



FOR SALE

14,400 SF FLEX ON 4.5 ACRES



114 AIRPORT ROAD | POTTSTOWN, PA

Property **HIGHLIGHTS**

- 12,000 SF Flex Space
- 2,400 SF 4-Bedroom Apartment
- 4.5 Acres
- Currently Used as an Automotive Machine Shop
- Radiant Heat
- 5 Drive-In Doors
- Public Sewer—Well Water
- Outdoor Storage Available
- Great Access to Rt 422 & Ridge Pike



SALE PRICE:
\$2,500,000

Property **OVERVIEW**

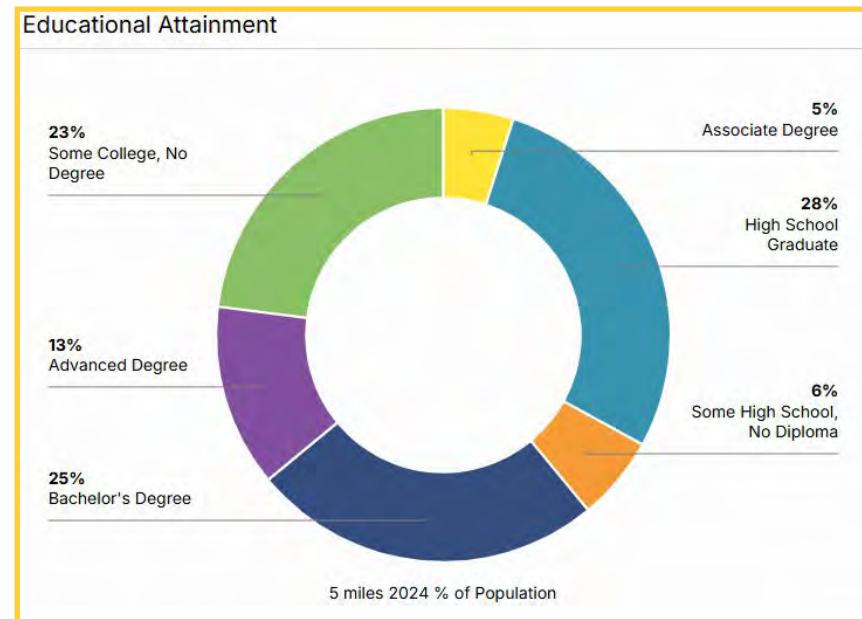
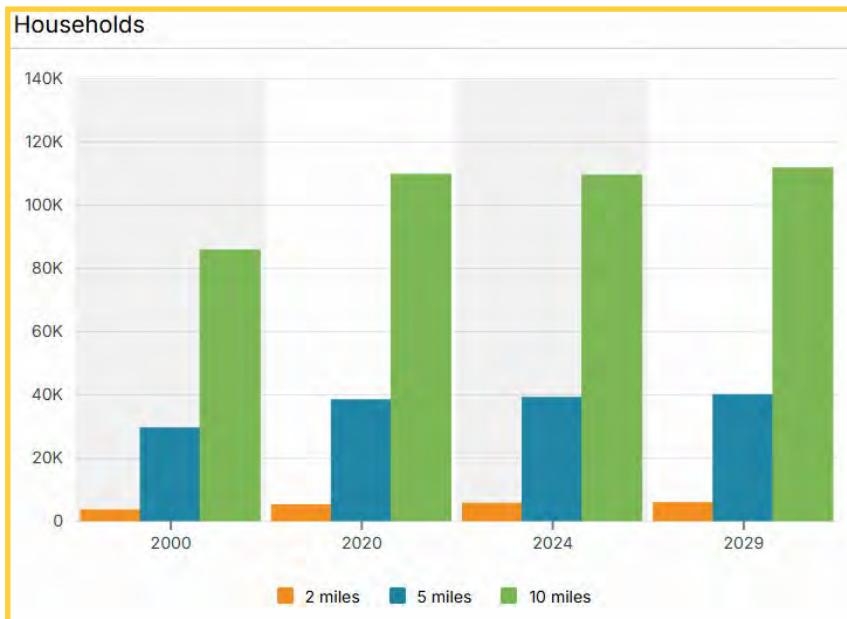
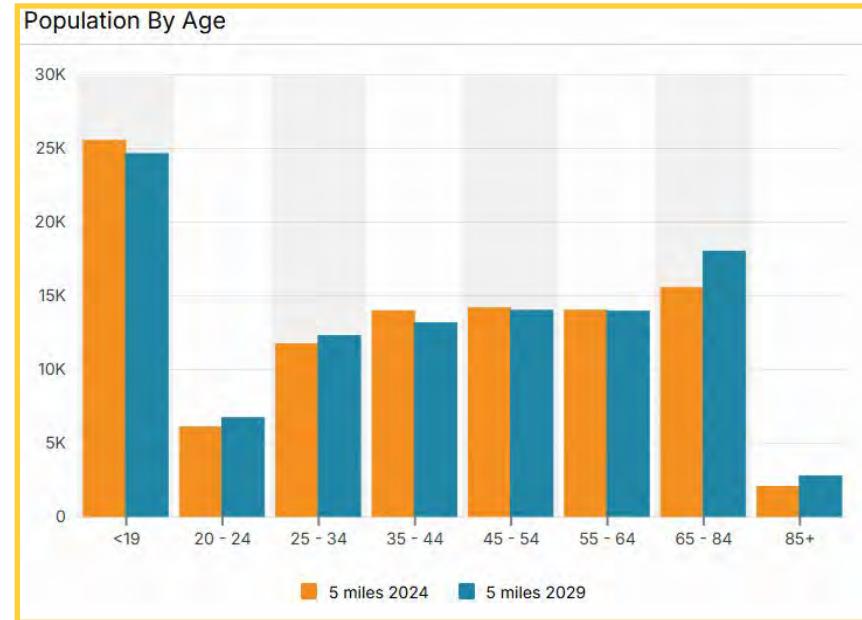
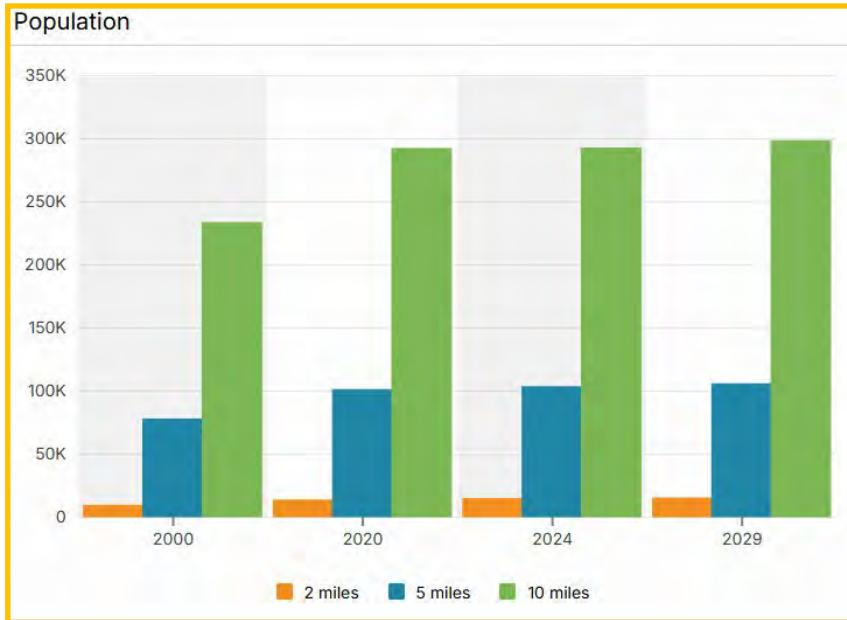


Area

OVERVIEW



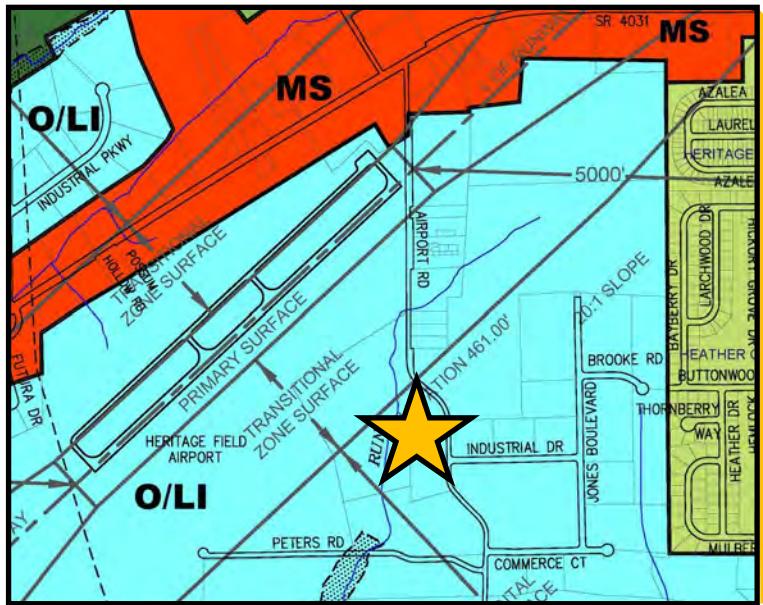
DEMOGRAPHICS



ZONING MAP

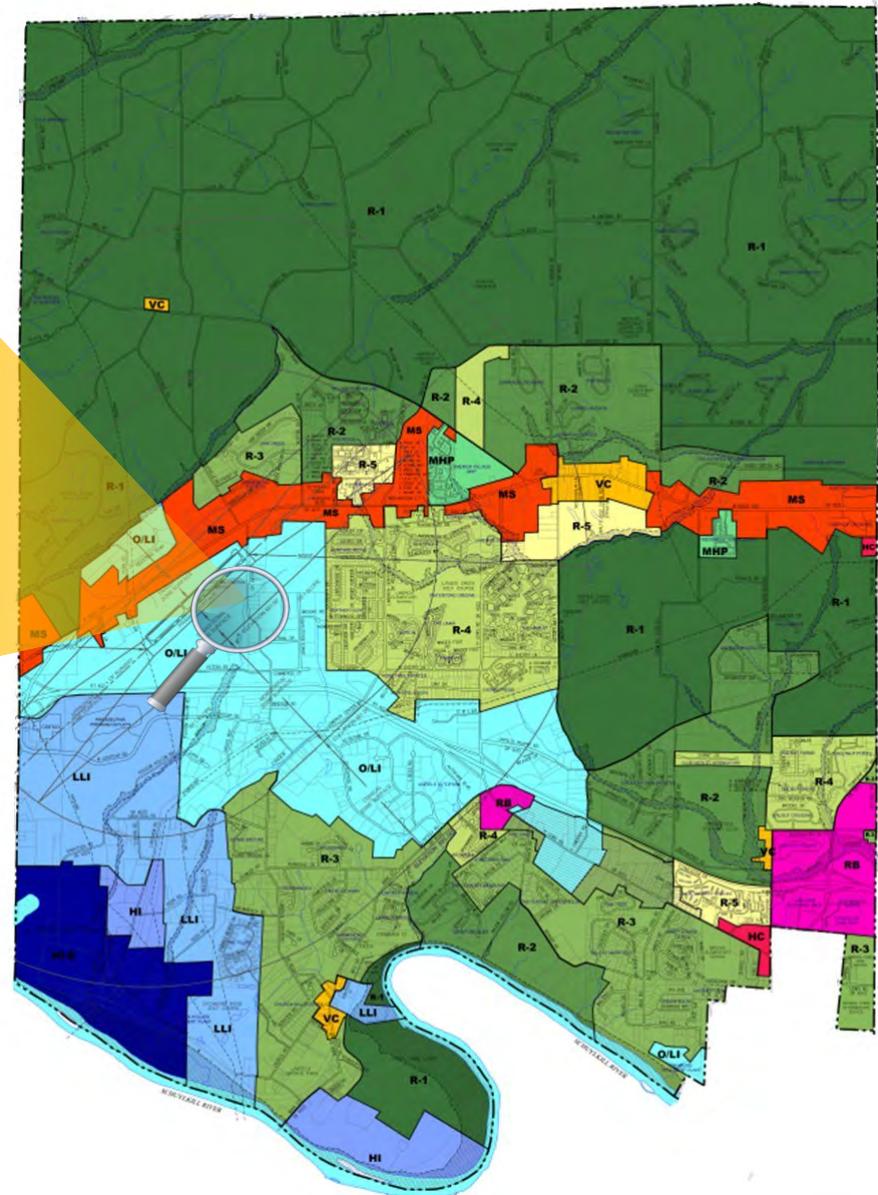
The logo for PILLAR REAL ESTATE ADVISORS. It features the word "PILLAR" in a large, bold, black serif font. Above the letter "P", there is a stylized gold "P" icon. Below "PILLAR", the words "REAL ESTATE ADVISORS" are written in a smaller, black, sans-serif font. Below this text, there is another stylized gold "P" icon.

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



ZONING: O/LI

OFFICE/LIMITED INDUSTRIAL



ZONING INFORMATION



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§ 184-155. Permitted uses.

In the Office/Limited Industrial District, the following uses shall be permitted:

- A. Offices, corporate headquarters and administrative centers.
- B. Scientific or industrial research or engineering facilities.
- C. Manufacturing, testing, repair and ancillary storage or distribution of materials, goods, foodstuffs or products. However, any bulk storage or bulk manufacture of highly hazardous chemicals or substances shall require special exception approval, and provided that the following uses shall be specifically prohibited in the O/LI District: **[Amended 11-4-1998 by Ord. No. 198]**
 - (1) Manufacture of asphalt.
 - (2) Slaughterhouse or animal rendering plant.
- D. Storage, warehousing and/or distribution of materials, goods, foodstuffs or products, provided that: **[Amended 6-2-1998 by Ord. No. 196]**
 - (1) As a principal use, conditional use approval shall be required if the total floor area of the building exceeds 100,000 square feet. Storage, warehousing and/or distribution that is clearly accessory to a principal permitted by right manufacturing use shall not need conditional use approval.
 - (2) A trucking company terminal shall not be permitted.
 - (3) The following uses shall be specifically prohibited in the O/LI District: **[Added 11-4-1998 by Ord. No. 198]**
 - (a) Outdoor storage that occupies more than 20% of the lot area.
 - (b) Outdoor storage as the principal use of a property.
 - (c) Junkyards.
 - (d) Salvage yards.
- E. Printing, publishing, lithography and similar processes.
- F. Radio and/or television studios and transmission facilities.
- G. Public utility facility. **[Amended 12-21-1999 by Ord. No. 206]**
- H. Planned office and/or industrial parks in compliance with § 184-158 herein.
- I. Accessory uses appropriate to the primary permitted uses. **[Amended 8-15-2017 by Ord. No. 379]**
- J. Agricultural uses and related buildings meeting the requirements of § 184-71A(4). **[Amended 6-2-1998 by Ord. No. 196]**
- K. Day-care centers not housed in manufacturing buildings, storage facilities or any

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other permitted uses as described in Subsections D and E above.

L. Motor vehicle garage or repair shop, not to include body repair work or painting.
[Added 9-4-2012 by Ord. No. 334]

§ 184-156. Conditional uses.

The following are permitted as conditional uses when approved in compliance with the procedures, standards and criteria contained in this chapter:

A. Wholesale, warehouse, storage or distribution center, including transportation depot, in a building of 100,000 square feet or larger of floor area, in compliance with the following:

- (1) The main road serving the facility shall meet the standards or be improved by the applicant to meet the standards for at least a collector street, as established in Chapter 155, Subdivision and Land Development.
- (2) Minimum lot size and lot width shall be 10 acres and 400 feet.

B. Uses as part of planned development.

- (1) The following shall be permitted as part of a planned office and/or industrial park development in compliance with the requirements of Subsection B(2) below:

- (a) Financial institutions.
 - (b) Retail stores.
 - (c) Restaurants.
 - (d) Medical or dental offices.
 - (e) Hotels.
 - (f) Large-scale indoor or outdoor commercial recreation facilities such as bowling alleys, skating rinks, fitness centers, tennis and/or racquet clubs.
 - (g) Hospitals. [Added 6-2-1998 by Ord. No. 196]

- (2) Requirements.

- (a) The applicant shall provide sufficient evidence to show that the use will be supportive and complementary to the park development.
 - (b) Vehicular access shall be only from roads internal to the office/industrial park.
 - (c) Dimensional standards of § 184-157, Class One herein, shall apply.
 - (d) The requirements of § 184-158, Planned office and/or industrial parks, shall apply.

C. Uses independent of planned developments.

- (1) The following uses shall be permitted on individual lots, independent of office/industrial park development, in compliance with the requirements of Subsection C(2) below:

- (a) Vehicular sales and ancillary repairs, excluding vehicle body repair and motor vehicle painting. [Amended 9-21-2010 by Ord. No. 318]
 - (b) Lumberyards; sales of building materials and other home supplies.
 - (c) Nurseries; sales of agricultural and garden supplies.
 - (d) Veterinarians; animal boarding facilities.
 - (e) Hotels; motels.
 - (f) Large-scale indoor or outdoor commercial recreation facilities, such as bowling alleys, skating rinks, fitness centers, tennis and/or racquet clubs.

- (2) Requirements.

- (a) The lot used shall front on and provide direct vehicular access to an arterial street, as established in Chapter 155, Subdivision and Land Development.

- (b) The dimensional standards for Class Two in § 184-157 shall apply. [Amended 6-2-1998 by Ord. No. 196]

- (c) Vehicular access.

- [1] Not more than one access point per 500 feet to an arterial street is permitted, unless a traffic study provides convincing evidence otherwise and upon the recommendation of the Township Engineer.¹

- (d) No display of merchandise is permitted within the ultimate right-of-way. Any outdoor display area must be separated from the ultimate right-of-way by a buffer strip at least 15 feet wide, planted in grass, low-growing shrubs or other landscape material, in compliance with the Township's landscaping standards.

D. (Reserved)²

E. Airport, in compliance with the following:

- (1) Tract size and boundary requirements:

- (a) Minimum tract size shall be 100 acres.

1. Editor's Note: Former Subsection C(2)(c)[2], regarding use of shared access drives and marginal access streets, which immediately followed this subsection, was repealed 5-1-2001 by Ord. No. 225.

2. Editor's Note: Former Subsection D, which provided for planned commercial centers as a conditional use, was repealed 11-4-1998 by Ord. No. 198.



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