

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



8,635 SF*
Office Space

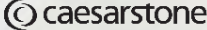


8,280 SF*
Office Space

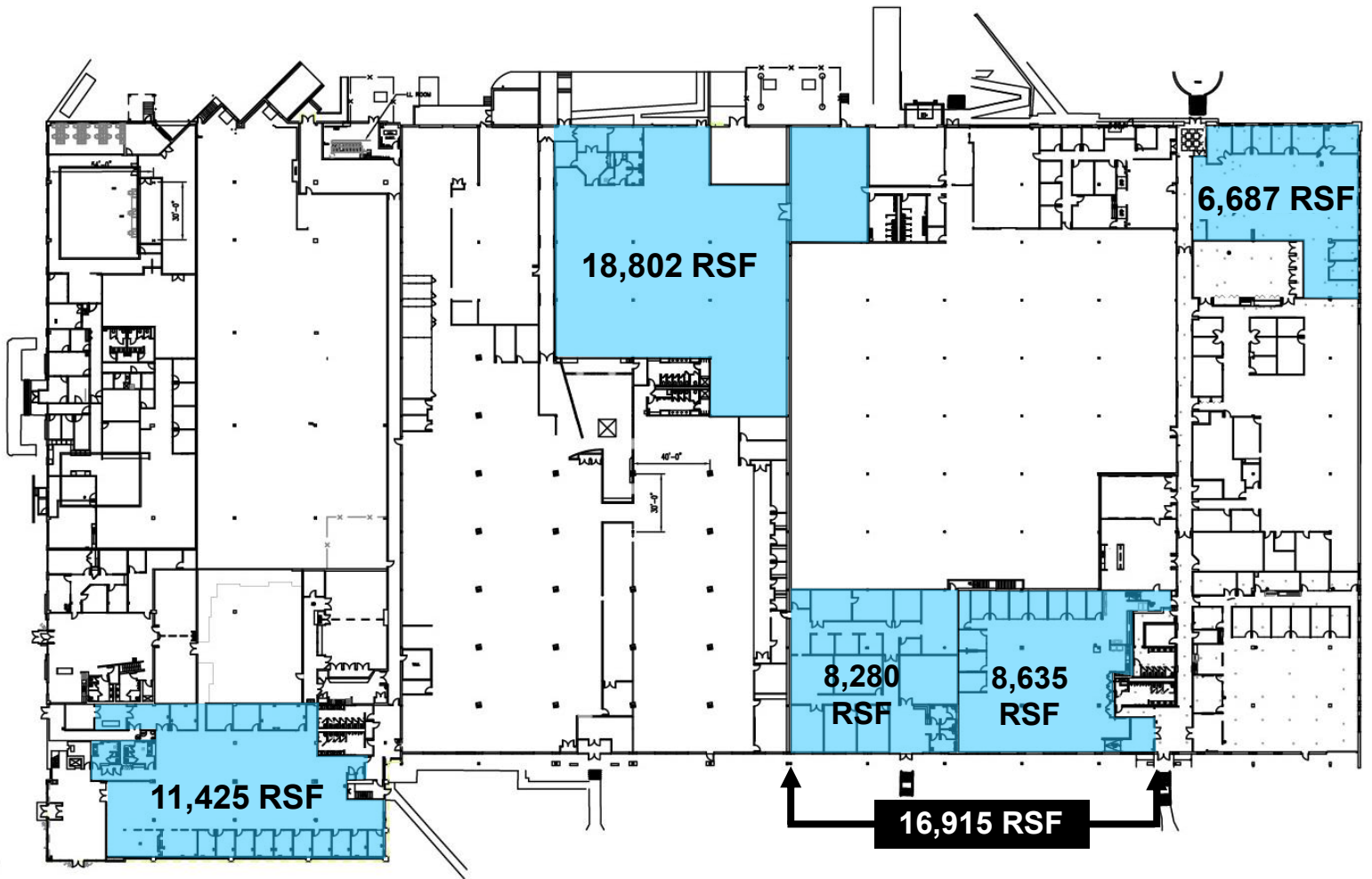
* Combines to
16,915 SF

11,425 SF
Office Space

Join these companies at
Park Pointe at Lower Providence



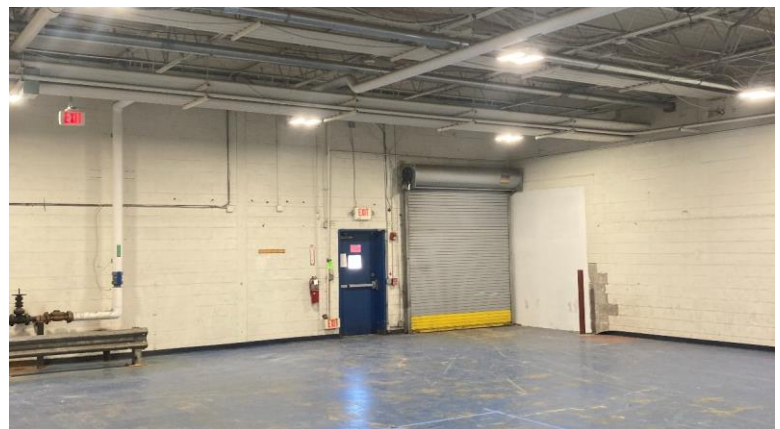
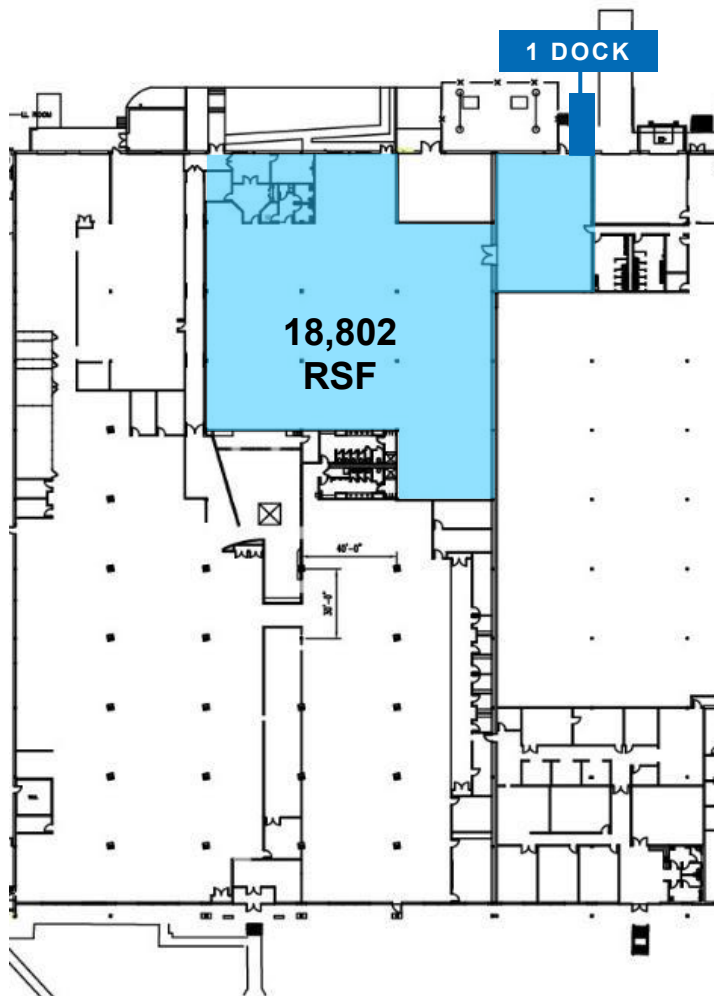
Vacancy Plan



18,802± SF Warehouse Space

SUITE 800

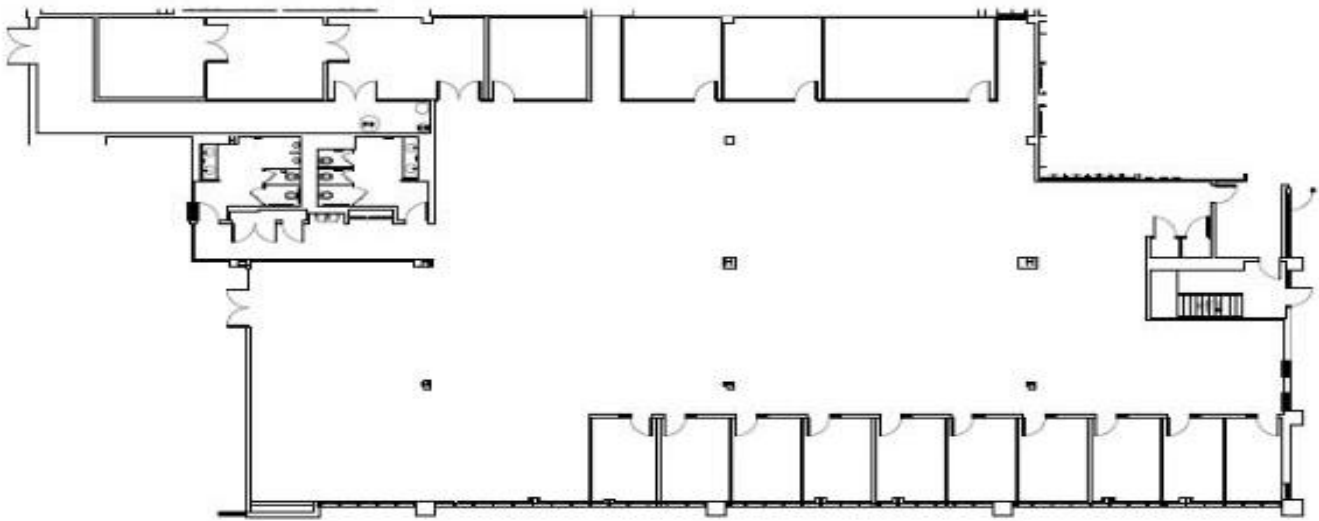
- Clear Height: 14'9" to the underside of the bar joist
- HVAC: 100% climate controlled
- Parking: 4/1,000 ratio with outside storage available
- Office: 600 SF office space with private rest rooms
- Loading: one (1) loading dock with mechanical dock leveler
- Racking: in place racking available
- Outdoor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



11,425± SF Office Space

SUITE 400

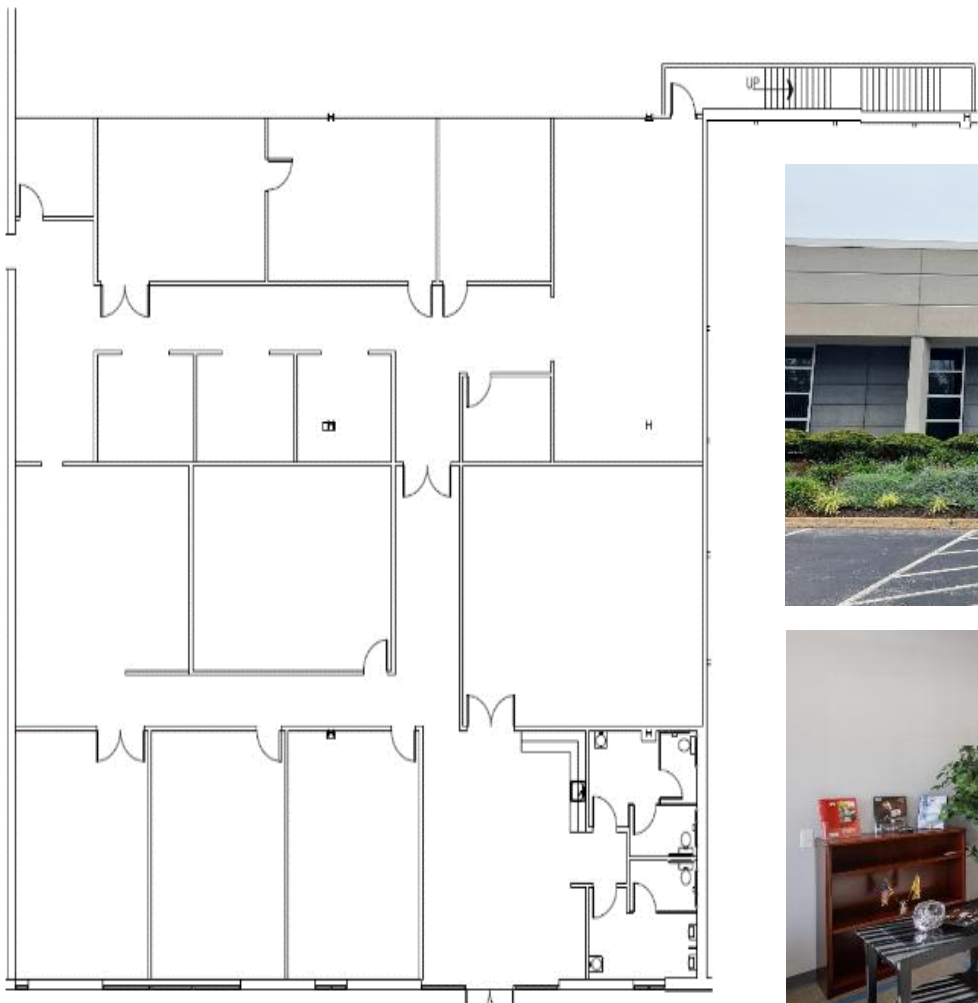
- Clear Height: 11'7" (10' drop ceiling)
- Private restrooms within suite
- Ten (10) private, perimeter offices
- Four (4) internal conference / meeting rooms
- Open space for 40+ workstations
- New glass façade entrance and main lobby
- Outdoor seating area with tables and chairs



8,280± SF Office Space *

SUITE 350

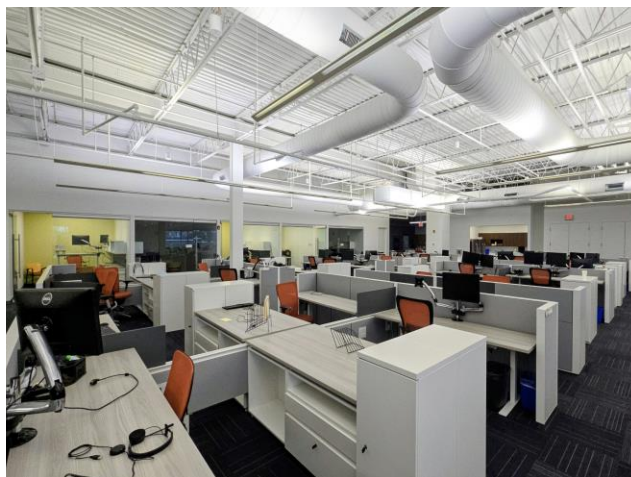
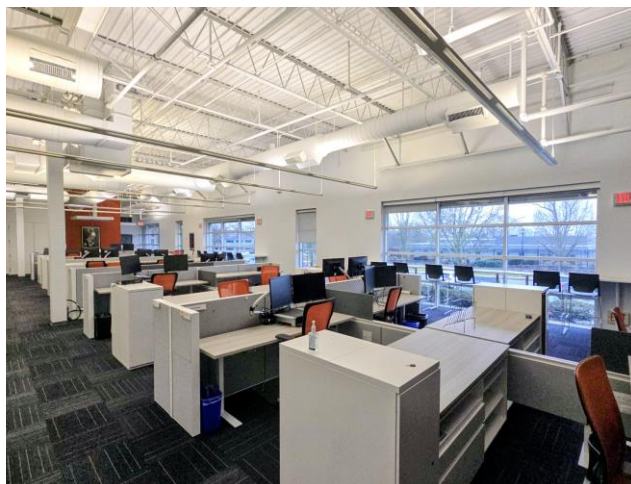
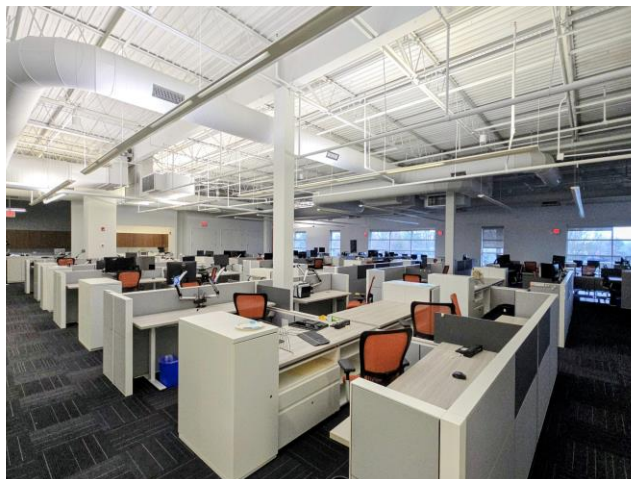
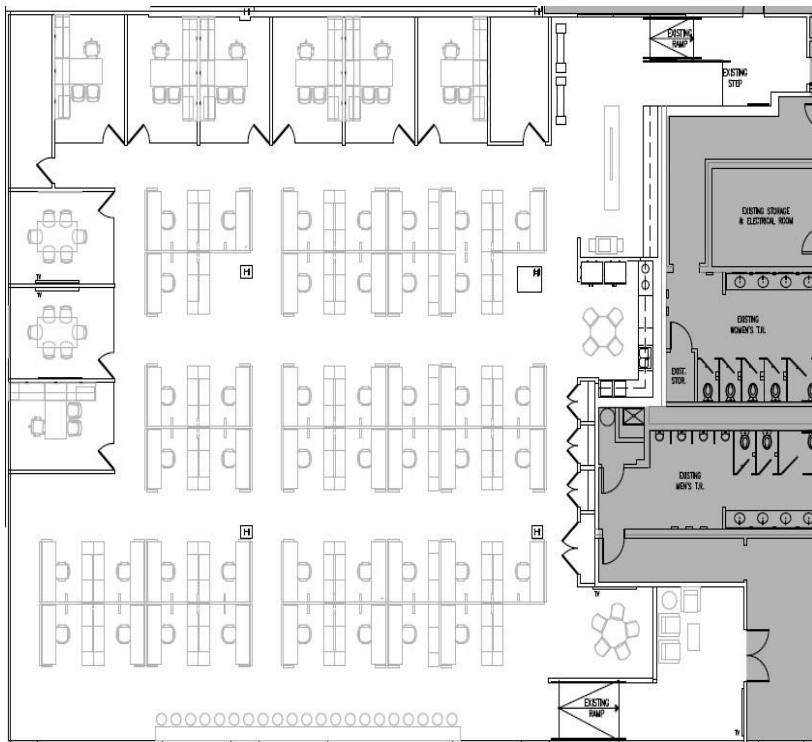
- * Contiguous with Suite 200 for 16,915 SF
- Clear Height: 14'9" (11' finished drop ceiling)
- Direct entrance from the parking lot
- Large, private offices & training / conference rooms
- Private restrooms within suite



8,635± SF Office Space *

SUITE 200

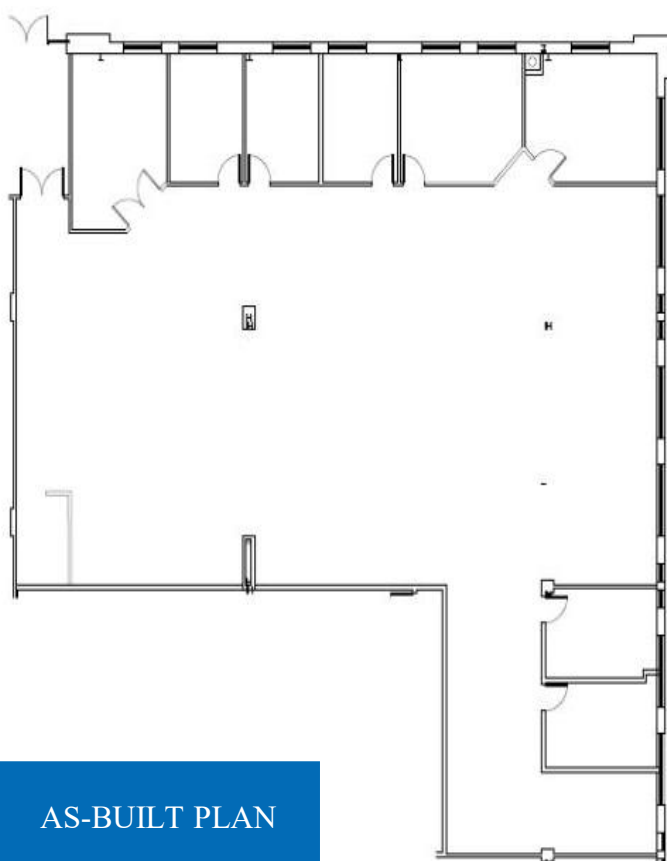
- * Contiguous with Suite 350 for 16,915 SF
- 14'9" exposed ceilings throughout
- High-end finishes and offices with glass fronts
- Lots of natural light
- Directly adjacent to the tenant lounge and training center



6,687± 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

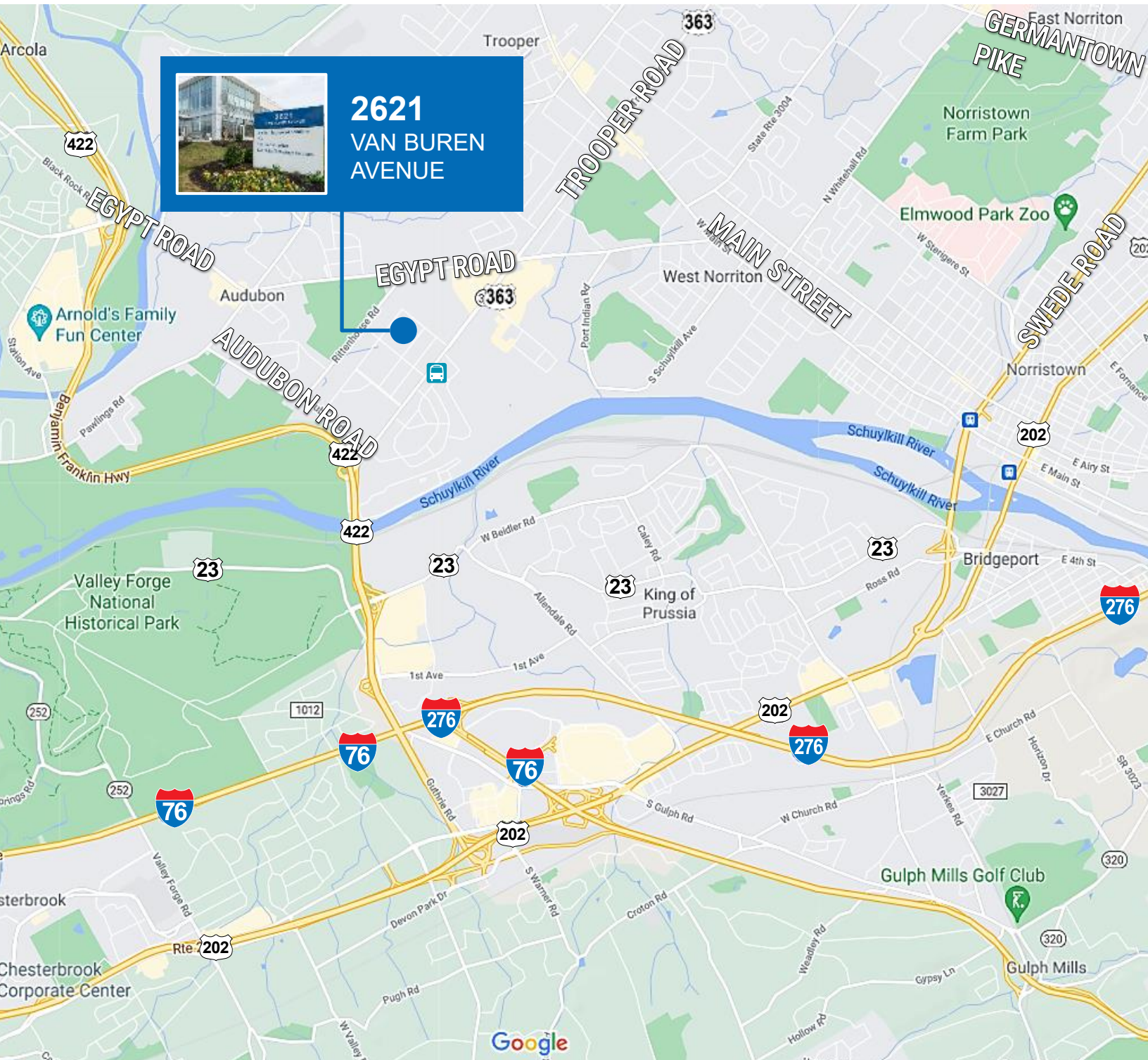


GRAB 'N GO CAFÉ



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; 9-21-2006 by 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 District	Mixed-Use Overlay Sector	Office Technology 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
Heliport-helipad	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, VanBuren, 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

P

N

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

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P

N

N

N

For more information:

Tim Brogan

Senior Managing Director

610-879-4507

timothy.brogan@nmrk.com

Justin Bell

Senior Managing Director

610-755-6979

justin.bell@nmrk.com

1000 Continental Drive
Suite 200
King of Prussia, PA 19406

Licensed in Pennsylvania as Newmark Real Estate

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