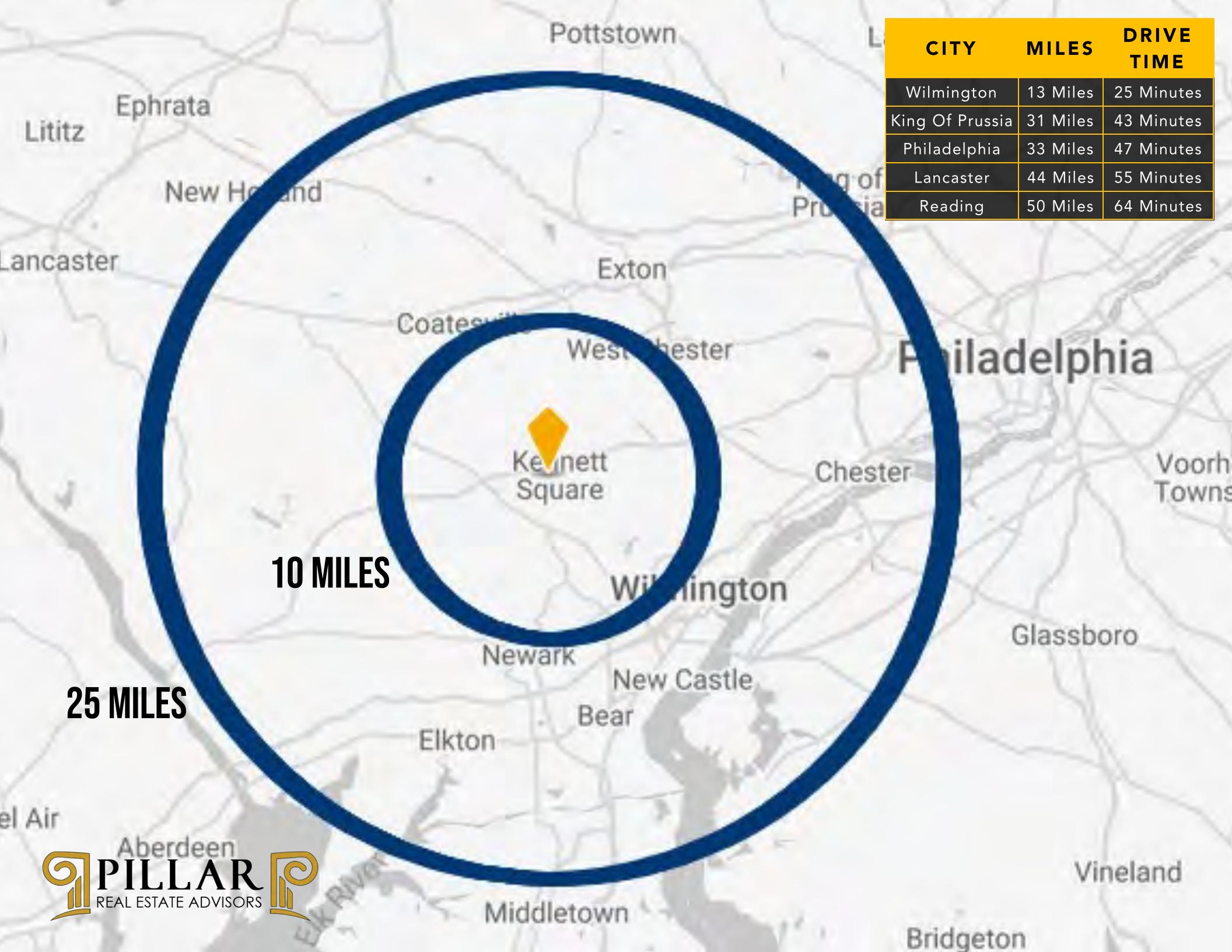
DRIVE-IN DOORS

LOADING DOCKS

MAIN BUILDING: FIRST FLOOR



 PILLAR Real Estate Advisors, LLC.



10 MILES

25 MILES

DEMOGRAPHICS



POPULATION:

	1 MILE	5 MILES	10 MILES
2020 Population	4,503	43,011	274,210
2024 Population	5,175	44,751	278,718
2029 Population Projection	5,502	46,648	286,807
Annual Growth 2020-2024	3.7%	1.0%	0.4%
Annual Growth 2024-2029	1.3%	0.8%	0.6%

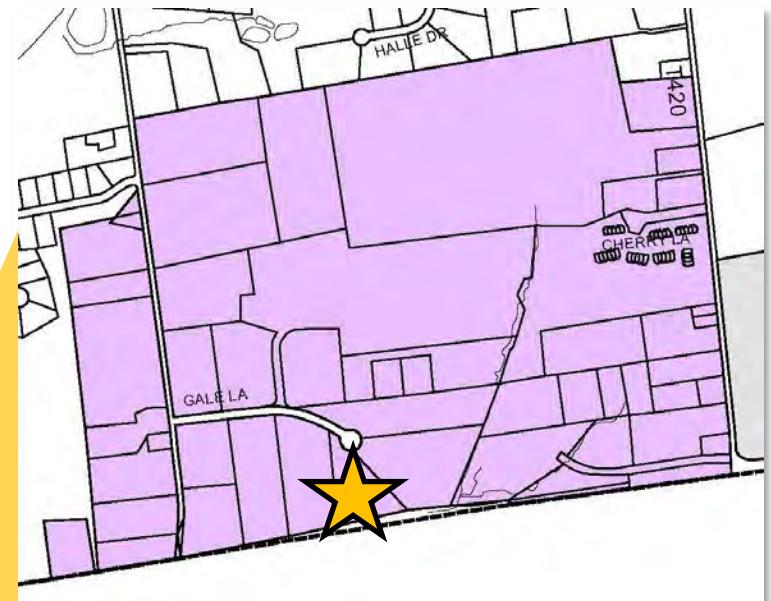
HOUSEHOLDS:

2020 Households	1,565	15,143	104,317
2024 Households	1,805	15,820	106,047
2029 Household Projection	1,923	16,543	109,190
Annual Growth 2020-2024	3.8%	1.1%	0.5%
Annual Growth 2024-2029	1.3%	0.9%	0.6%

HOUSEHOLD INCOME:

2025 Average	\$131,781	\$154,527	\$139,429
2025 Median	\$108,315	\$124,175	\$110,067

ZONING MAP



ZONING: LI
(LIMITED INDUSTRIAL)

ZONING CODE

ARTICLE X LIMITED INDUSTRIAL DISTRICT (LI)

SECTION 1001. LIMITED INDUSTRIAL DISTRICT (LI)

- A. The LI Limited Industrial District is designed primarily to provide for selected modern, non-nuisance research and industrial establishments with a view to encouraging attractive, large-site, low Lot Coverage development in areas which are particularly well suited for such uses.
- B. In promoting the general purposes of this Ordinance, the intent of the LI District is to encourage only those types of industrial uses which would not constitute a hazard or nuisance to the population of the adjacent areas and which would contribute to the continuation of appropriate development within and adjacent to the District.
- C. In the LI Limited Industrial District, all provisions of this Article shall apply.

SECTION 1002. USE REGULATIONS

A Building or group of Buildings may be erected, altered, or used, and a Lot or premises may be used for any of the following purposes and for no other:

- A. **Uses by Right**
 - 1. Office building, provided that the total floor area of the building does not exceed 8,000 square feet.
 - 2. Forestry, subject to the requirements of Section 1821.
- B. **Conditional Uses**

Limited Industrial use, and any of the following uses, shall be permitted as a Conditional Use when authorized by the Board of Supervisors, subject to the standards and procedures set forth herein and in §2008. **[Amended by Ord. No. 2019-05]**

 - 1. Single Family detached Dwelling, provided that each Lot complies with all requirements for such use set forth in Article V, R-B Residential-B.
 - 2. Two-Family Dwellings, when served by central water and sewer systems.

- 3. Multi-Family Dwellings, when served by central water and sewer systems.
- 4. Mobile Home Parks, when served by central water and sewer systems.
- 5. Scientific research laboratory, or other testing or research establishment.
- 6. Office building having in excess of 8,000 square feet of floor area, or a group of two or more office buildings on the same Lot.
- 7. Manufacture, compounding, processing, packaging, production or treatment of such products as bakery goods, confections, candy, toiletries, perfumes, cosmetics, dairy products, and medicinal and pharmaceutical products, including by a Medical Marijuana Grower/Processor. **[Amended by Ord. No. 2016-01]**
- 8. Manufacture of novelties from previously prepared materials, jewelry, watches, clocks, optical goods, professional and scientific instruments.
- 9. Manufacture, assembly and repair of small electrical appliances and parts, such as lighting fixtures and fans and electronic measuring and controlling devices; assembly and repair of electrical equipment such as radio and television receivers and home movie equipment, not including electrical machinery; and gunsmithing or manufacture, assembly and repair of fire arms, knives or other hand-held weapons.
- 10. Printing, publishing, lithographing, binding, and similar processes.
- 11. Manufacture of boxes, containers, bags, novelties, and other packaging products from previously prepared materials. The manufacture of paper from pulp is specifically excluded.
- 12. Warehouse, Mini-Warehouse, or distribution center, express or trucking establishment; provided that satisfactory provisions are made to prevent traffic congestion and hazard, and that, in the case of a warehouse or distribution center, all loading and unloading operations be carried out within the walls of any building utilized for such purposes.
- 13. Mushroom plants and Composting Facilities, in accordance with the following specific provisions:
 - a. **Lot Area.** Every Lot containing a mushroom plant or a Composting Facility shall have an area of not less than seven (7) Adjusted Acres. **[Amended by Ord. No. 2019-05]**

ZONING CODE



- b. Front Yard. There shall be a Front Yard on each Street on which a Lot abuts, the depth of which shall be at least two hundred fifty (250) feet measured from the center line of the right-of-way to the nearest point of any part of the mushroom plant, including the wharf.
- c. Side and back Yards. Any mushroom plant or Composting Facility shall be located at least one hundred (100) feet from all property lines.
- d. Accessory Building. No Accessory Building shall be closer to the Street on which the Front Yard of any mushroom plant abuts than the front Building Line of the principal plant.
- e. Compost Yard. Except in connection with an approved Composting Facility, a mushroom compost yard for the preparation of compost to be used off the premises is prohibited. This shall not be construed to prohibit the isolated sale of unused compost on any other premises on which the compost is processed.
- f. Spent compost. No spent mushroom soil shall be stored within one hundred (100) feet of a road, building or property line in such quantities or in such manner so as to create a nuisance.
- g. Setback area. The setback area surrounding mushroom plants or a Composting Facility may be used for any other purpose permitted in the R-B District, provided that all regulations applicable to such other use are met. Any Dwelling constructed under this paragraph shall be considered a co-principal building for purposes of interpreting and administering this Ordinance. Lot Area and Yard dimensions shall be shown on a plot plan which must accompany the application for building permit. **[Amended by Ord. No. 2015-04]**
- h. Lot Coverage. The maximum Lot Coverage of the Lot shall be twenty-five percent (25%) of the Adjusted Acreage of the Lot. The remainder of the Lot shall be Green Area. **[Amended by Ord. No. 2016-01]**
- 14. Mineral extraction, in compliance with the requirements of Section 1811, and other applicable sections of this Ordinance.
- 15. Any other use, whether industrial or other, not specifically provided for in this Ordinance or elsewhere in the Region in the Zoning Ordinances of West Marlborough Township and/or Newlin Township, in compliance with the requirements of Section 1811 and other applicable sections of this Ordinance.

D. Accessory Uses

Only Accessory Uses customarily associated with and incidental to permitted light industrial uses shall be permitted, which uses may include:

- 1. Storage within a completely enclosed building in conjunction with a permitted use, and
- 2. Living accommodations for a watchman or similar employee.
- 3. No-Impact Home-Based Business. **[Added by Ord. No. 2019-05]**

SECTION 1003. SPECIAL DEVELOPMENT REGULATIONS

All applications for Zoning Permits for limited industrial uses shall also demonstrate compliance with the following special development regulations.

- A. An Accessory Building may be separate from a principal building but is shall not encroach upon or extend into any of the require Yard areas.
- B. All Structures erected within said district shall comply with the requirements and specifications set forth in the Pennsylvania Uniform Construction Code, 35 P.S. 7210.101 et seq., and Regulations pursuant thereto, 34 Pa Code 403.121 et seq., as most recently amended, and as recommended by the National Board of Fire Underwriters. Compliance therewith shall be determined by the Township Engineer.
- C. All utilities are to be underground.
- D. Subdivision and land development approvals, and building permits shall be granted after following all procedures established in the East Marlborough Township Subdivision and Land Development Ordinance as amended.
- E. All recipients of building permits must certify that they fully understand the performance standards and that the intended uses will not violate them.



210 GALE LANE | KENNETT SQUARE, PA

ANDREW CARLINO

(484) 887-8202 | EXT. 103

ACARLINO@PILLARREALESTATEADVISORS.COM

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