



# FLEX/OFFICE FOR SALE

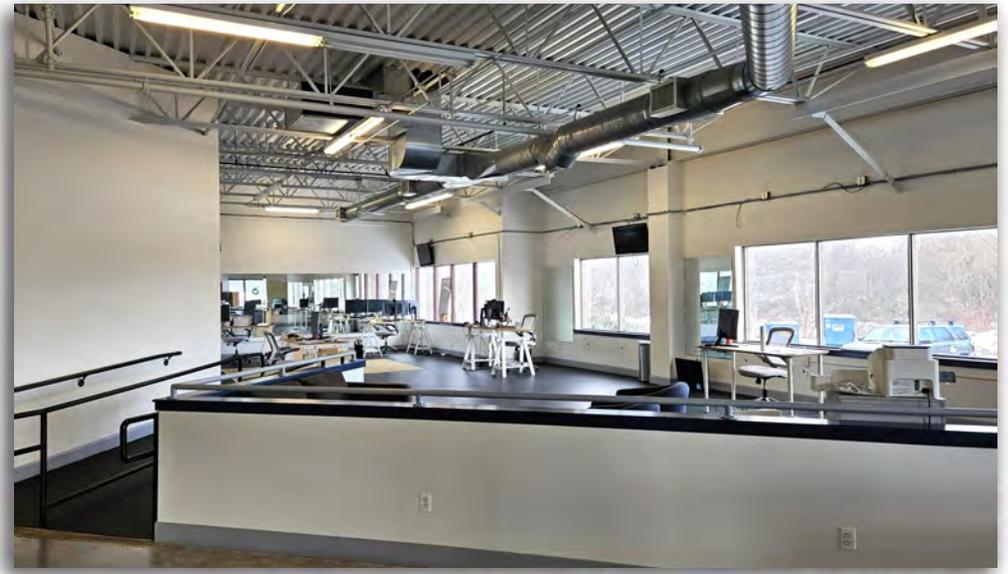
## WEST CHESTER, PA



1065 ANDREW DRIVE, UNITS 2 & 4 | WEST CHESTER, PA 19380

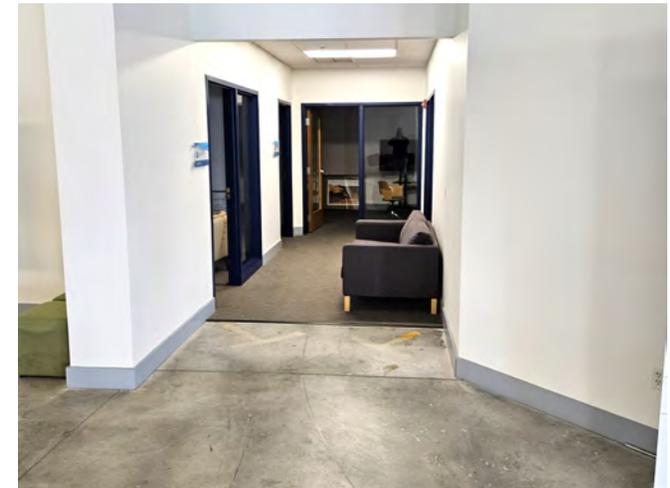
# Property HIGHLIGHTS

- Flex / Office Space West Chester
- I-2-R Zoning - Wide Use Range
- User Buyer or Investor Buyer
- Perfect Medical or Professional Space
- 10,000 SF Total - Easily Demised
- 18' Ceilings
- 2 of 4 HVAC Systems New
- Easy Access to Rt 202
- Large Parking Lot
- Prominent Signage
- In-Place Income of 8% Cap Rate
- 7,500 SF through 10-31-26
- 2,500 SF through 12-1-27



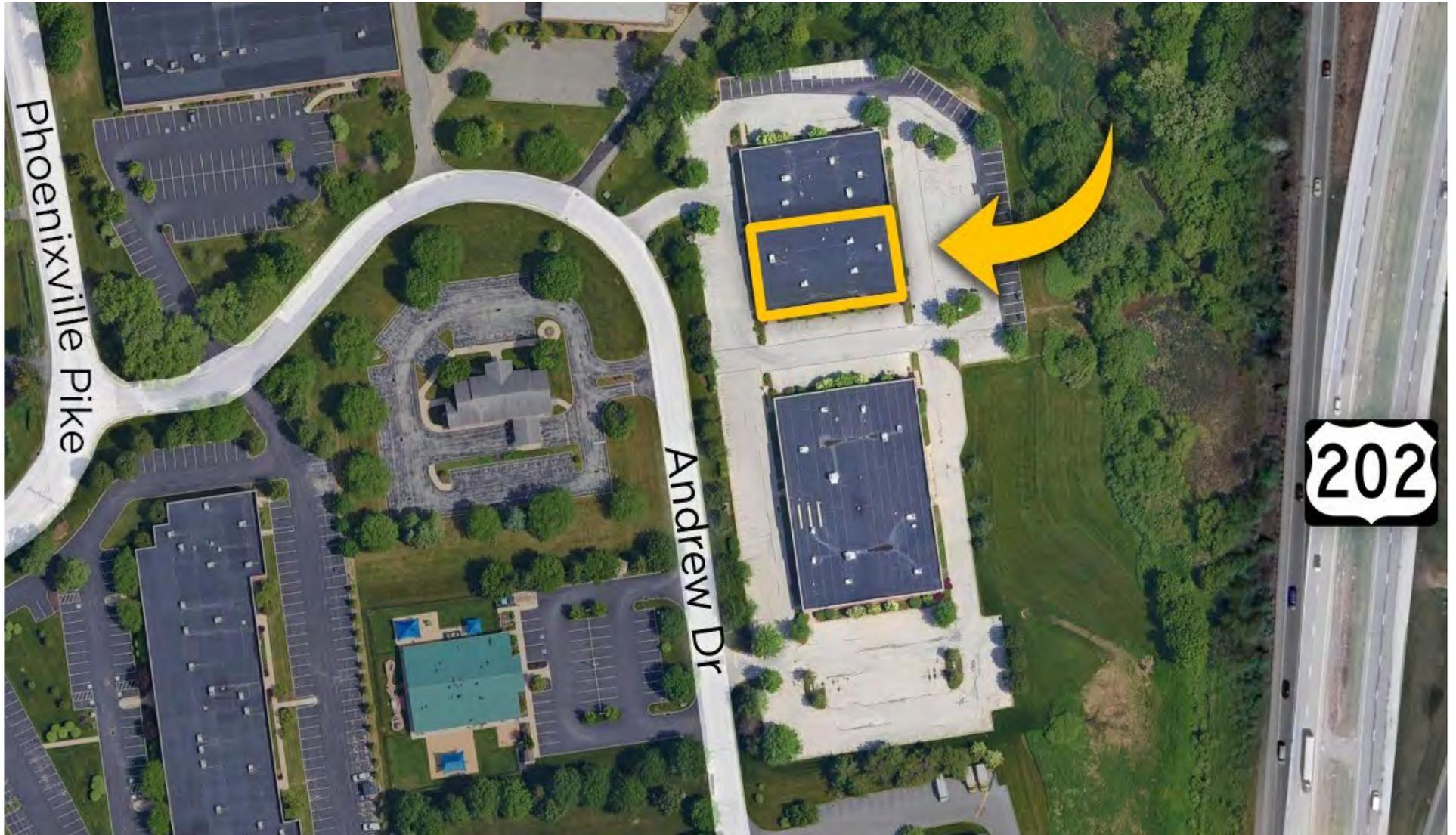
**SALE PRICE:**  
**\$1,950,000**

# Property PHOTOS



*Property*  
**OVERHEAD MAP**

**UNITS 2 & 4**





# ZONING INFORMATION



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

## § 84-40. I-2-R Light Industrial District--Restricted. [Added 2-12-1980 by Ord. No. 1-1980; amended 11-9-1982 by Ord. No. 8-1982; 3-14-2007 by Ord. No. 9-2007]

A. Use regulations. 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.
- (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]
- (4) Contractor's establishment not engaging in any retail activities on the site.
- (5) Offices.
- (6) Mass transit station.
- (7) Public recreation facility; athletic club.
- (8) Financial establishment.
- (9) Commercial greenhouse.
- (10) Agricultural use; as prescribed by the farm regulations in § 84-50.
- (11) Automobile body repair and paint shop.
- (12) Hotel/motel, provided that the minimum lot size for the use shall be three acres.
- (13) Forestry, subject to the standards in § 84-57.8.
- (14) Mineral extraction.
- (15) 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]
- (16) 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 standards of this article shall apply to all uses permitted by special exception in the 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.
  - (c) Retail sales as an accessory use, subject to the limitations imposed by § 84-53.
  - (d) Churches.
- (17) 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.
- (a) (Reserved)<sup>2</sup>
  - (b) Independent living facility pursuant to the following: [Amended 12-14-2011 by Ord. No. 12-2011]
    - [1] Area and bulk regulations in § 84-40B(3);
    - [2] Design standards in § 84-40C; and
    - [3] Regulations in § 84-57.15.
  - (c) Apartments pursuant to the area and bulk requirements in § 84-40B(2).
  - (d) Public 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]
  - (e) Lifestyle apartments as defined by this chapter, subject to the area and bulk requirements set forth in § 84-40B(4). [Added 5-21-2018 by Ord. No. 3-2018]
- B. Area and bulk regulations.
- (1) The following area and bulk regulations shall apply to all uses in the I-2-R District, except apartments and independent living facilities. [Amended 12-14-2011 by Ord. No. 12-2011]
    - (a) Lot size: two acres minimum.
    - (b) Lot width at building setback line: 200 feet minimum.

1. 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.

2. Editor's Note: Former Subsection A(17)(a), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.



# CONTACT US

**ERIC KUHN**

Office: (484) 887-8202 | Ext. 101

[EKuhn@PillarRealEstateAdvisors.com](mailto:EKuhn@PillarRealEstateAdvisors.com)

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