

Fully Approved Industrial Site with Outside Storage

9 S Malin Rd, Malvern, PA 19355



- +/- 6.3 Acres in Malvern
- Fully Approved 7,200 SF Facility
- Larger Building Possible
- Industrial Zoning
- Approved for Outside Storage
- Prime Location & Highway Access



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Property Description

+/- 6.3 acres of prime industrial land located in the heart of Malvern. This exceptional property offers a rare opportunity to establish a long-term home for your business. Zoned "I" in East Whiteland Township, the site permits a wide range of light and heavy industrial uses.

The property benefits from full land development approvals for a 7,200 SF contractor facility with outside storage areas, 26-foot building height and 28 parking spaces. Ideal for users seeking a fast-track development opportunity.

In addition to the approved 7,200 SF building plan, the property offers +/- 5.4 developable acres, providing flexibility for alternative building configurations, larger facilities or future expansion, subject to township approvals.

Ideally situated just off Routes 30 and 202, the site provides convenient access to the Main Line and is only 2.5 miles from the I-76 Pennsylvania Turnpike. The location also offers close proximity to shops, restaurants and hotels. For more information or a copy of the approved plans, please contact Bill McGeehan or James Huth.

Property Details

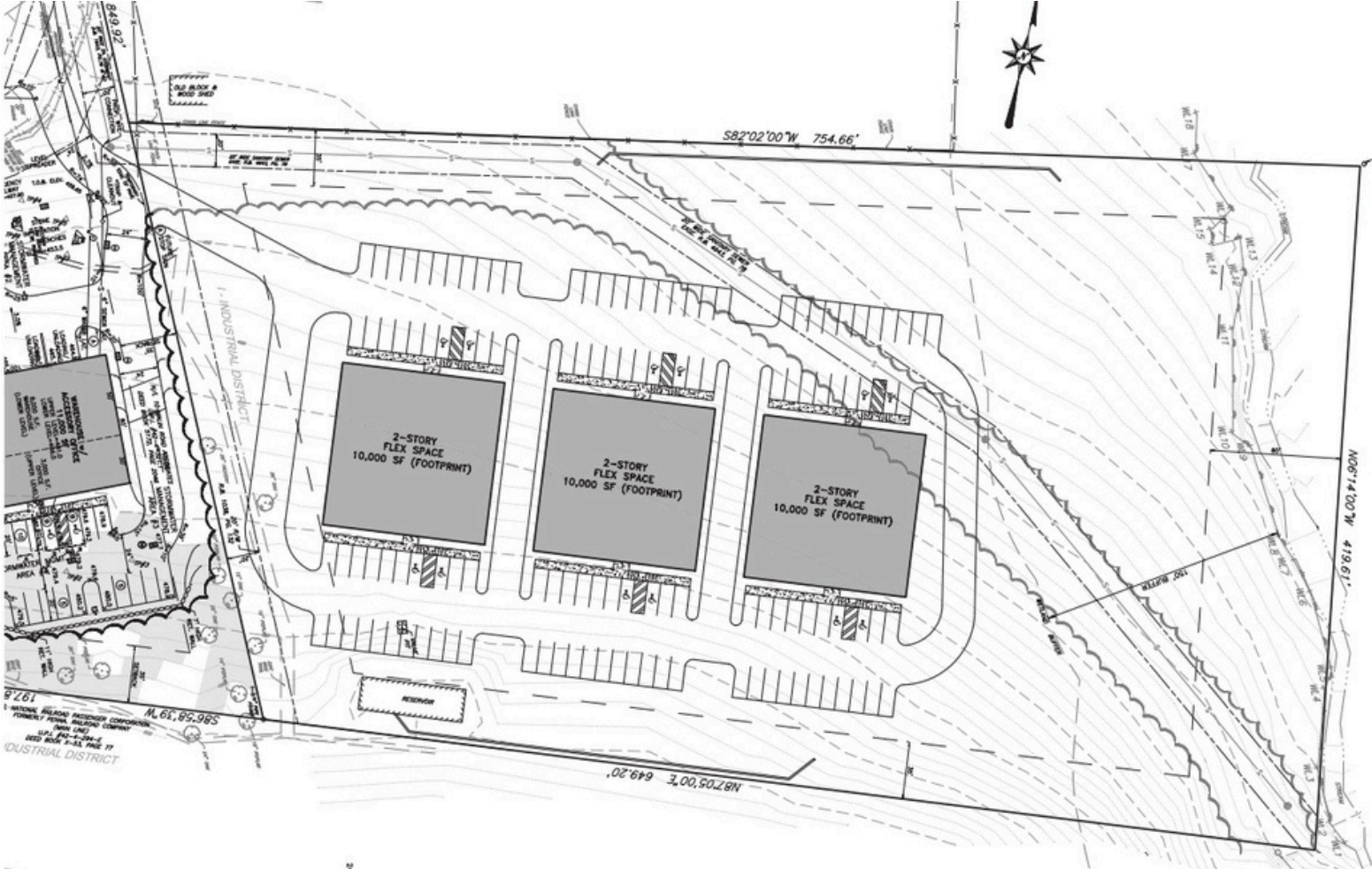
- +/- 6.3 Total Acres
- +/- 5.4 Developable Acres
- Approved 7,200 SF Contractor Facility w/ **Outside Storage**
- Many Other Uses Possible
- Zoned I (Industrial)
- East Whiteland Twp
- Located off Route 30
- 1 Mile to Route 202
- 2.5 Miles to the Turnpike
- Tax ID#: 42-04 -0321
- Annual Tax: \$2,039



Aerial Photos

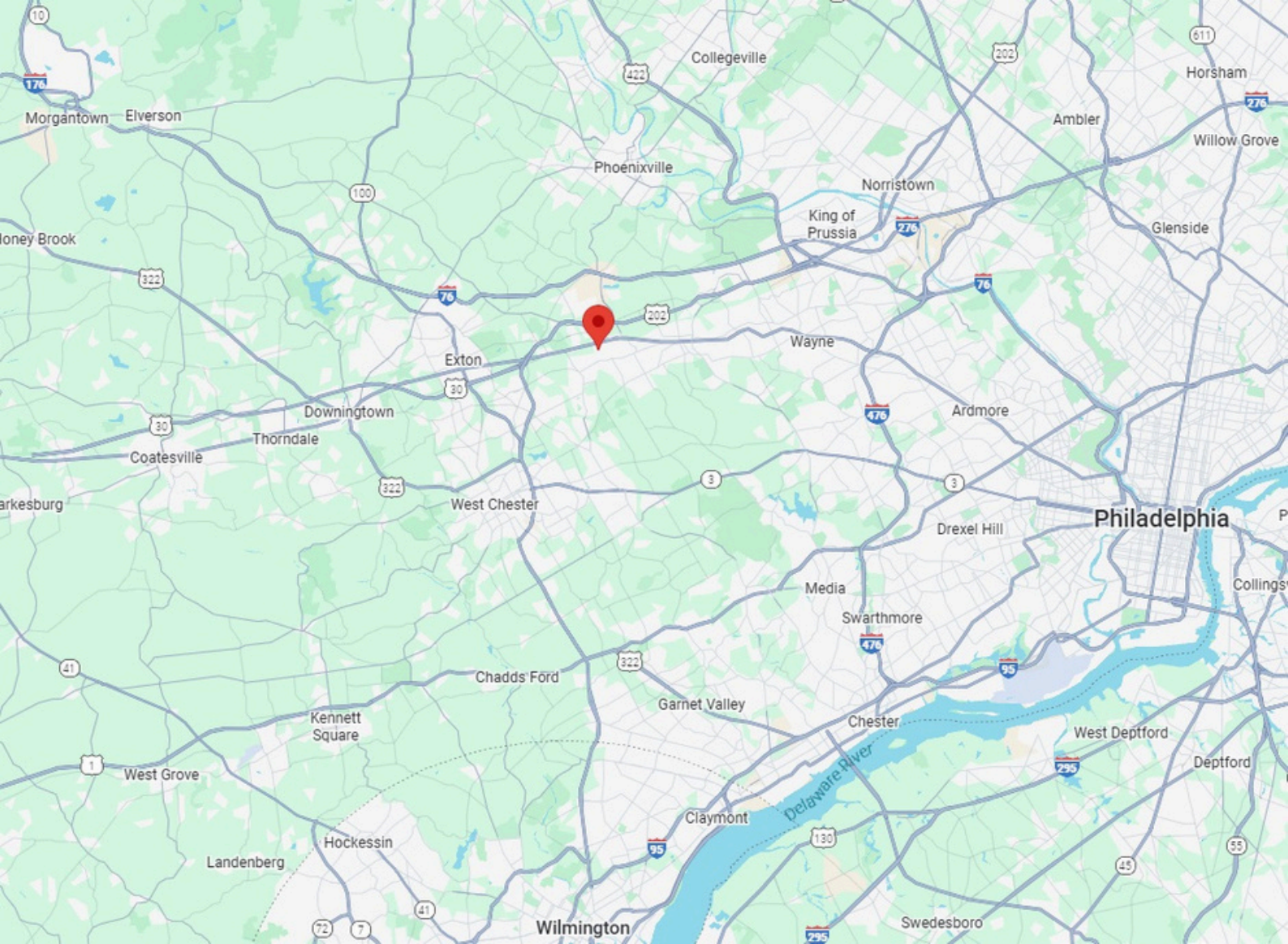


Alternate Concept Plan



Contact us for a full set of concept and land development plans.

Location Map



Ideally located just off Route 30, one mile from Route 202 and 2.5 miles to the I-76 PA Turnpike.

Zoning Table

ZONING

200 Attachment 8

**Table of Permitted Uses for Industrial Districts
Township of East Whiteland
[Amended 1-13-2010 by Ord. No. 2010; 4-15-2025 by Ord. No. 369-2025]**

Use Classifications	Districts I
Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or similar in kind uses; or casting of such products	P
Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment and similar in kind uses	P
Processing of food and beverages, medicine and personal care products (excluding soap), and similar in kind uses	P
Printing of paper, plastic and metal	P
Research, development and testing of new products, laboratories	P
Warehouse (accessory)	P
Cinema, radio and television stations or studios	P
Transit stations	P
Public utility facilities	P
Commercial greenhouse, nursery and wholesale florist	P
Sales of burial monuments and burial vaults	P
Office	P
Public garage, motor-vehicle sales, service or repair shop, and gasoline service station	SE
Auto body shop	SE
Junkyard	SE
Dry cleaning and dyeing facilities	SE
Animal hospital, veterinarian, or kennel	SE
Sales, repair and service of business, office and household and garden machines, equipment and devices	SE
Wireless communication facilities	SE
Nonaccessory antennas	SE
Adult uses	CU
Any use of the same general character as any other use permitted in the I Industrial District and which use is not specifically provided for herein	SE
Self-service storage facility	P
Storage facility	P

- P = Permitted
SE = Special exception
CU = Conditional use