

1200

WARD AVENUE

WEST CHESTER, PA

44,000 SF FLEX / R&D
ROUTE 202 CORRIDOR | CHESTER COUNTY, PA

PROPERTY OVERVIEW



Pillar Real Estate Advisors have been retained as the exclusive advisors for the fee interest sale of 1220 Ward Avenue, Class A R&D/Flex property located in West Chester, PA. This 44,000 SF property presents a unique opportunity to acquire a highly adaptable commercial asset with multiple income strategies. The building features a versatile layout suited for research and development, light industrial, and flexible office uses, along with a long-standing daycare facility that serves as both an amenity and income generator. Several suites have been recently renovated, offering modern finishes and upgraded infrastructure. A mix of long-term leases provides stable cash flow, while select short-term tenancies allow for near-term repositioning, user-occupancy, or value-add potential. Multiple loading options, including dock-high and grade-level doors, further enhance operational efficiency. Strategically located near major transportation routes, the property offers investors and potential owner-users exceptional flexibility and long-term growth potential.

NEW SALE PRICE: \$7,900,000

PROPERTY DETAILS

ADDRESS 1220 Ward Avenue,
West Chester, PA 19380

PROPERTY SIZE 4.8 Acres

TOTAL BUILDING SF +/- 44,000

WAREHOUSE CEILING 14 FT
HEIGHT

CAP RATE 8.23% In-Place

TOWNSHIP West Goshen

CAR PARKING 150 Spaces

LOADING DOCKS 2 Docks (Ability to Add Several More)

DRIVE-IN-DOOR 1 Drive-in-Door

VACANCY (1) 5,600 SF Vacant Flex Unit

ZONING I-1 (Campus Light Industrial District)



TENANTS

KEY:

-  Chesterbrook Academy
-  FAP – Fencing Academy
-  Vacant
-  Energy Transfer Solutions
-  Effort RX

ANCHOR TENANTS



CHESTERBROOK ACADEMY

Suite SF: 11,000 SF

Lease Expiration Date: 6/27/2030

Chesterbrook Academy offers a structured, developmentally grounded preschool program and a rigorous, project-oriented elementary/middle curriculum. With strong tech integration, personalized instruction, and a nurturing community focus, it aims to educate the whole child. The West Chester, PA campus is a standout example of this model.



ENERGY TRANSFER SOLUTIONS

Suite SF: 18,537 SF

Lease Expiration Date: 6/30/2030

Energy Transfer Solutions is a leading provider of specialty commercial and industrial HVAC equipment, parts, and service in the Mid-Atlantic Region. Established in June of 2003 primarily as an equipment manufacturers representative. ETA has continued to expand on these relations to allow their clients to partner with their firm utilizing them as their HVAC specialist.

AERIAL

AIRPORT RD



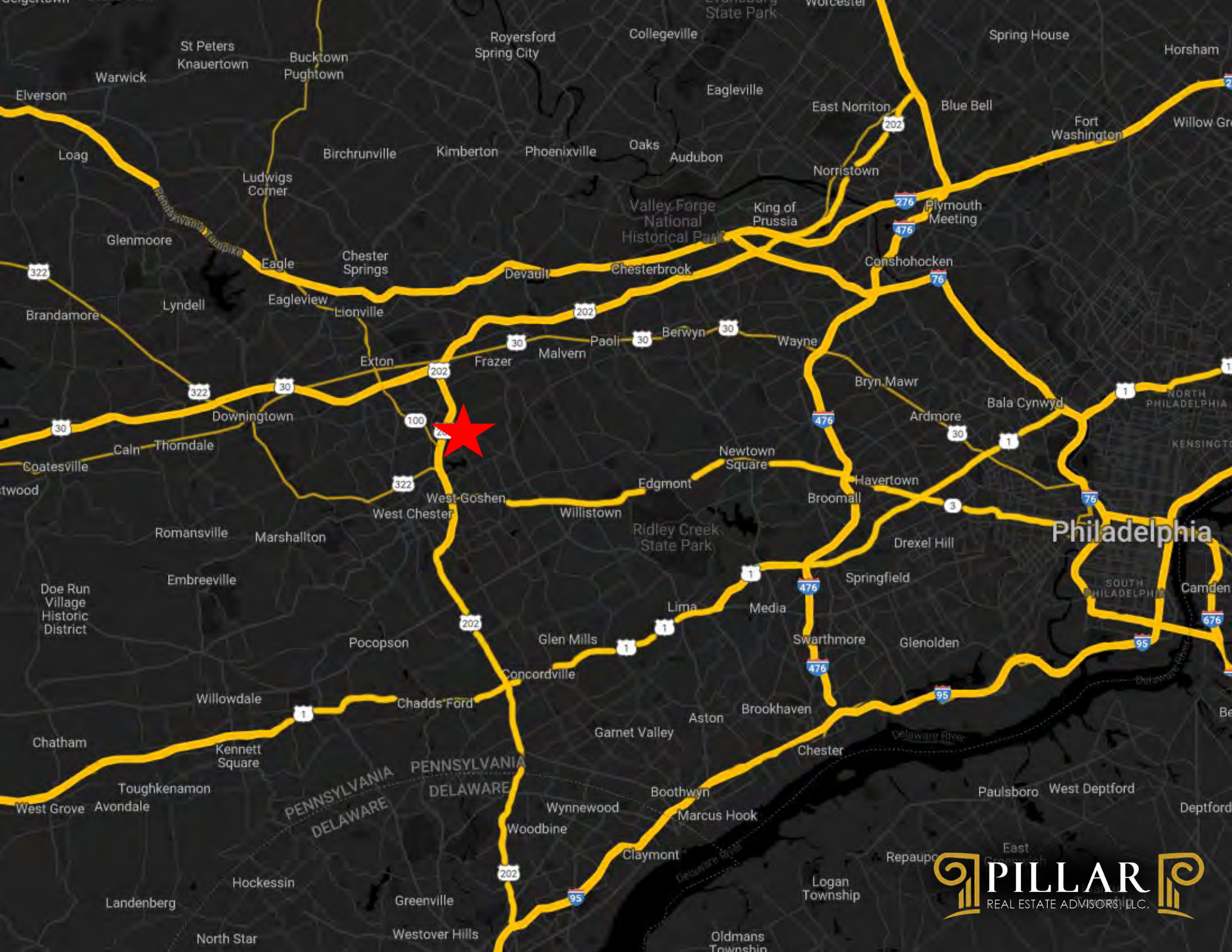
WARD AVE

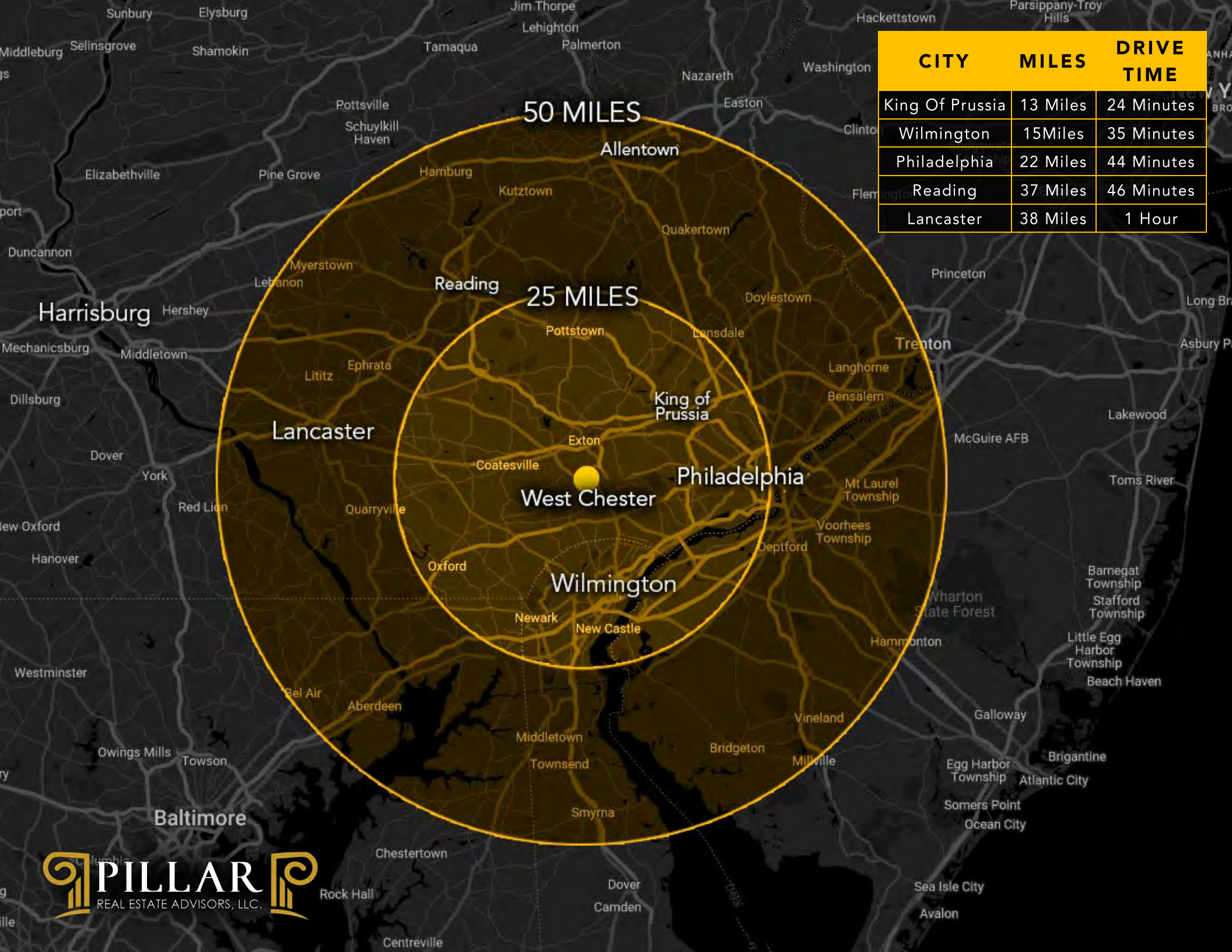
PROPERTY PHOTOS



AREA MAP







CITY	MILES	DRIVE TIME
King Of Prussia	13 Miles	24 Minutes
Wilmington	15Miles	35 Minutes
Philadelphia	22 Miles	44 Minutes
Reading	37 Miles	46 Minutes
Lancaster	38 Miles	1 Hour

DEMOGRAPHICS



POPULATION:

	1 MILE	5 MILES	10 MILES
2020 Population	3,438	117,846	340,932
2024 Population	3,820	126,690	355,671
2029 Population Projection	4,038	133,126	369,114

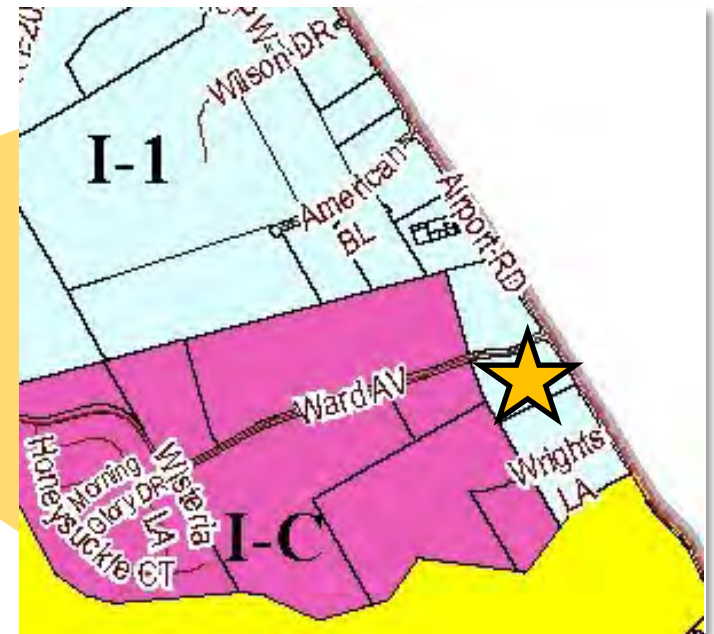
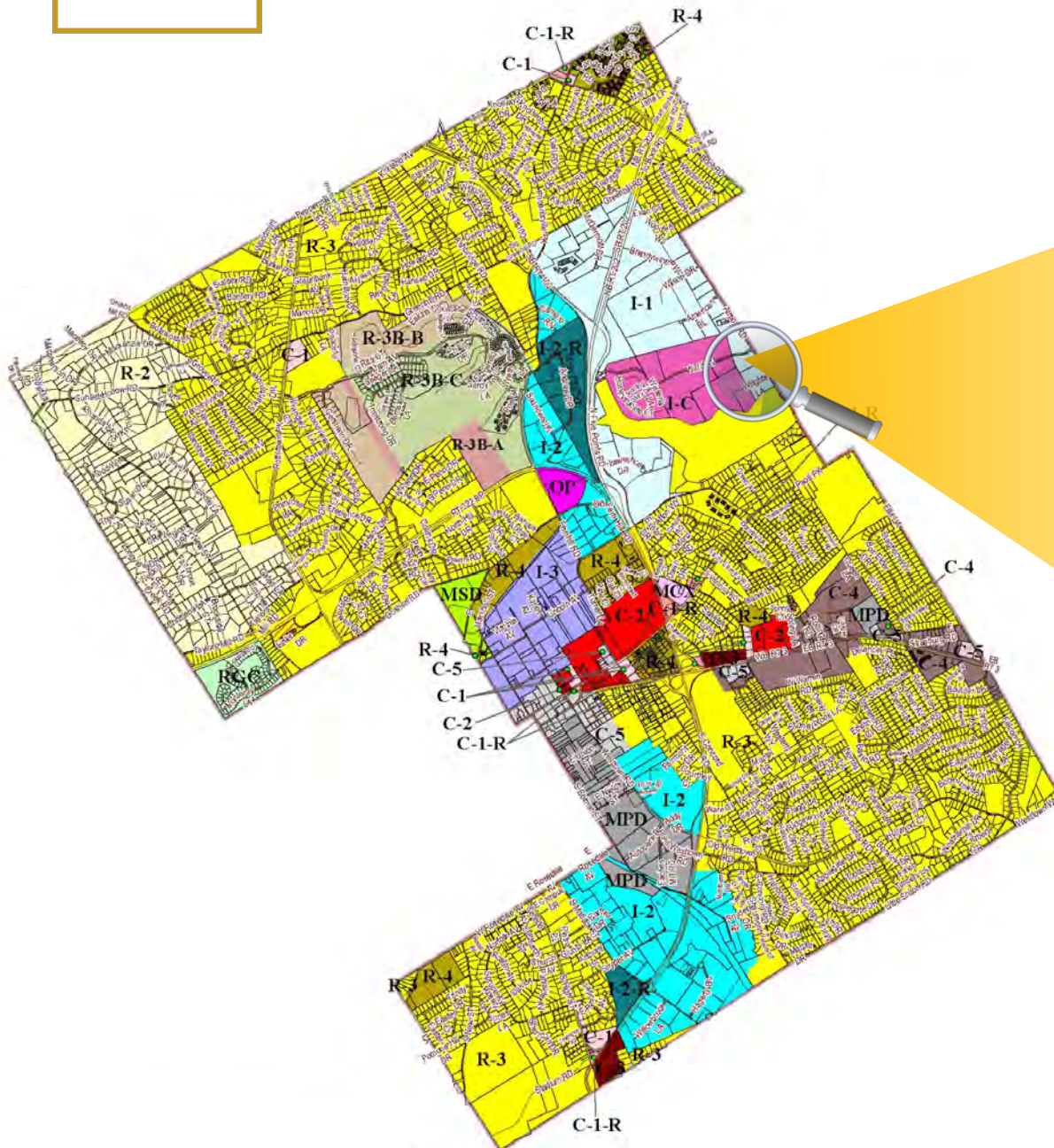
HOUSEHOLDS:

	1 MILE	5 MILES	10 MILES
2020 Households	1,323	46,128	130,127
2024 Households	1,485	49,533	135,647
2029 Household Projection	1,574	52,125	140,968

HOUSEHOLD INCOME:

	1 MILE	5 MILES	10 MILES
2025 Average	\$145,358	\$142,240	\$153,427
2025 Median	\$118,198	\$113,543	\$122,819

ZONING MAP



ZONING: I-1
CAMPUS LIGHT
INDUSTRIAL DISTRICT

**All zoning information should be independently verified with governing municipality.

ZONING CODE

§ 84-37. I-1 Campus Light Industrial District.

A. District purpose and use regulations. The purpose of this district is to provide areas for industrial development seeking spacious and attractive settings. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- (1) Research engineering or test laboratory.
- (2) Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not including a retail activity on the lot and not including a junkyard or the slaughtering of animals.
- (2.1) Miniwarehouse or self-storage facility. [Added 7-24-1990 by Ord. No. 5-1990; amended 10-24-2007 by Ord. No. 11-2007]
- (3) Wholesale sales, storage or distribution.¹ [Added 7-8-2015 by Ord. No. 4-2015]
- (3.1) Microbrewery and brewery pub. [Added 4-12-2017 by Ord. No. 1-2017]
- (4) Office building, medical office building or clinic, including outpatient medical services. [Amended 5-13-2015 by Ord. No. 4-2015(A)]
- (5) Commercial airport. [Amended 5-26-1981 by Ord. No. 7-1981]
- (6) Public place of amusement or recreation; athletic club. [Amended 1-23-1993 by Ord. No. 1-1993; 10-24-2007 by Ord. No. 11-2007]
- (7) Financial establishment.
- (8) Agricultural use, as prescribed by the farm regulations in § 84-50 of this chapter.
- (9) Radio and television studio, including the erection of microwave antennas for satellite communication and related equipment used for purposes of transmitting and receiving radio or electromagnetic waves from overhead satellites. The design standards of § 84-57.01D of this chapter shall apply. [Added 7-25-1995 by Ord. No. 3-1995²]
- (10) Kennels. [Added 8-26-1998 by Ord. No. 11-1998³]
- (11) Forestry, subject to the standards in § 84-57.8. [Added 5-9-2001 by Ord. No. 6-2001]
- (12) Mineral extraction. [Added 5-9-2001 by Ord. No. 6-2001⁴]
- (13) Ambulatory care center. [Added 6-14-2017 by Ord. No. 4-2017⁵]

(14) Accessory uses which are clearly incidental to the principal building structure or use, including but not limited to restaurant, cafeteria or recreational uses and a home-related business as an accessory use to a lawful nonconforming single-family detached dwelling. [Amended 6-12-2013 by Ord. No. 03-2013]

(15) The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter. The area and bulk regulations of this article, the design standards of this article and the general performance design standards of this article shall apply to all uses permitted by special exception in the Campus Light Industrial District.

- (a) Radio and television transmitter, including such as an accessory use, if it is of any type requiring licensing by the Federal Communications Commission (FCC).
- (b) Child day-care center, adult day-care center and group day-care center. [Amended 4-18-1989 by Ord. No. 3-1989; 9-25-2002 by Ord. No. 11-2002]
- (c) Retail sales as an accessory use, subject to the limitations imposed by § 84-53. [Added 3-10-1999 by Ord. No. 2-1999]

(16) The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter. [Added 12-28-1993 by Ord. No. 8-1993; amended 3-26-1997 by Ord. No. 4-1997; 4-22-1998 by Ord. No. 5-1998; 9-25-2002 by Ord. No. 11-2002]

- (a) Private club, provided that any building used for such use shall not be located within 500 feet of any residential use, subject to the area and bulk regulations, design standards and general performance standards of § 84-37B, C and D, and further provided that such club does not offer entertainment that would constitute a sexually oriented business. [Amended 4-9-2003 by Ord. No. 5-2003]
- (b) (Reserved)⁶
- (c) ⁷Public utility facility and gas and liquid pipeline facility subject to the standards in § 84-56. [Added 9-2-2014 by Ord. No. 3-2014; amended 10-8-2014 by Ord. No. 4-2014]

B. Area and bulk regulations. The following area and bulk regulations shall apply: [Amended 10-3-2022 by Ord. No. 5-2022]

- (1) Lot size: four acres minimum.
- (2) Lot width at building setback line: 300 feet minimum.
- (3) Lot width at street right-of-way line: 50 feet minimum.

1. Editor's Note: Former Subsection A(3), regarding a public utility installation required for the Campus Light Industrial District, was repealed 9-2-2014 by Ord. No. 3-2014 and 10-8-2014 by Ord. No. 4-2014.

2. Editor's Note: This ordinance also provided that former Subsection A(9) and (10) be renumbered as Subsection A(10) and (11).

3. Editor's Note: This ordinance also provided that former Subsection A(10) through (13) be renumbered as Subsection A(11) through (14), respectively.

4. Editor's Note: This ordinance also renumbered former Subsection C(11) through (14) as C(13) through (16), respectively.

5. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(13) through (15) as Subsection A(14) through (16), respectively.

6. Editor's Note: Former Subsection A(15)(b), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.

7. Editor's Note: Former Subsection A(15)(c), which permitted certain educational uses as conditional uses, was repealed 12-14-2011 by Ord. No. 12-2011.

ZONING CODE

- (4) Lot coverage: 35% maximum.
 - (5) Building setback line: 100 feet minimum.
 - (6) Side yards: 60 feet minimum for each side yard.
 - (7) Green area:
 - (a) Under seven acres: 40% minimum.
 - (b) Seven acres and over: 35% minimum.
 - (8) Rear yard: 60 feet minimum.
 - (9) Building height: 40 feet maximum.
 - (10) Paved surface area: a maximum of 40% of the lot area.
 - (11) Yard contiguous to a residential zoning district or a residential use, except for residential uses permitted by this chapter in any industrial district or industrial-commercial district established in Article XII of this chapter. **[Amended 6-14-1983 by Ord. No. 4-1983; 2-9-2005 by Ord. No. 4-2005]**
 - (a) Rear yard: 100 feet.
 - (b) Side yard: 100 feet.
 - (c) The one-hundred-foot side/rear yards provided for in Subsection B(12)(a) and (b) shall be maintained as a buffer zone as follows:
 - [1] The one-hundred-foot side/rear yards shall be treated as a buffer zone and shall be left and retained in their natural states, with all natural vegetation left undisturbed.
 - [2] In the event that the screening requirements of § 84-55A are not met after application of § 84-37B(12)(c)[1], there shall be added to the undisturbed buffer zone the screening required by § 84-55A.
 - [3] The buffer zone shall not be used for any industrial or accessory use, nor shall any structure, building, parking, roads or driveways be permitted within such zone, and the zone shall be left and maintained in its natural state.
 - [4] For purposes of this subsection, the words "natural vegetation" shall mean any plant life, including but not limited to grasses, bushes, trees, vines and any other flora located on a lot.
 - (12) Parking area setback from property lines:
 - (a) Side or rear yard: 10 feet minimum.
 - (b) Front yard: 50 feet minimum.
- C. Design standards. The following design standards shall apply:
- (1) Screening: as required by § 84-55A of this chapter, or as directed by the Zoning Hearing Board.
 - (2) Storage: as required by § 84-55B of this chapter.
 - (3) Landscaping: as required by § 84-55C of this chapter.
 - (4) Access and traffic control: as required by § 84-55D of this chapter.
 - (5) Interior circulation: as required by § 84-55E of this chapter.
 - (6) Lighting: as required by § 84-55F of this chapter.
 - (7) Loading: as required by § 84-55H of this chapter.
 - (8) Parking: as required by § 84-55I of this chapter.
- D. General performance standards. Uses located in the Campus Light Industrial Zoning District shall comply with § 84-57.1, General performance standards, located in Article XIV of this chapter.



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