12,500 SF Flex Space For Lease

2593 Yellow Springs Road, Malvern, PA

Lease Rate: $12.00 NNN Blended Rental Rate

Features:

Square Footage:	Total: 12,500 SF Office: 5,000 ± SF (2 Stories– 2,500 per floor) Warehouse: 7,500 ± SF
Acreage:	1 Acre
Frontage:	158.50 Feet on Yellow Springs Road
Utilities:	On Site Water and Septic Holding Tank
Loading:	Two Bay Drive-in doors (4 possible)
Ceiling Height:	19' ± in Warehouse
2018 Taxes:	$15,624 Real Estate
Parking:	35-40 Spaces
Zoning:	C2– Commercial Tredyffrin Township
Available:	February 2019 with renovations

Details: One Two story flex building near the Malvern (29) on/off ramp of the PA Turnpike. It is a cinderblock construction with a brick façade with a perimeter fence numerous amenities close-by including Wawa, Wegmans, PJ Whelihan's Pub, and Valley Creek Park. The office space will be gutted and rebuilt in early 2019 with new windows, ceilings, lighting, flooring, bathrooms etc.

Contact:

Phil Earley, CCIM

610.225.0900

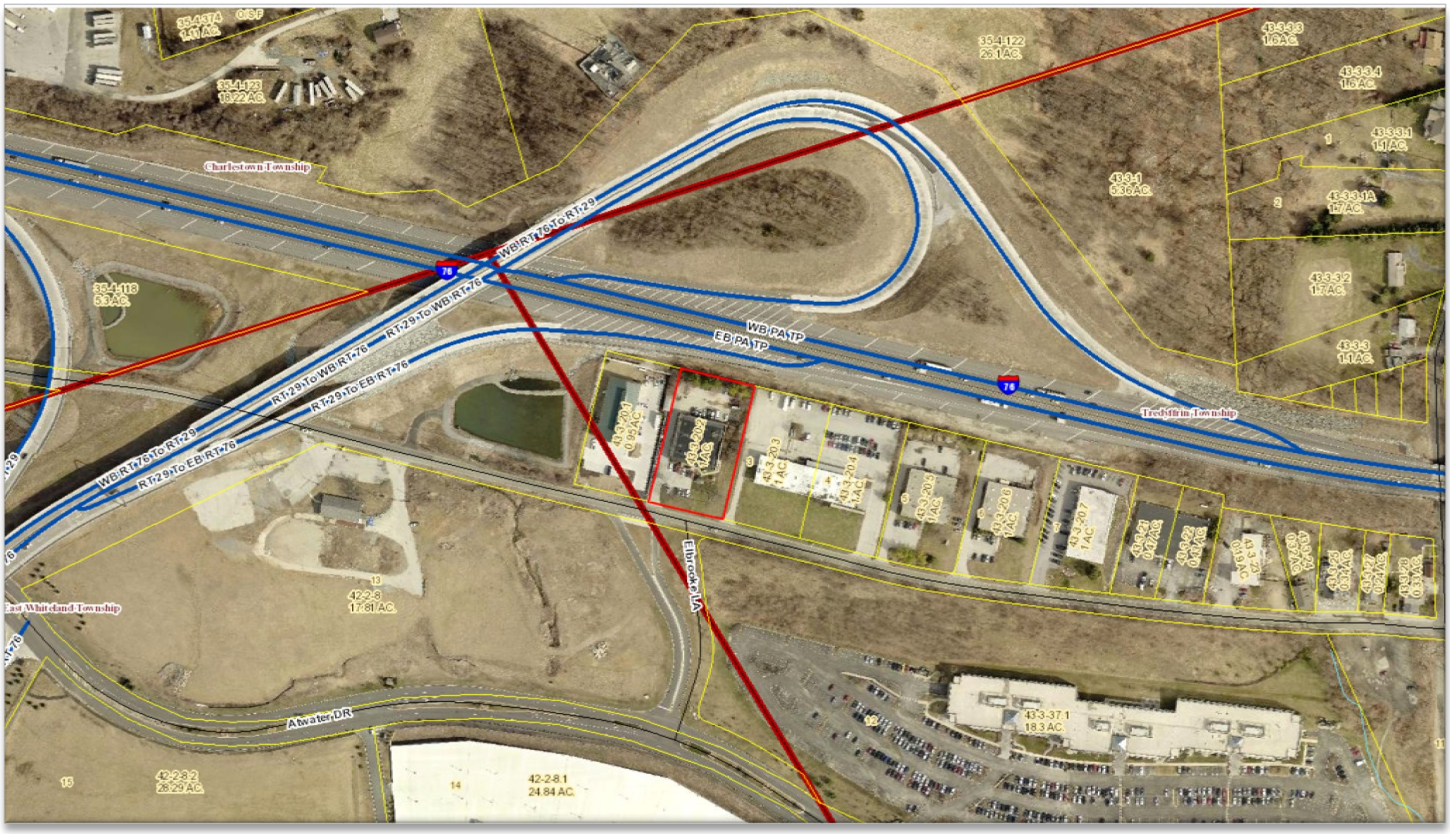
philearley@liebermanearley.com

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.

2593 Yellow Springs Road



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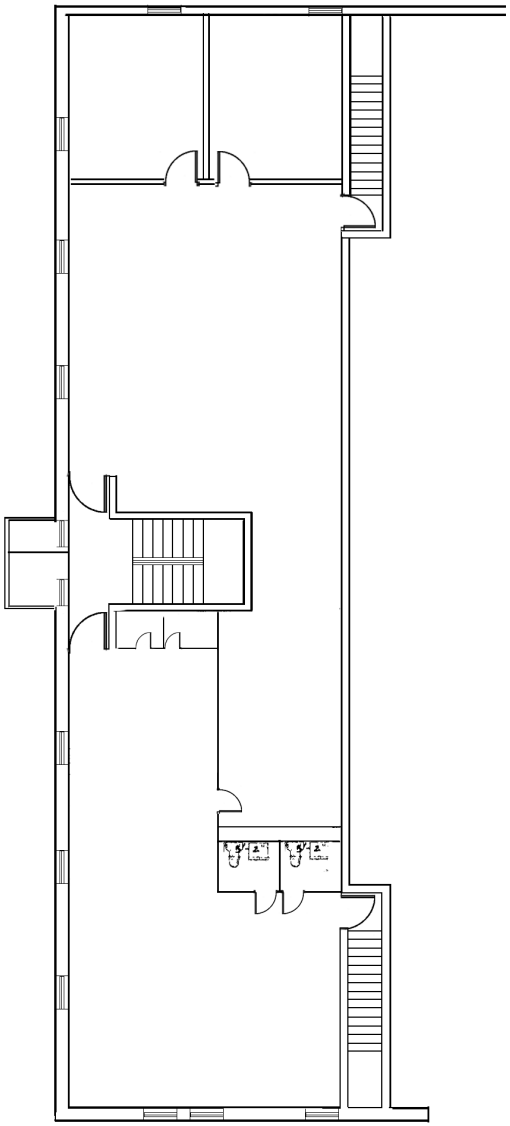
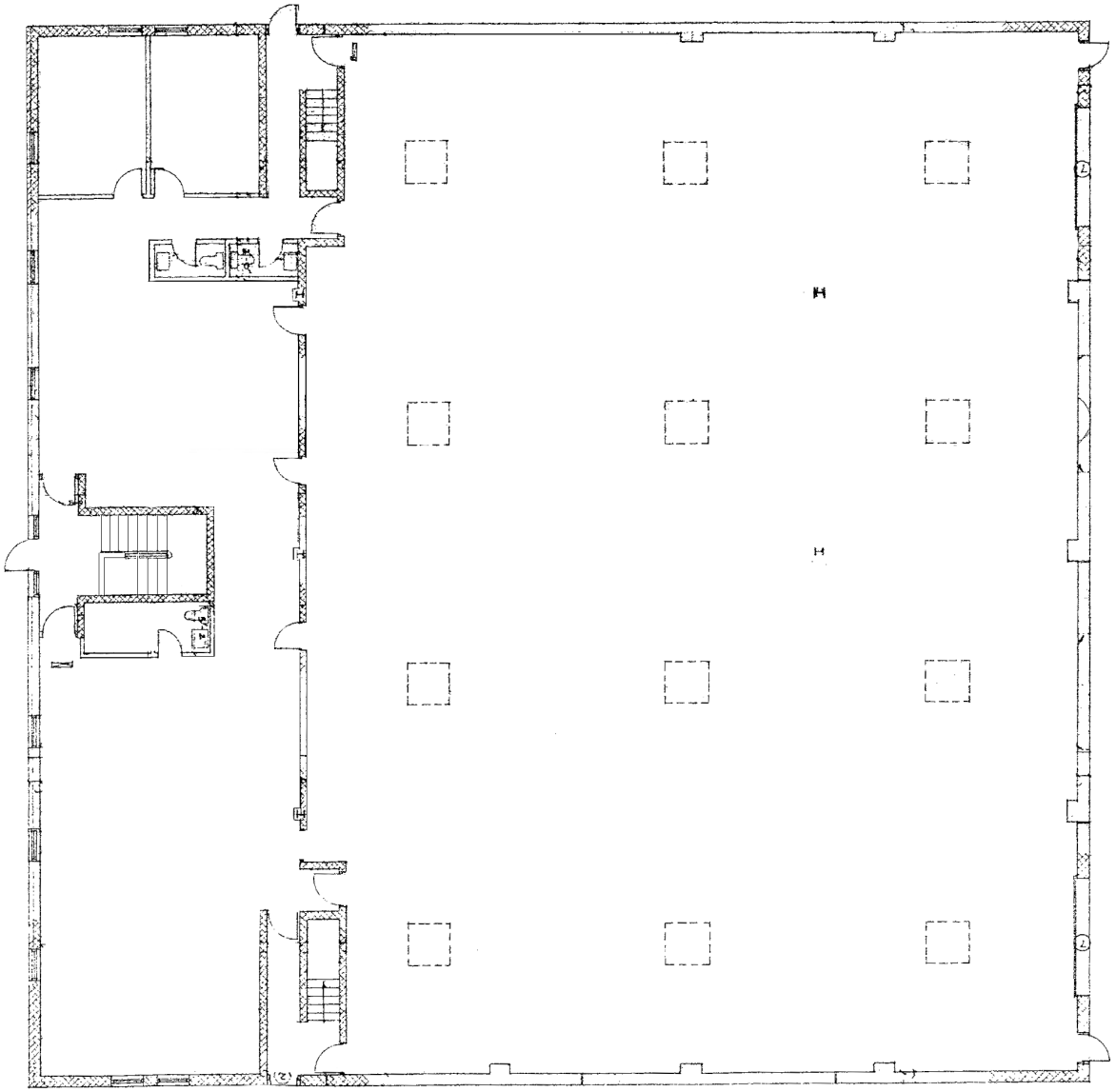
Space Plan





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2593 Yellow Springs Road

COUNTY OF CHESTER

PENNSYLVANIA

Find Address Information

PARID: 4303 00200200
UPI: 43-3-20.2
Owner1: HOUGHTON NEIL L
Owner2:
Mail Address 1: 21 ORCHARD LA
Mail Address 2: VILLANOVA PA
Mail Address 3:
ZIP Code: 19085
Deed Book: 3675
Deed Page: 504
Deed Recorded Date: 8/1/1993
Legal Desc 1: NS YELLOW SPRING RD
Legal Desc 2: 1 AC
&WRHSE&OFFBLDGLOT2
Acres: 1
LUC: C-60
Lot Assessment: $ 100,190
Property Assessment: $ 425,340
Total Assessment: $ 525,530
Assessment Date: 12/15/2017
Property Address: 2593 YELLOW SPRINGS RD
Municipality: TREDYFFRIN
School District: Tredyffrin-Easttown

Map Created:
Friday, August 24, 2018

County of Chester

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County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Article XVII: Commercial Districts

[Amended 8-15-1983 by Ord. No. HR-76; 2-27-1984 by Ord. No. HR-79; 5-1-2006 by Ord. No. HR-252; 9-17-2012 by Ord. No. HR-395; 12-2-2013 by Ord. No. HR-399]

§ 208-60 **Purpose statements.**

A. C-1 Commercial District. The C-1 Commercial District is intended to promote development of storefront space, and provide a mix of retail, personal service and office uses, primarily along the commercial corridors within the Township. As the district is typically in close proximity to residential neighborhoods, and provides goods and services to residents of the Township, the district standards encourage a traditional commercial character, distinguished by a pedestrian-friendly orientation and storefronts opening onto the public sidewalk, and serve as a buffer between residential development and major or secondary highways, or between residential development and nonresidential uses.

B. C-2 Commercial District. The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the Township. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas.

§ 208-61 **Use regulations.**

A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.

B. The following footnote applies to the table: Footnote 1: In the C-2 District, townhouse (single-family attached), duplex (two-family attached), and multifamily use on the ground floor of the apartment building. Dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.
[Amended 12-7-2015 by Ord. No. HR-412; 2-20-2018 by Ord. No. HR-420]

Table 61.1: Commercial District Uses
[Amended 2-20-2018 by Ord. No. HR-420]

Use	C-1	C-2
Amusement facility: outdoor		SE
Amusement facility: indoor	SE	P
Assisted-living facility	P	P
Automobile service station		P
Bank or other financial institution	P	P
Bed-and-breakfast	SE	SE
Business or private school	SE	SE
Club or lodge	P	P
Commercial greenhouse or nursery		SE
Daycare	P	P
Dwelling: multi-use development[1]		P
Fraternity or sorority house	P	P

Table 61.1: Commercial District Uses

[Amended 2-20-2018 by Ord. No. HR-420]

Use	C-1	C-2
Governmental or public utility use	SE	SE
Hotel		SE
Health club	P	P
Manufacturer's representative or catalog ordering establishment	P	
Medical/dental office	P	P
Mortuary	SE	SE
Office	P	P
Outdoor seating	P	P
Park	P	P
Parking lot (principal use of lot)	SE	SE
Parking structure (principal use of lot)	P	P
Personal service establishment	P	P
Publishing, job printing or similar establishment		P
Radio or television station/studio		P
Retail store	P	P
Restaurant	P	P
Veterinary clinic	SE	SE
Wholesale establishment		SE

§ 208-62 **Dimensional regulations.**

[Amended 2-20-2018 by Ord. No. HR-420]

Table 62.1: Commercial District Dimensional Standards establishes the dimensional standards for the commercial districts.

Table 62.1: Commercial District Dimensional Standards

	C-1	C-2
Minimum lot area	10,000 square feet	37,500 square feet
Maximum residential density		Duplex: 6,000 sf/du Townhouse: 2,900sf/du Multifamily: 2,100sf/du
Minimum lot width	50 feet	125 feet
Minimum street yard	10 feet	10 feet
Minimum yard abutting residential	20 feet	20 feet
Minimum yard abutting nonresidential or railroad right-of-way	0	0
Maximum building coverage	50%	30%
Maximum impervious coverage	75%	65%
Maximum building height	42 feet	42 feet

§ 208-63 **Design standards.**

Development within the commercial districts is subject to the design standards of § **181-50**.

§ 208-64 **Site development standards.**

Development within the commercial districts is subject to the site development requirements of this chapter and the Subdivision and Land Development Ordinance,[1] including but not limited to:

A. The parking requirements of § **208-103**.

B. The landscape requirements of § **181-52**.

C. The sign regulations of § **208-126**.

[1] *Editor's Note: See Ch. **181**, Subdivision and Land Development.*

§ 208-65 **through § 208-67. (Reserved)**