



# 2 DOCK FLEX WITH HIGH-END OFFICES For Lease in West Chester



835 LINCOLN AVE # A4 | WEST CHESTER, PA



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380

## PROPERTY HIGHLIGHTS

- Flex Space with High End Office Finishes
- 2,700 SF First Floor + 1,000 SF Fully Finished Mezzanine Level
- 30 Feet Frontage
- 1,500 SF Warehouse
- Large Conference Room
- Training Area
- Two—10' x 8' Loading Dock Doors
- Fully Sprinklered
- 21 FT Clear to the Joist
- All Furnishings Available
- NNN = +/- \$3 PSF

LEASE RATE: 18.50/SF NNN



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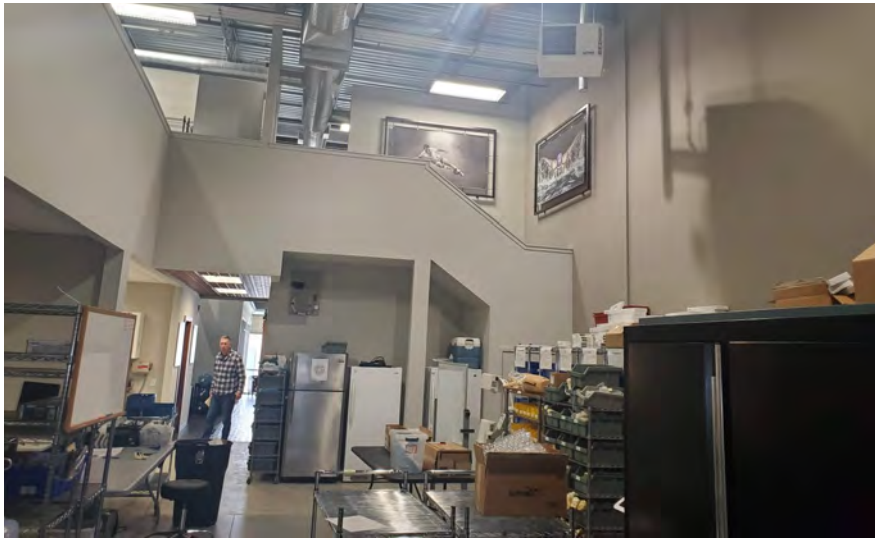
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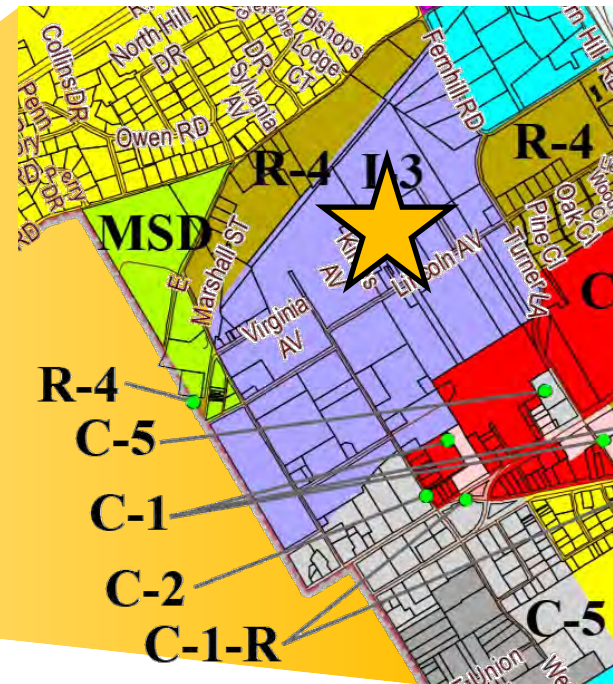
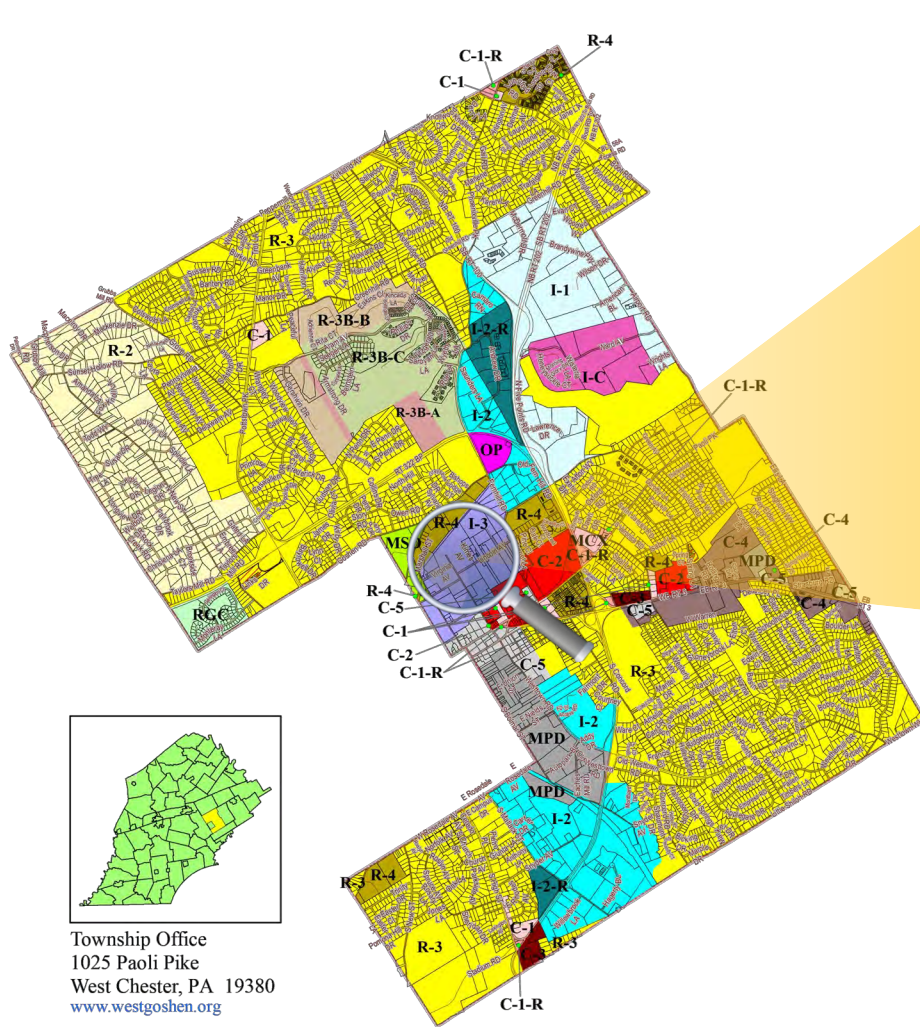


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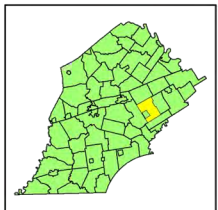
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\*\*All zoning information should be independently verified with governing municipality



 I-3 - General Industrial



Township Office  
1025 Paoli Pike  
West Chester, PA 19380  
[www.westgoshen.org](http://www.westgoshen.org)

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§ 84-39. 1-3 General Industrial District.

A. District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industries that require smaller lots and prefer a more built-up environment than the uses located in the other industrial zoning districts. 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; except that an automobile repair shop is permitted and may involve a retail activity. [Amended 11-9-1982 by Ord. No. 7-1982]
- (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) Truck freight terminal.
- (5) Contractor's establishment not engaged in any retail activities on the site.
- (6) Office building, medical office building or clinic, including outpatient medical services. [Amended 5-13-2015 by Ord. No. 4-2015(A)]
- (7) Agricultural uses.
- (8) 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]
- (9) Community center, adult education center.
- (10) Financial establishment.
- (11) Lumberyard.
- (12) The sale, leasing and repair of trucks and tractor-trailers. [Amended 5-22-1996 by Ord. No. 5-1996; 1-22-2003 by Ord. No. 1-2003]
- (13) Commercial greenhouse.
- (14) Automobile body repair and paint shop. [Added 10-24-1995 by Ord. No. 7-1995 <sup>1</sup>]

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.

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- (15) Forestry, subject to the standards in § 84-57.8. [Added 5-9-2001 by Ord. No. 6-2001 <sup>1</sup>]
- (15.1) Microbrewery and brewery pub. [Added 4-12-2017 by Ord. No. 1-2017]
- (15.2) Medical marijuana grower/processor. [Added 4-12-2017 by Ord. No. 1-2017]
- (16) 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]
- (17) 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 this General 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) Retail sales as an accessory use, subject to the limitations imposed by § 84-53. [Amended 3-10-1999 by Ord. No. 2-1999]
- (18) 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 11-20-2002 by Ord. No. 12-2002]
  - (a) (Reserved)<sup>2</sup>
  - (b) <sup>3</sup>Public 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]

B. Area and bulk regulations. The following area and bulk regulations shall apply:

- (1) Lot size: one acre minimum.

2. Editor's Note: This ordinance also provided for the renumbering former Subsection A(14) and (15) as A(15) and (16), respectively.

3. Editor's Note: This ordinance also renumbered former Subsection A(15) through (17) as A(16) through (18), respectively.

4. Editor's Note: Former Subsection A(15)(a), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.

5. Editor's Note: Former Subsection A(15)(b), which permitted certain educational uses as conditional uses, was repealed 12-14-2011 by Ord. No. 12-2011.

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- (2) Width at building setback line: 150 feet minimum.
- (3) Lot width at street right-of-way line: 50 feet minimum.
- (4) Lot coverage: 60% maximum.
- (5) Building setback line: 40 feet minimum.
- (6) Side yards: 20 feet minimum for each side yard.
- (7) Green area: 20% minimum.
- (8) Rear yard: 25 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 65% of the total lot area.
- (12) Yard contiguous to a residential zoning district or a residential use: [Amended 6-14-1983 by Ord. No. 4-1983]
  - (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 § 84-39B(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: 10 feet minimum.
- (14) Height of structures: 60 feet maximum.

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

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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY  
TO COMMERCIAL REAL ESTATE BROKERAGE

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