

28,180 SF FLEX BUILDING AVAILABLE FOR SALE



254 Welsh Pool Rd, Exton

Sale Price: \$2,680,000 or \$95/SF (Will consider long term lease)

FEATURES:

Square Footage: Total: 28,180 ± SF
Office: 2,000 SF
Warehouse: 26,180 SF

Ceiling Height: 18' ±

Column Spacing: 42' x 40'

Loading: 4 Loading dock 8' x 10' (3 with levelers), 1 large drive-in door

HVAC: Gas fired hung warehouse units

Electric: Two-600 AMP 3 Phase 480 Volt

Parking: 23 Spaces

Utilities: Public Water and Sewer

Sprinkler: Wet System

Zoning: PI: Planned Industrial District

BUILDING: Brick and Stucco building constructed in 1975 and renovated 1998. It consists of 2,000 SF of finished office space and 26,180 SF of warehouse which can be used for warehousing, distribution, and manufacturing.

LOCATION: This building is located within the well established Pickering Industrial Park, at the corner of Route 113 and Pottstown Pike (Rt 100) less than 1 mile the PA Turnpike. Also near many restaurants, stores, hotels, daycares, and Starbucks.

Contact:

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LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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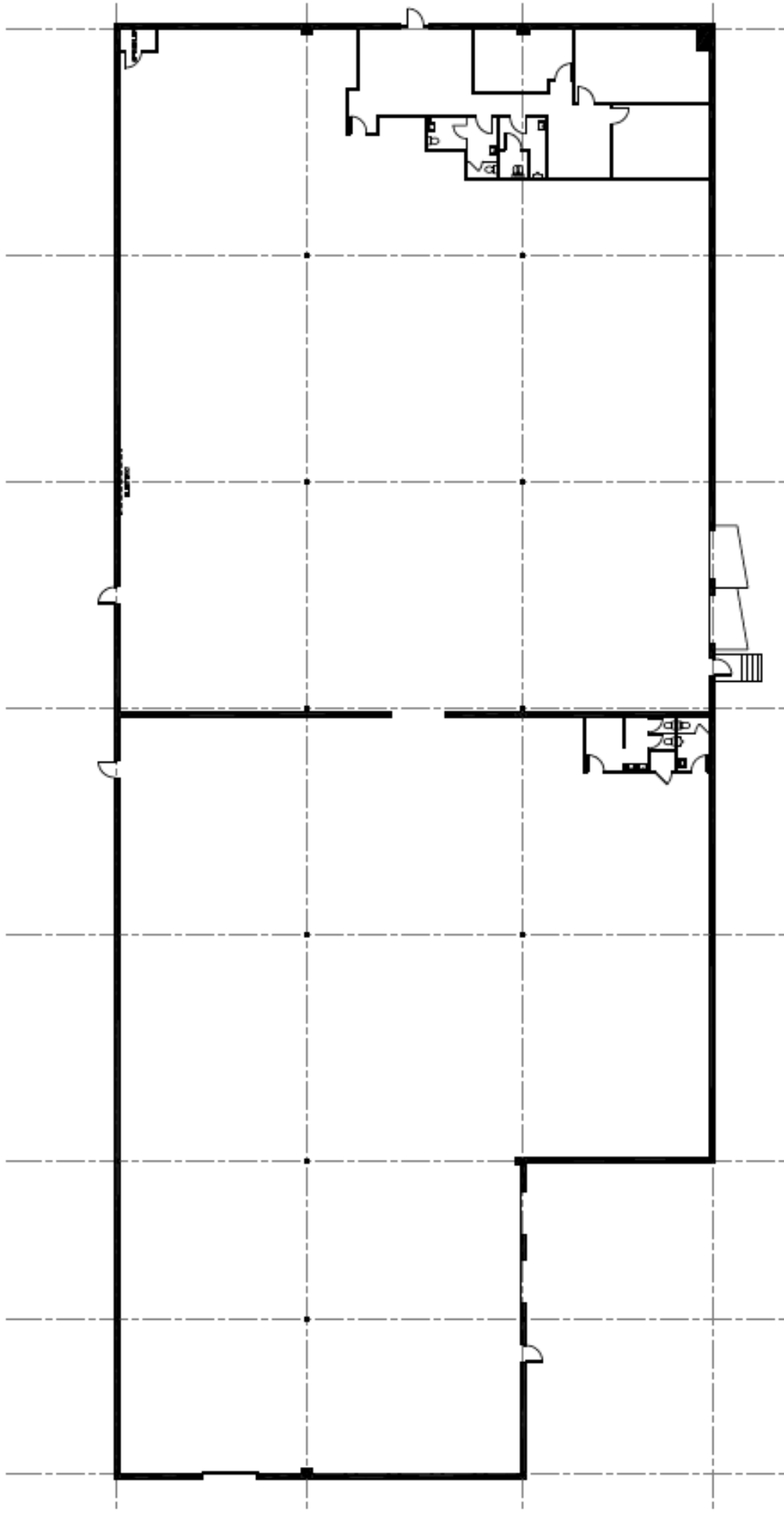


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Chapter 265. Zoning

Article 5. District Regulations

§ 509. PI Planned Industrial District.

509.1 Purpose. The purpose of the PI Planned Industrial District is to provide sufficient space, in appropriate locations, to meet the anticipated future needs for limited light industrial activity. Any use permitted in this district by right, special exception or condition and described in § 611 of this ordinance is subject to the requirements set forth in § 611.

509.2 Review procedure. In order to assure the satisfactory development of the PI Planned Industrial District, it shall be required that development plans be submitted to the Board of Supervisors under the procedures established in this ordinance.

509.3 Permitted uses.

- a. Manufacturing, wholesaling, processing, warehousing, and distributing, provided that no bulk storage of liquid or gaseous fuels shall be permitted except for consumption on the premises.
- b. Laboratory for scientific research and development.
- c. Agriculture, except intensive agriculture.
- d. Passenger station for public transportation; electric substation; telephone central office.
- e. Business or professional office and banks.
- f. Churches.
- g. Public uses, structures or buildings owned, operated or subsidized by the Township, an Authority created by the Township or an Authority of which the Township is a member.
- h. Grower/processor, subject to all applicable requirements of the Uwchlan Township Zoning Ordinance and the Medical Marijuana Act.^[1]
[Added 2-13-2017 by Ord. No. 2017-02]
[1] *Editor's Note: See 35 P.S. § 10231.101 et seq.*

509.4 Permitted accessory uses, located on the same lot with the permitted principal uses.

- a. Off-street parking areas pursuant to § 607.
- b. Signs pursuant to § 606.
- c. Other accessory uses, structures, or buildings, provided such are clearly incidental to the principal use.

509.5 Uses permitted by conditional use.

- a. Structures up to 65 feet in height may be permitted, provided they are sprinklered and have standpipe systems in accordance with the Uwchlan Township Fire Code, and provided that for each foot in excess of 35 feet, there shall be a corresponding decrease in both maximum impervious coverage and building coverage by 0.7% and provided such height increase does not impinge on the rights of existing or future residents in the community.
- b. Any other use as determined by the Board of Supervisors to be of the same general character as the permitted uses.
- c. Sale of new automobiles, including repairs and used car sales only as accessory to new car sales.
- d. Adult entertainment pursuant to Ordinance Nos. 98-14, 98-15, 98-16, 98-17 and 99-08.^[2]
[2] *Editor's Note: See Ch. 77, Adult Entertainment.*

- e. Each adult entertainment use shall be subject to the following separation distance, buffering, and screening regulations:
[Added 9-14-1998 by Ord. No. 98-14]

NOTE: For the purpose of this section, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of the listed use. The presence of a municipal, county or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section.

- (1) No adult entertainment use (or building containing such use) shall be located:

- (a) Within 400 feet of:

1. A church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities;
2. A public or private educational facility, including but not limited to child day-care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, secondary schools, continuation schools, special education schools, junior colleges, and universities; school includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school;
3. A licensed premises, licensed pursuant to the alcoholic beverage control regulations of the Commonwealth of Pennsylvania;
4. Any other adult entertainment use;

- (b) Or within 800 feet of a boundary of a residential district as defined in the Uwchlan Township Zoning Ordinance or any property devoted to a residential use;

- (c) Or within 500 feet of:

1. A public park or recreational area which has been designated for park or recreational activities, including but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the Township which is under the control, operation, or management of the Township park and recreation authorities, or other similar land within the Township which is under the control, operation or management of private parties and open and available for use by the general public.
2. An entertainment business which is oriented primarily towards children and family entertainment.

- (2) Screening, buffering, and signage. Any lot which is to be used for any adult entertainment use shall contain screening and buffering along property lines adjoining other zoning districts in accordance with the provisions of § 608, Screening, of this ordinance. In addition to strict compliance with all other regulatory provisions applicable to signage, no sign shall contain a graphic representation of or refer descriptively to any "specified anatomical area" or "specified sexual activity."

- (3) Data. Sufficient additional data shall be submitted to enable the Planning Commission and the Board of Supervisors to determine that the requirements of this and other ordinances of the Township relevant to the proposed use have been fulfilled.

- f. Any legitimate use not specifically provided for in any zoning district and which is not inherently objectionable.
[Added 12-9-2013 by Ord. No. 2013-06]

509.6 Uses permitted by special exception.

- a. A private-use helistop as an accessory use or a private-use heliport. Both such facilities shall be subject to Planning Commission review and recommendation and the general conditions prescribed in § 610.^[3]
[3] *Editor's Note: Former Subsection 509.6b which immediately followed this subsection was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

509.7 Minimum lot area.

- a. Area. The average area of all lots within a single development shall not be less than four acres, provided no lot shall be less than two acres.
- b. Width. There shall be a minimum lot width at the building line of 200 feet plus 50 feet for every acre of lot area in excess of two acres but in no event shall the required lot width be more than 400 feet.

509.8 Minimum yard dimensions.

- a. Front yard: minimum of 40 feet, except when an agricultural or residential district is adjacent to the front yard, in which case the front yard setback shall be 150 feet minimum.
- b. Each side yard: minimum of 15 feet, except when an agricultural or residential district or lot containing an occupied dwelling is adjacent to the side yard, in which case the side yard setback shall be 150 feet on the side thus abutted. On a corner lot there shall be a side yard of not less than 40 feet.
- c. Rear yard: minimum of 15 feet, except when an agricultural or residential district, or lot containing an occupied dwelling unit, is adjacent to the rear yard setback shall be 150 feet.

509.9 Maximum lot coverage and building height.

- a. Building coverage.

Lot Area (acres)	Maximum Building Coverage
At least 2, not over 3	40%
Over 3, not over 7	45%
Over 7, not over 10	50%
Over 10	55%

Maximum impervious coverage: no lot three net acres or larger shall be covered by more than 65% of impervious surface, including but not limited to principal and accessory buildings, driveways and walkways and parking areas.

Lots three acres or less may have up to 75% impervious coverage.

[Amended 10-28-1996 by Ord. No. 96-13]

- b. Maximum height of buildings: 35 feet (see § 509.5.a) and structures 2 1/2 stories.
 - (1) Buildings over two stories in height shall be sprinklered, and shall have a standpipe, in accordance with the Uwchlan Township Building Code.^[4]
 - [4] *Editor's Note: See Ch. 106, Construction Codes, Uniform.*