

47 GENERAL WARREN BOULEVARD

Malvern, PA 19355 | High End Flex Property for Sale



PROPERTY SUMMARY

Total SF: 13,000 +/- Square Feet

Office: Currently 7,000 +/- Square Feet

Warehouse: Currently 6,000 +/- Square Feet

Total AC: 1.6 +/- Acres

Stories: 1

Year Built: 1995

Township: Charlestown Twp

Zoning: NC (Neighborhood Commerical)

Please call for price guidance.

PROPERTY OVERVIEW

- High end flex building in pristine setting
- Parking spaces 47+/-
- Excellent loading and truck turnaround
- Floor plan layout flexibility from office to warehouse
- 7 HVAC zones
- 600 AMP electric service
- Public water and sewer

LOCATION HIGHLIGHTS

- Excellent access to North, South, East, and West for clients and employees
- Adjacent to Malvern Interchange of PA Turnpike
- Within a high end corporate park
- Adjacent to restaurants and supporting retail

ANDY SPILLARD

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Aerial



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70 E Swedesford Rd

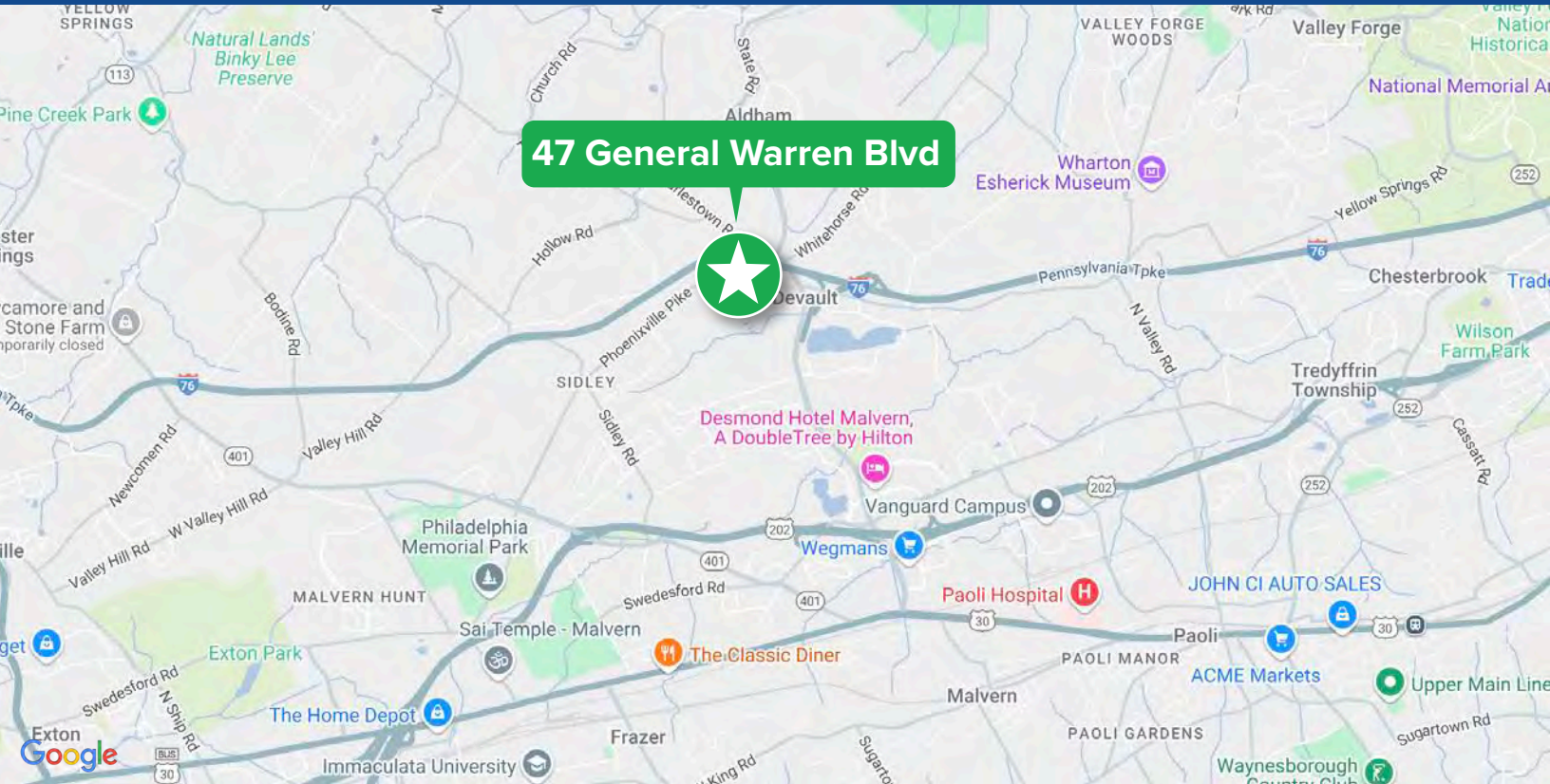
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Location Maps



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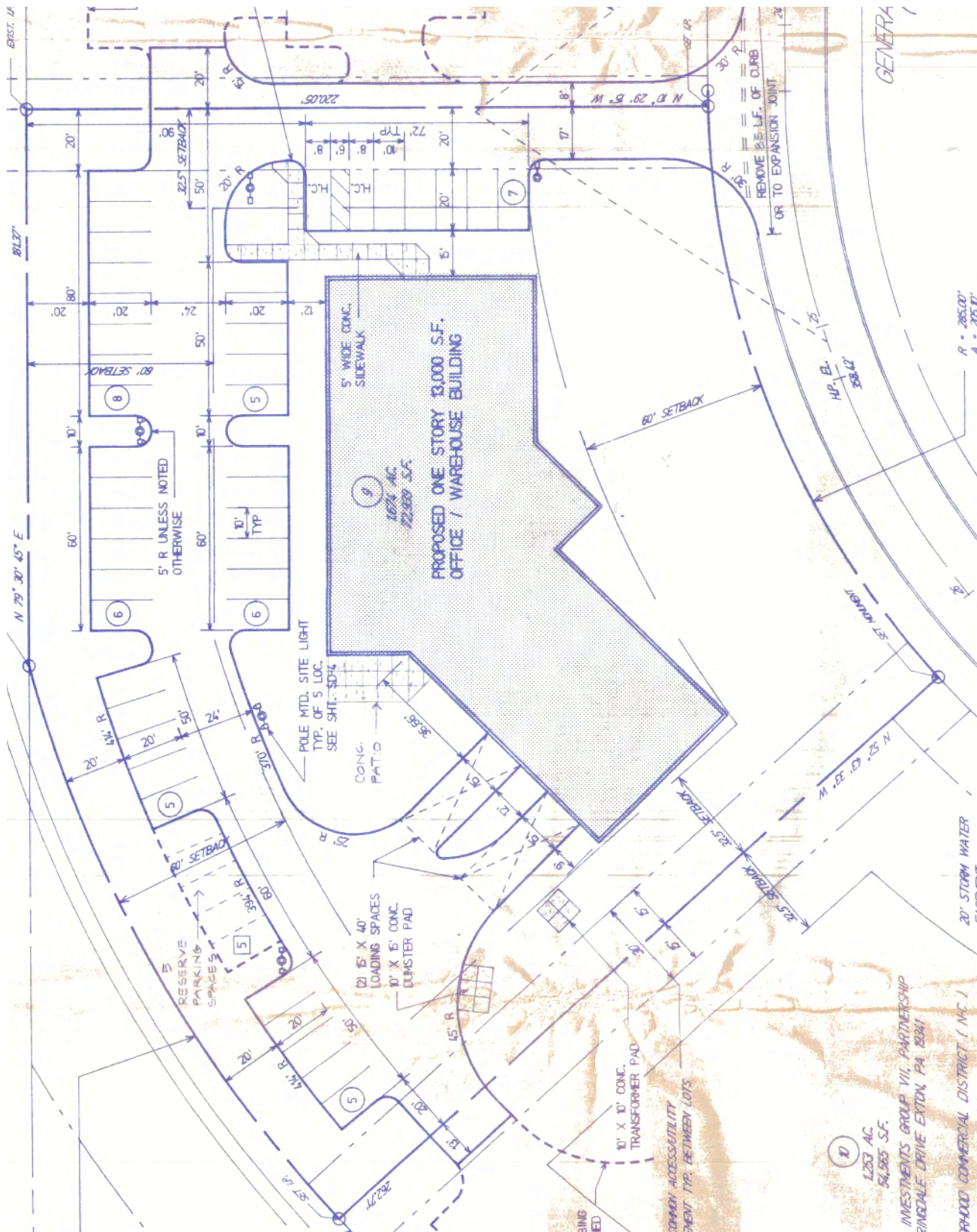
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Site Plan



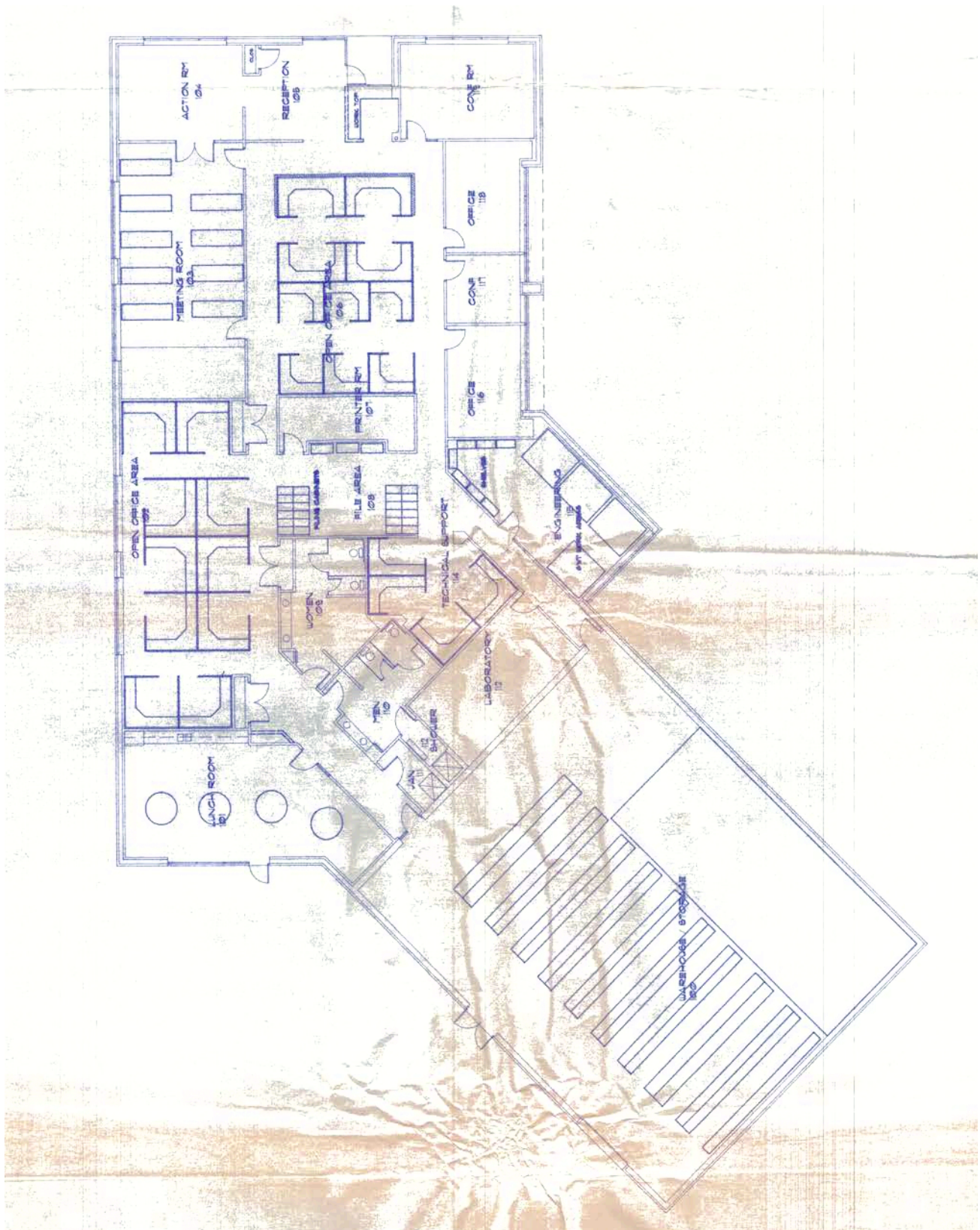
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Floor Plan



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Lease Details

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Full Building Lease to Applied Controls

- Commencement 12.31.2019, Expiration 1.31.2027
- Term, 8 years
- Extension options, 2, 4-year options
- Triple Net lease

Term	Rental Rate	Rental Amount
2020	\$14.50	\$188,500
2021	\$14.50	\$188,500
2022	\$14.50	\$188,500
2023	\$14.93	\$194,155
2024	\$14.93	\$194,155
2025	\$15.38	\$199,979.64
2026	\$15.38	\$199,979.64
2027(1.31.2027 Expiration Date)	\$15.84	\$205,978.67
Extension periods		
12.31.2027 – 12.31.2031 (4 yrs)	\$16.32	\$212,158.30
12.31.2031 – 12.31.2035 (4 yrs)	\$16.81	\$218,523.05

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Zoning Details

Township of Charlestown, PA
Monday, November 25, 2024

Chapter 27. Zoning

Part 9A. NC-2 - NEIGHBORHOOD COMMERCIAL-2 DISTRICT

§ 27-9A01. Purpose.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]

The purpose of the NC-2 — Neighborhood Commercial-2 District is to provide commercial facilities to primarily serve the general convenience needs of local residents, and to provide for uses related to neighborhood commercial activities.

§ 27-9A02. Use Regulations.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]

1. A building or other structure may be erected or used, and a lot may be used and/or occupied subject to Parts 11 and 12, for the following:
 - A. Permitted Principal Uses.
 - (1) Any use permitted in the R-1 — Residential District.
 - (2) Retail establishments such as those which sell dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments and electronic appliances.
 - (3) Establishments serving food or beverages such as restaurant, cafe, and confectionery.
 - (4) Personal service shops such as barber, beauty salon, shoe repair, tailor, dressmaking and pick-up station for laundry and dry cleaning.
 - (5) Business or professional office, including bank.
 - B. Permitted Accessory Uses.
 - (1) Customary accessory uses provided in the R-1 — Residential District.
 - (2) Customary accessory commercial uses and buildings.
 - (3) Parking, in accordance with Part 13.
 - (4) Signs, in accordance with Part 14.
 - C. Conditional Uses. (Refer to § 27-1809.)
 - (1) Public utility structures or facilities, provided that no exterior storage of equipment, no housing of construction or repair crews, no aboveground storage of gaseous or liquid fuel, and no aboveground structures related to pipelines shall be permitted.
[Amended by Ord. No. 210-2019, 11/4/2019]
 - (2) Home occupations, subject to the provisions of Part 16.
 - (3) Educational, day care, cultural, or religious use.
[Amended by Ord. No. 210-2019, 11/4/2019]
 - (4) Commercial greenhouse.
 - (5) Flex space.

§ 27-9A03. Height Regulations.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]

The maximum height of buildings or other structures erected or enlarged shall be 35 feet above grade, except as provided in Part 16.

§ 27-9A04. Area and Bulk Regulations.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]

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Zoning Details Continued

1. For any residential use, the area and bulk regulations of § 27-504 shall apply. For all other permitted uses, the following shall apply:
 - A. **Minimum Lot Area.** A lot area not less than 43,560 square feet shall be provided for a commercial establishment or structure erected and used for any permitted commercial use in accordance with § 27-9A02.
 - B. **Minimum Lot Width at Building Line.** A lot width of 150 feet at the building line shall be provided.
 - C. **Minimum Lot Width at Street Line.** A lot width of 100 feet at the street line shall be provided.
 - D. **Maximum Impervious Surface and Building Coverage.** Not more than 50% of the lot area shall be covered by impervious surfaces and not more than 30% of the lot area shall be occupied by buildings.
 - E. **Minimum Depth of Front and Rear Yards.** There shall be a front yard and a rear yard on each lot, neither having a depth of less than 60 feet.
 - F. **Minimum Depth of Side Yards.** On each lot there shall be two side yards having an aggregate width of 65 feet; and, neither side yard shall have a width of less than 25 feet. On each corner lot there shall be two side yards: the side yard abutting a street shall have a width of not less than 50 feet and the side yard not abutting the street shall have a width of not less than 25 feet.

§ 27-9A05. Vehicular Controls.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]
All off-street parking and loading provisions contained in Part 13 shall apply.

§ 27-9A06. Outdoor Display of Merchandise.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]
No merchandise, equipment or other products shall be stored or displayed for sale or otherwise on a lot within a front yard or a side yard abutting a street.

§ 27-9A07. Screening and Landscaping Requirements.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]

1. In addition to the screening and landscaping provisions of Part 13, whenever a commercial lot abuts a residential lot, screen planting or fencing shall be required along the interior side of the rear and side yard lot lines as follows:
 - A. Any area for planting shall be a minimum of five feet in width measured from the rear and side yard lot lines.
 - B. A screen must be created of sufficient height and sufficient density to constitute a continuous visual buffer at the time of occupancy.
 - (1) When planting screens are employed, the effective height of the continuous visual buffer shall be no less than four feet in height.
 - (2) When fencing is employed, the effective height of the continuous visual buffer shall be no less than six feet subject to the provisions of Part 16, § 27-1606.
 - C. The type of plant materials to be used shall be subject to review and approval by the Board of Supervisors upon the recommendations of the Planning Commission.

§ 27-9A08. Environmental Controls.

[Ord. 6/20/1979; as added by Ord. 82-1999, 10/4/1999, § 3]
All land use and development in the NC-2 District shall be governed by the environmental controls of § 27-1617.

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