

505 Gordon Park, Exton, PA

Flex For Sale



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

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Disclaimer

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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EXECUTIVE SUMMARY

PROPERTY TYPE:	Flex: 1/3 Warehouse, 2/3 Office Condo
STORIES	1 story
CURRENT SF:	4,237 SF +/-

LOCATION:	Exton
TOWNSHIP:	Uwchlan
ZONING:	Planned Industrial Commercial
Features:	Three powder rooms and kitchenette



SALE PRICE:
\$953,325 (\$225/SF)

PROPERTY HIGHLIGHTS

LOCATION HIGHLIGHTS:

- Prime Exton location in Gordon Park
- Immediate access to Route 100 and Route 30
- Easy access to PA turnpike (I-76)
- Located in the heart of Chester County
- Surrounded by an abundance of restaurants, retail, and hotels
- near major employers including pharmaceutical, healthcare, financial, and technology companies

Recent Improvements

- Fresh paint
- Shampooed carpets
- Bathroom upgrades
- New LED lighting 2026
- HVAC - new blower motor 2026

Loading & Access

- Only dock in Gordon Park - suitable for box trucks
- 8' x 8' double door access

PARKING:

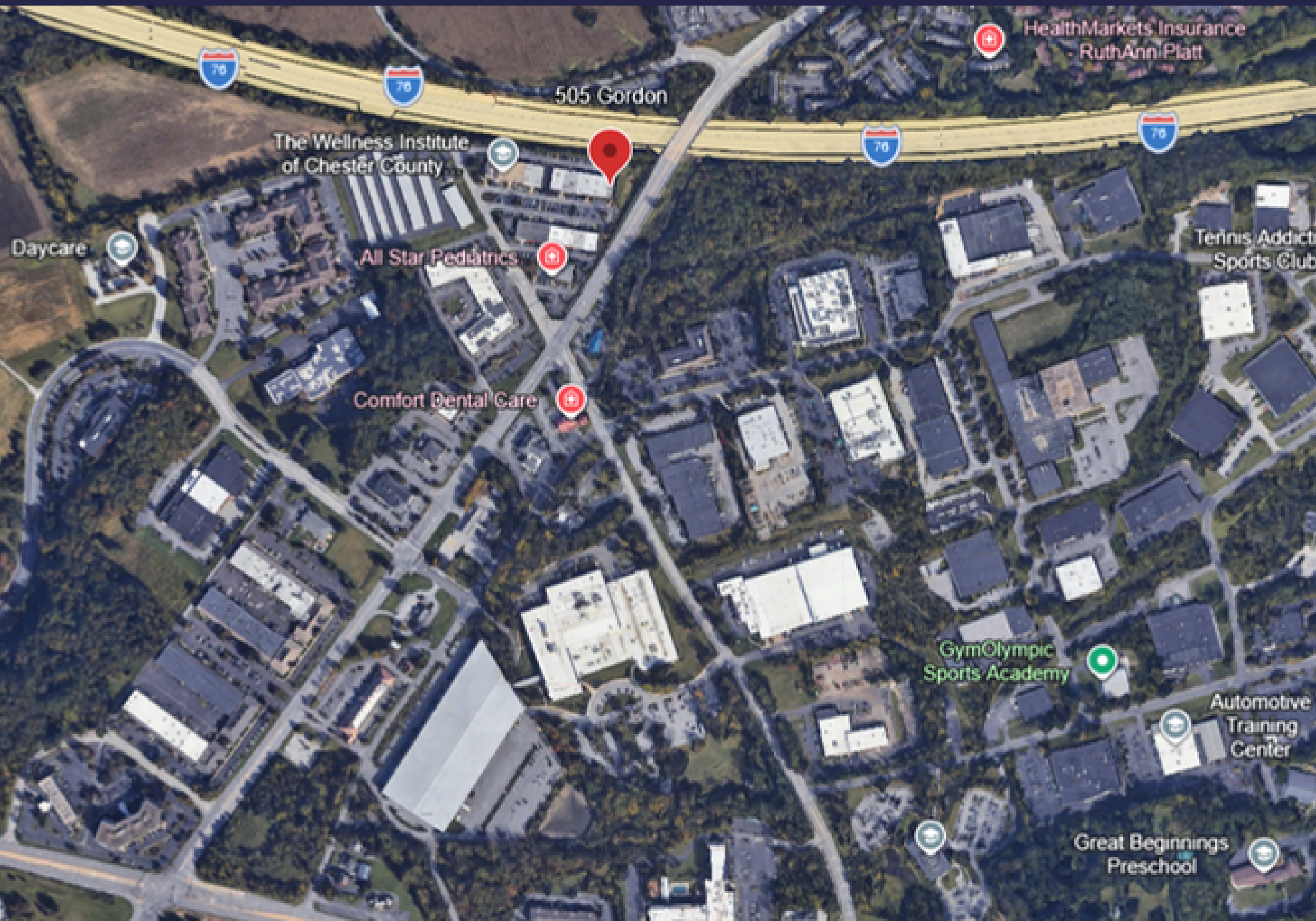
Surface parking directly adjacent to the building making it convenient for employees, visitors, and service vehicles



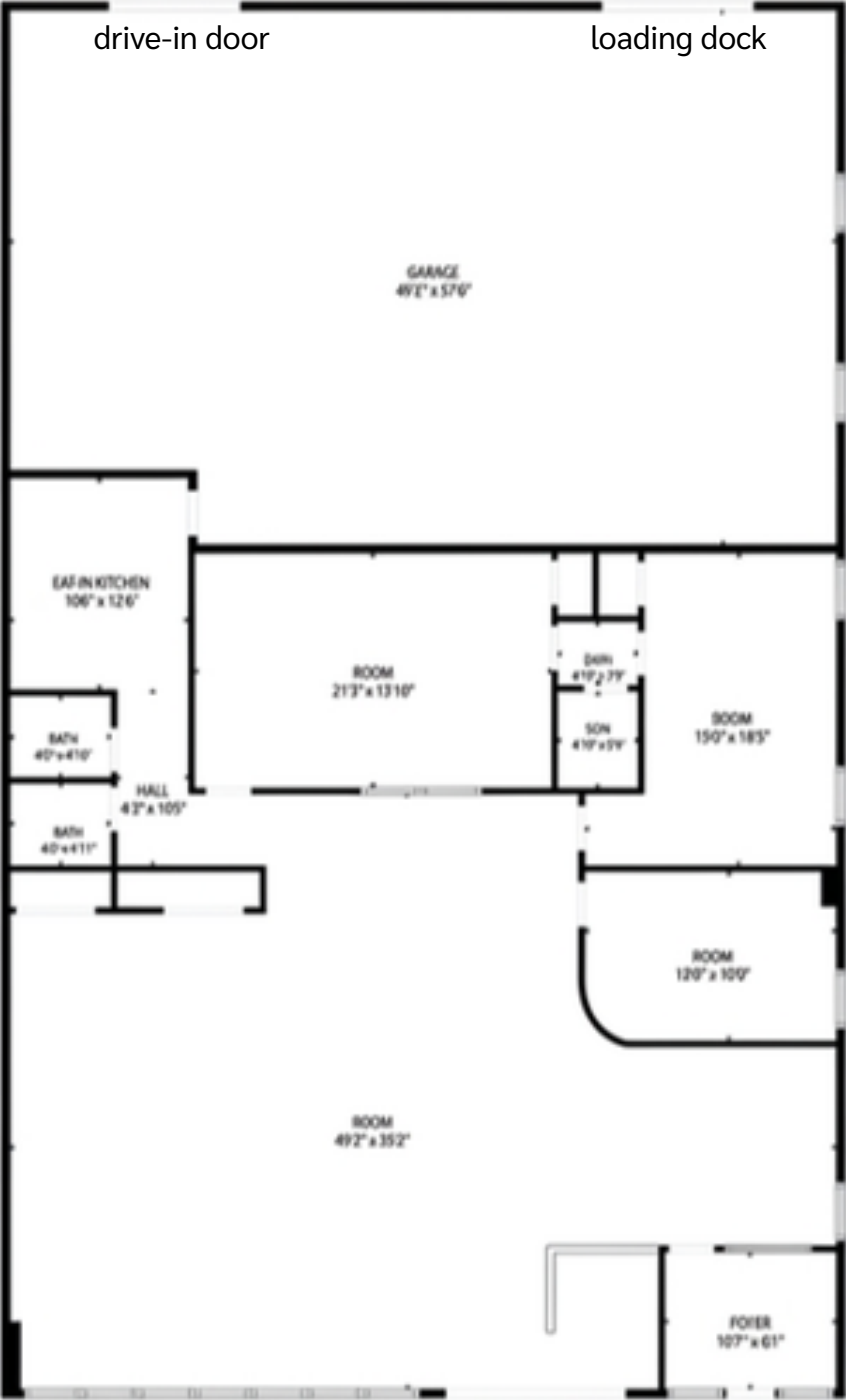
SALE PRICE:

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LOCATION SITE MAP



FLOOR PLAN



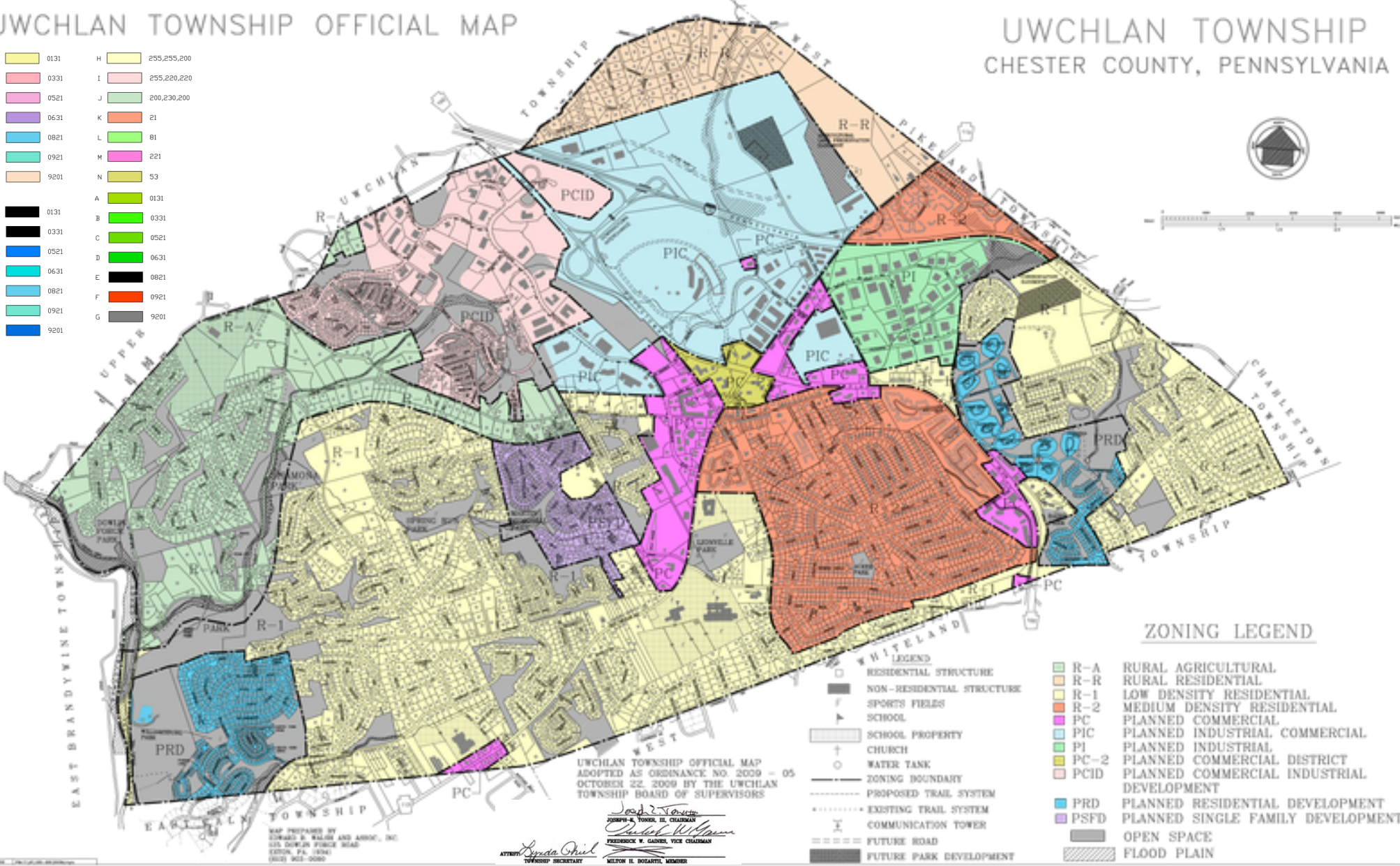
not to scale, floor plan created using CubiCasa app

ZONING CONDITIONAL USES

UWCHLAN TOWNSHIP OFFICIAL MAP

- | | | | |
|---|------|---|-------------|
| A | 0131 | H | 255,255,200 |
| B | 0331 | I | 255,220,220 |
| C | 0521 | J | 200,230,200 |
| D | 0631 | K | 21 |
| E | 0821 | L | 81 |
| F | 0921 | M | 221 |
| G | 9201 | N | 53 |
| A | 0131 | A | 0131 |
| B | 0331 | B | 0331 |
| C | 0521 | C | 0521 |
| D | 0631 | D | 0631 |
| E | 0821 | E | 0821 |
| F | 0921 | F | 0921 |
| G | 9201 | G | 9201 |

UWCHLAN TOWNSHIP CHESTER COUNTY, PENNSYLVANIA



ZONING LEGEND

- | | |
|------|---|
| R-A | RURAL AGRICULTURAL |
| R-R | RURAL RESIDENTIAL |
| R-1 | LOW DENSITY RESIDENTIAL |
| R-2 | MEDIUM DENSITY RESIDENTIAL |
| PC | PLANNED COMMERCIAL |
| PIC | PLANNED INDUSTRIAL COMMERCIAL |
| PI | PLANNED INDUSTRIAL |
| PC-2 | PLANNED COMMERCIAL DISTRICT |
| PCID | PLANNED COMMERCIAL INDUSTRIAL DEVELOPMENT |
| PRD | PLANNED RESIDENTIAL DEVELOPMENT |
| PSFD | PLANNED SINGLE FAMILY DEVELOPMENT |
| | OPEN SPACE |
| | FLOOD PLAIN |

UWCHLAN TOWNSHIP OFFICIAL MAP
ADOPTED AS ORDINANCE NO. 2009 - 05
OCTOBER 22, 2009 BY THE UWCHLAN
TOWNSHIP BOARD OF SUPERVISORS

Joseph J. Towner
TOWNSHIP MANAGER
Frederick M. Gaudin
TOWNSHIP SECRETARY
Melvin H. Rozant
MEMBER

MAP PREPARED BY
EDWARD B. WALSH AND ASSOCIATES, INC.
330 DOWNER DRIVE
GORDON, PA 19341
(610) 923-0080

§ 507. PIC Planned Industrial-Commercial District.

507.1 Purpose. The purpose of the PIC Planned Industrial-Commercial District is to provide sufficient space in appropriate locations to meet current and anticipated future regional needs for large-site industrial and commercial development appropriate to the community. It is further intended that the PIC District encourage industrial and commercial development that will benefit the community and the region, both economically and aesthetically, by permitting investment in a planned facility that will provide for the location of several plants and/or commercial establishments to insure efficient integration and consolidation of access to existing and planned future roadways and utilities. The requirement for a plan will provide the Board of Supervisors with a means to review proposals and permit the development of those facilities which, in addition to demonstrating a contribution to the community and the region, would incorporate design innovations in buildings and landscaping that would minimize any adverse impacts on adjacent uses. It is envisioned that these benefits would accrue with the development of a unified tract designed to integrate various, single industrial plants and/or commercial establishments. 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.

507.2 Review procedures. Planned Industrial-Commercial developments shall be subject to the procedures for site plan review and approval established by the Township Subdivision and Land Development.

507.3 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 substations; telephone central office. Theater (movie or performing) within a permanent building; library, civic or cultural center. Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service, job printing.
Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
- g. Automobile court or motel, bowling lanes or other similar place of indoor recreation.
- h. Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
- i. Frozen food lockers, wholesaling, warehousing, distributing, provided that all parking, loading and unloading shall be in the rear of the building and screened from a side street if on a corner lot.
- j. Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional service, such as a bank, financial institution, mortician, the sale of real estate and business office, including the showing of samples, sale promotion and demonstration of equipment; provided, however, that no merchandise shall be warehoused on the premises for sale, exchange or delivery thereon, and further provided that nothing herein preclude sale or manufacturers' representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of PIC Planned Industrial-Commercial District.
- k.

l. Wholesale establishment for the sale and distribution of dry goods, drugs, foods, variety and general merchandise, hardware, household furnishing, electrical appliances and supplies, job printing.

m. Wholesale establishment for the sale of plumbing and heating equipment and supplies, lumberyard, including the customary storage and work yards incidental thereto when screened by a fence, wall or planting screen.

Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshal, with regard to compliance with all safety regulations.

Churches.

Public uses, structures, or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.^[1]

[1]

Editor's Note: Former Section 507.3.q, regarding regional shopping centers, added 8-5-1996 by Ord. No. 96-06, which immediately followed this subsection, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

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

- a. Private 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.

507.5 Uses permitted by conditional use.

- a. Shopping centers pursuant to § 605.
- b.
 - (1) Structures over 2 1/2 stories or 35 feet in height up to 65 feet in height may be permitted, provided they are sprinklered according to the provisions of 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.
 - (2) Public and private wireless communication facilities.
[Amended 2-22-1999 by Ord. No. 99-04; 10-22-2009 by Ord. No. 2009-04; 10-14-2014 by Ord. No. 2014-03]
- c. Facilities for outdoor recreation, not including shooting or archery ranges, motor vehicle racing or amusement parks.
- d. Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.
- e. Off-premises outdoor advertising signs, subject to the regulations of § 606.
[Added 1-24-2000 by Ord. No. 2000-01]
- f. Hospitals.
[Added 12-9-2013 by Ord. No. 2013-06]
- g. Any legitimate use not specifically provided for in any zoning district and which is not inherently objectionable.

507.6 Uses permitted by special exception.
[Added 12-9-2013 by Ord. No. 2013-06]

- a. Gasoline service station, provided that no station be located closer than a five-hundred-foot radius from the next nearest gasoline service station property line.
- b. Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
- c. Commercial uses or activities which are customarily and directly related to the comfort and convenience of the traveling public, including rest facilities designed and operated exclusively for licensed truckers, when maintained in strict accordance with the regulations of the Pennsylvania Department of Labor and Industry, and any other public agency having jurisdiction.

- d. A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in § 610.

Accessory uses not located on the same lot with the permitted principal use.

e.

507.7 Minimum lot size.

- a. Area: five acres.
- b. Width: 200 feet.

507.8 Minimum yard dimensions, setbacks and buffers.

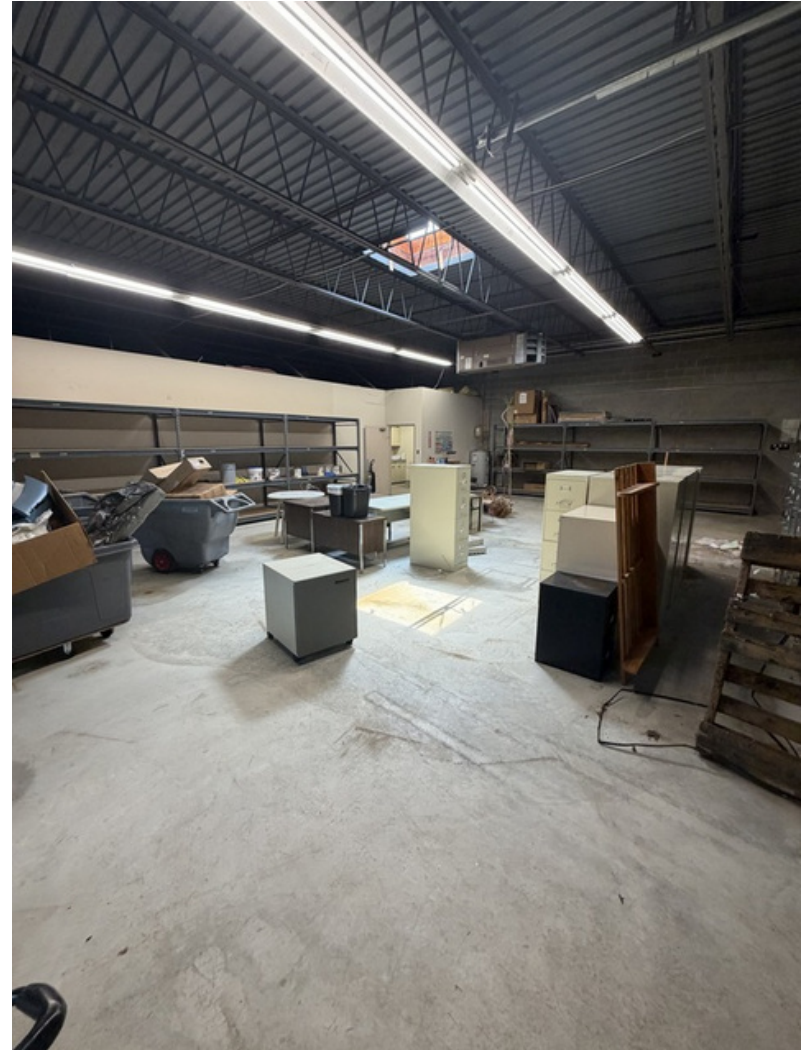
[Amended 8-14-2000 by Ord. No. 2000-09]

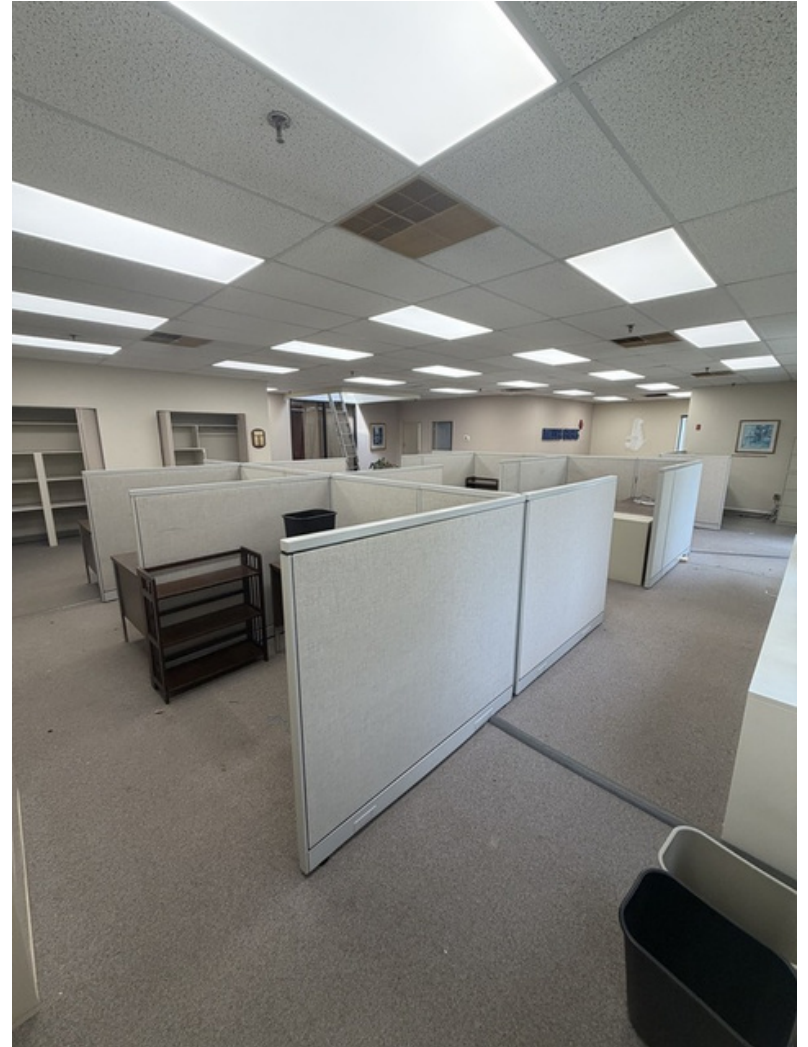
- a. Front yard: Minimum of 40 feet, except when an agricultural or residential district is adjacent to the front yard, in which case front yard setback shall be 150 feet minimum in conformance with Subsection e, below.
- b. Each side yard: Minimum of 15 feet, except when an agricultural or residential district or lot containing an occupied dwelling is adjacent to the side yard, in which case the side yard setback shall be 150 feet in conformance with Subsection e, below, 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, in which case the rear yard setback shall be 150 feet in conformance with Subsection e, below.
- d. By conditional use. Subject to § 806, the setbacks required when a building abuts a residential or agricultural district or a lot containing an occupied dwelling may be reduced from 150 feet to a distance determined by the Board of Supervisors to be sufficient to allow for proper protection of abutting property and its use but in no case to a distance less than the district normally requires.

In every instance where a setback of 150 feet is required by this section or a reduced setback is approved by conditional use pursuant to Subsection f, below, the said setback shall be improved as a buffer and shall provide on installation a year-round visual screen by a combination of planted berms, fences, walls, coniferous and deciduous trees, shrubs and other plantings. No other structures or signage (excepting underground utilities) shall be permitted within the setback buffer and no parking shall be there located. Impervious surfaces within the setback buffer shall be limited to necessary access drives designed and located so as to minimize the interruption of the visual screen. The following additional requirements shall also be met:

- e.
 - 1. A setback buffer plan prepared and sealed by and over the signature of a registered landscape architect authorized to provide professional services in the Commonwealth of Pennsylvania shall be submitted as an integral component of the application for special exception, conditional use approval, or preliminary subdivision and land development plan approval, whichever is first submitted. The said plan shall comply with the general

INTERIOR PHOTOS







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