



**+/- 4,000 SF
WAREHOUSE SPACE**

**+/- 1,500 SF
OFFICE SPACE**

1220 AMERICAN BLVD | WEST CHESTER, PA



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535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- +/- 1,500 SF Office Space
- +/- 4,000 SF Warehouse
- Can Be Leased Together or Separately
- Ample Parking
- 14' Drive-In Door
- 20' Ceiling Height
- Clear Span
- Fully Sprinklered
- I-1 Zoning Allows for a Multitude of Uses

LEASE RATE: \$11.50 /SF NNN



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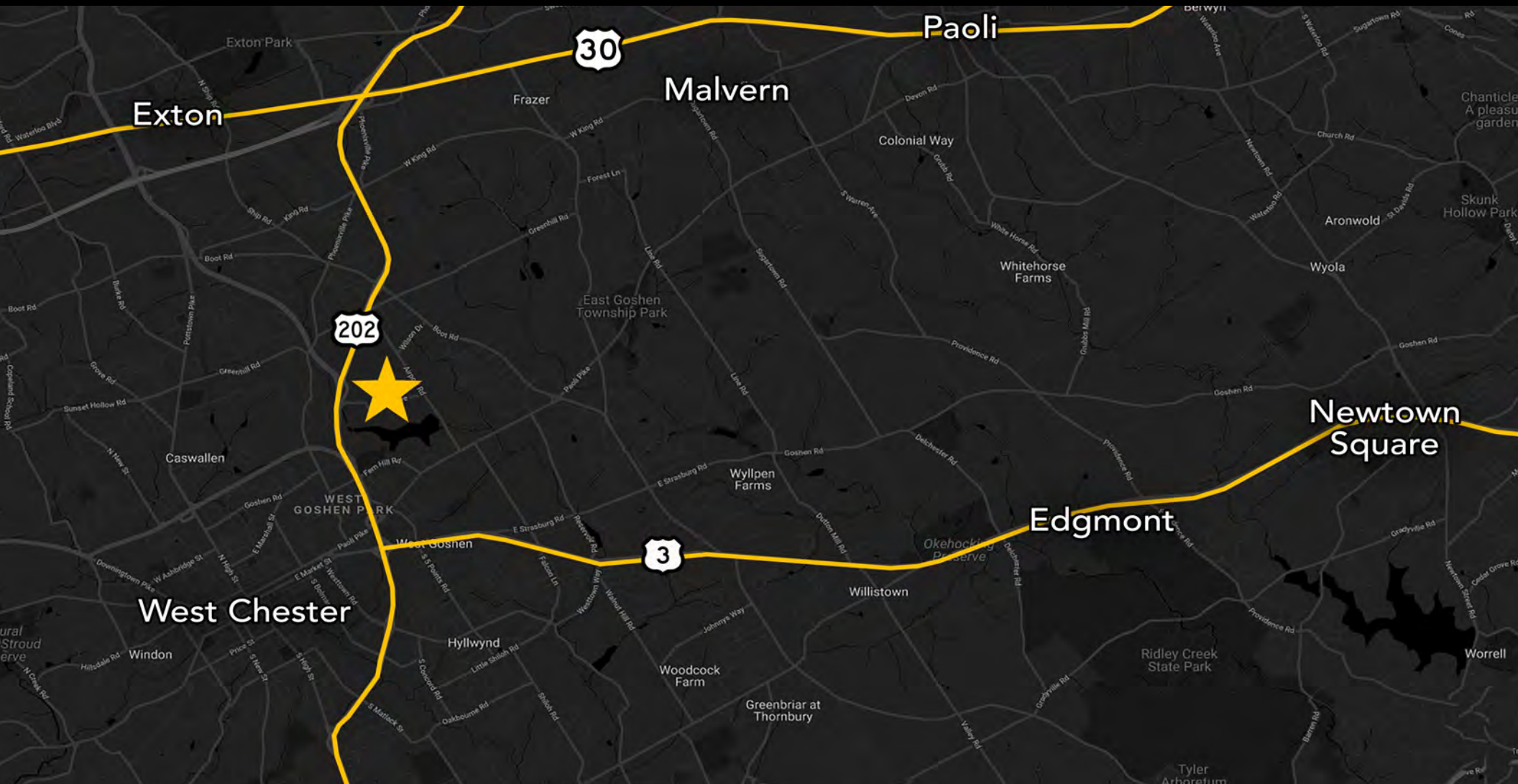
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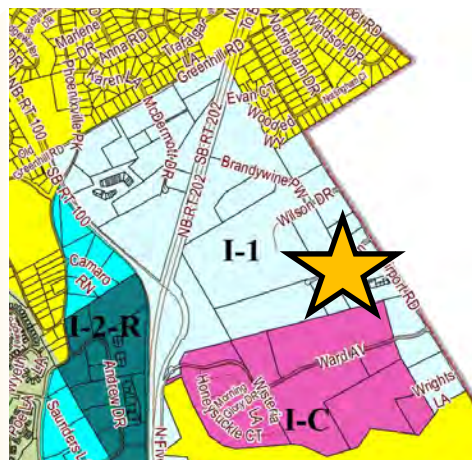
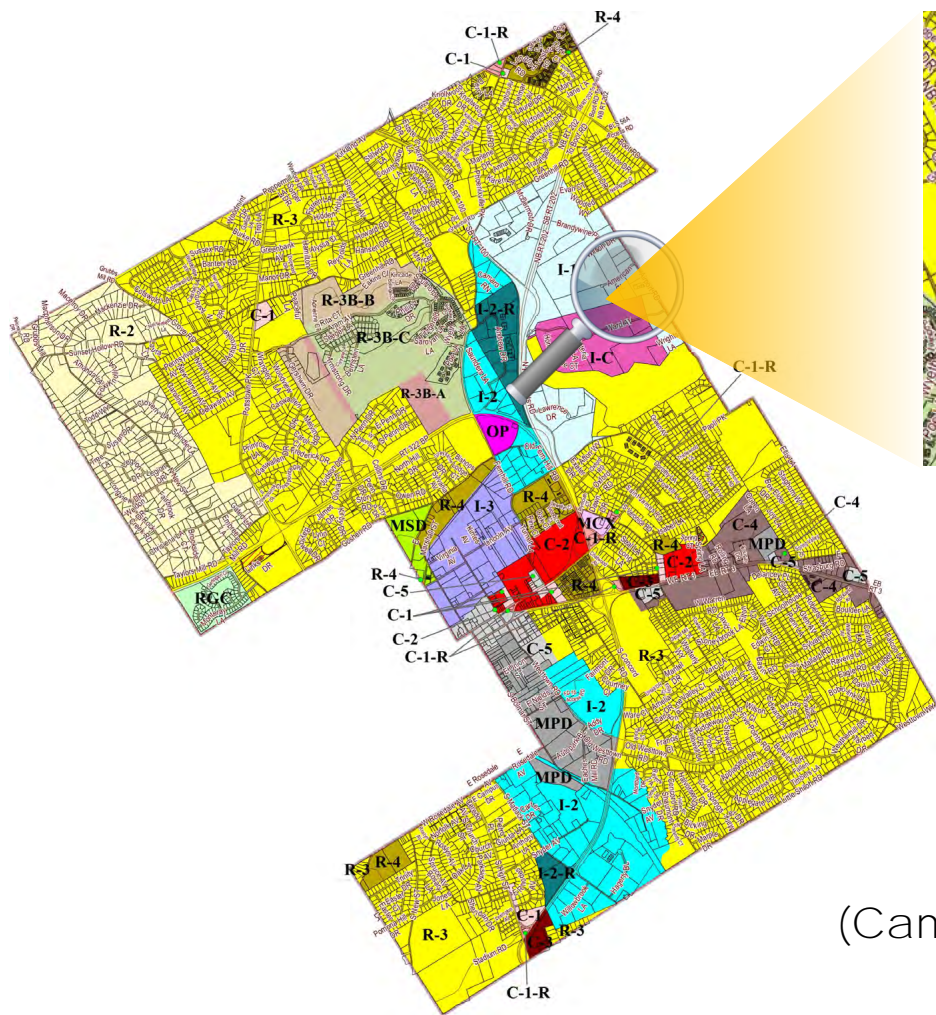
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Legend

-  R-3A - Single Family Attached Dwelling Overlay
-  Road Centerlines
-  Parcels
-  Municipal Boundaries

Zoning Districts

-  C-1 - Neighborhood Commercial
-  C-1-R - Neighborhood Commercial Restricted
-  C-2 - Commercial Shopping Center
-  C-3 - Limited Highway Commercial
-  C-4 - Special Limited Business and Apartment
-  C-5 - General Highway Commercial
-  I-1 - Campus Light Industrial
-  I-2 - Light Industrial
-  I-2-R - Light Industrial Restricted
-  I-3 - General Industrial
-  I-C - Industrial Commercial
-  MCX - Municipal Complex
-  MPD - Multi-Purpose
-  MSD - Medical Service
-  OP - Planned Office Park
-  R-2 - Residential
-  R-3 - Residential
-  R-3B-A - Flexible Design Conservation District Zone A
-  R-3B-B - Flexible Design Conservation District Zone B
-  R-3B-C - Flexible Design Conservation District Zone C
-  R-4 - Residential
-  RGC - Residential Golf Course

Zoning: I-1
(Campus Light Industrial)

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ARTICLE XII
Industrial Zoning Districts
[Added 8-8-1978 by Ord. No. 6-1978¹]

§ 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.² [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. 3-1995³]
 - (10) Kennels. [Added 8-26-1998 by Ord. No. 11-1998⁴]
 - (11) Forestry, subject to the standards in § 84-57.8. [Added 5-9-2001 by Ord. No. 6-2001]

1. Editor's Note: This ordinance also provided for the repeal of former Article XII, I-1 Limited Industrial District, and former Article XIII, I-2 General Industrial District, as amended 3-22-1977 by Ord. No. 4-1977.
2. 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.
3. Editor's Note: This ordinance also provided that former Subsection A(9) and (10) be renumbered as Subsection A(10) and (11).
4. Editor's Note: This ordinance also provided that former Subsection A(10) through (13) be renumbered as Subsection A(11) through (14), respectively.

- (12) Mineral extraction. [Added 5-9-2001 by Ord. No. 6-2001⁵]
- (13) Ambulatory care center. [Added 6-14-2017 by Ord. No. 4-2017⁶]
- (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)⁷
 - (c) ⁸Public 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

5. Editor's Note: This ordinance also renumbered former Subsection C(11) through (14) as C(13) through (16), respectively.
6. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(13) through (15) as Subsection A(14) through (16), respectively.
7. Editor's Note: Former Subsection A(15)(b), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.
8. 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.

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.
- (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.

§ 84-38. I-2 Light Industrial District.

A. District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District. 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 involving 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]**
 - (2.2) Wholesale sales, storage or distribution. **[Added 7-8-2015 by Ord. No. 4-2015]**
- (3) *Municipal, county, state and federal uses including fire, police and ambulance facilities. **[Added 10-8-2014 by Ord. No. 4-2014]**

9. Editor's Note: Former Subsection A(3), Public utility installation, municipal, county, state and federal use, including fire, police or ambulance facility, was repealed 9-2-2014 by Ord. No. 3-2014.



+ / - 5,500 SF FLEX SPACE
For Lease in West Chester, PA

A black and white photograph of two hands shaking in a firm grip, symbolizing a business deal or agreement. The hands are wearing white dress shirts and dark suits. The image is overlaid with a semi-transparent dark grey banner containing text.

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TO COMMERCIAL REAL ESTATE BROKERAGE

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