



FOR LEASE

CONVERTED MILL BUILDING

WITH MODERN FINISHES



4 ROCKBOURNE RD | CLIFTON HEIGHTS, PA

PROPERTY HIGHLIGHTS

- Converted Mill Building with Modern Finishes
- Wide Variety of Potential Uses: Medical-Recreational-Educational
- 3 Suites of 22,000 SF Each
- Full Floor-Plates Available
- Elevator Serviced Building
- 22,000 SF Fully Fit-Out Medical Space
- 22,000 SF Former Recording Studio Space
- Parking for 145 Cars On-Site
- Just Off Baltimore PK. (Rt. 1) w/16,500 Vehicles Per Day
- 10' High Ceilings
- Large Outdoor Deck Off Each Suite
- Scenic Views of Wooded Property and Waterway
- Significant Power Available to Building
- Built-In Co-Tenancy with Daycare and 7-12 School (Low Parking Users)



LEASE RATE:

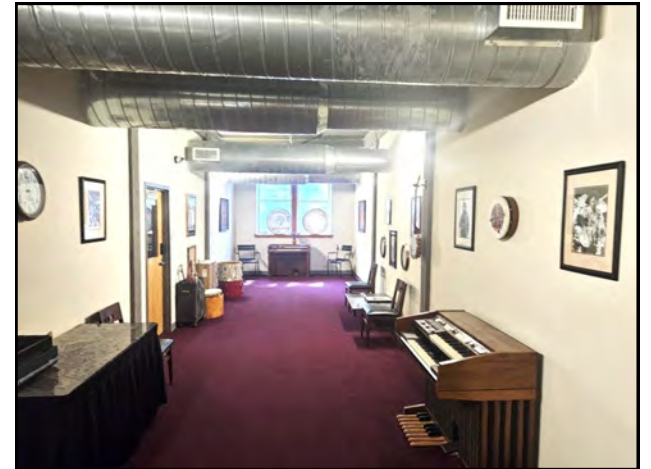
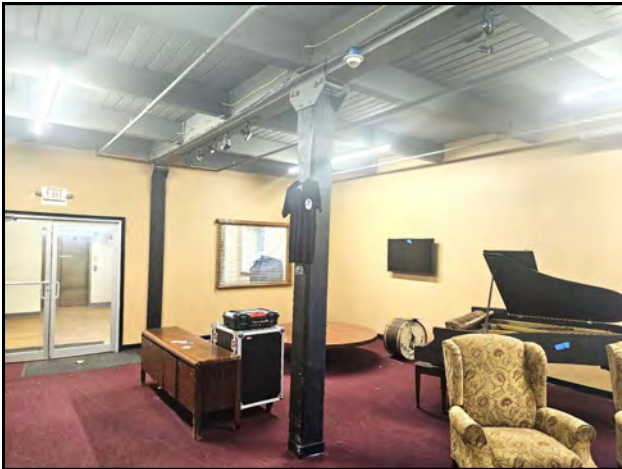
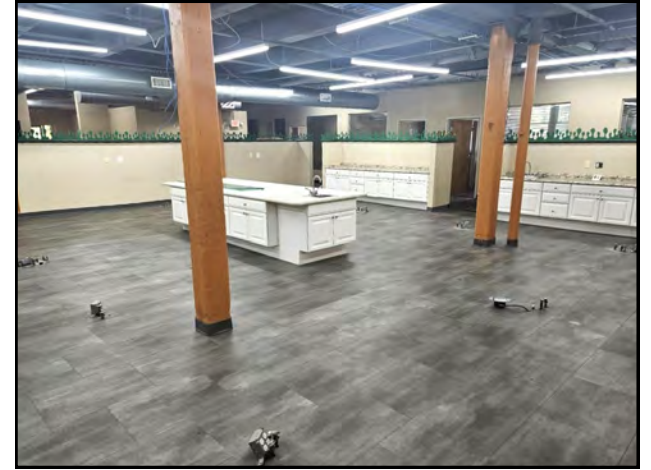
\$21 PSF NNN @ \$2.61 PSF

PROPERTY PHOTOS



4 ROCKBOURNE RD | CLIFTON HEIGHTS, PA

PROPERTY PHOTOS

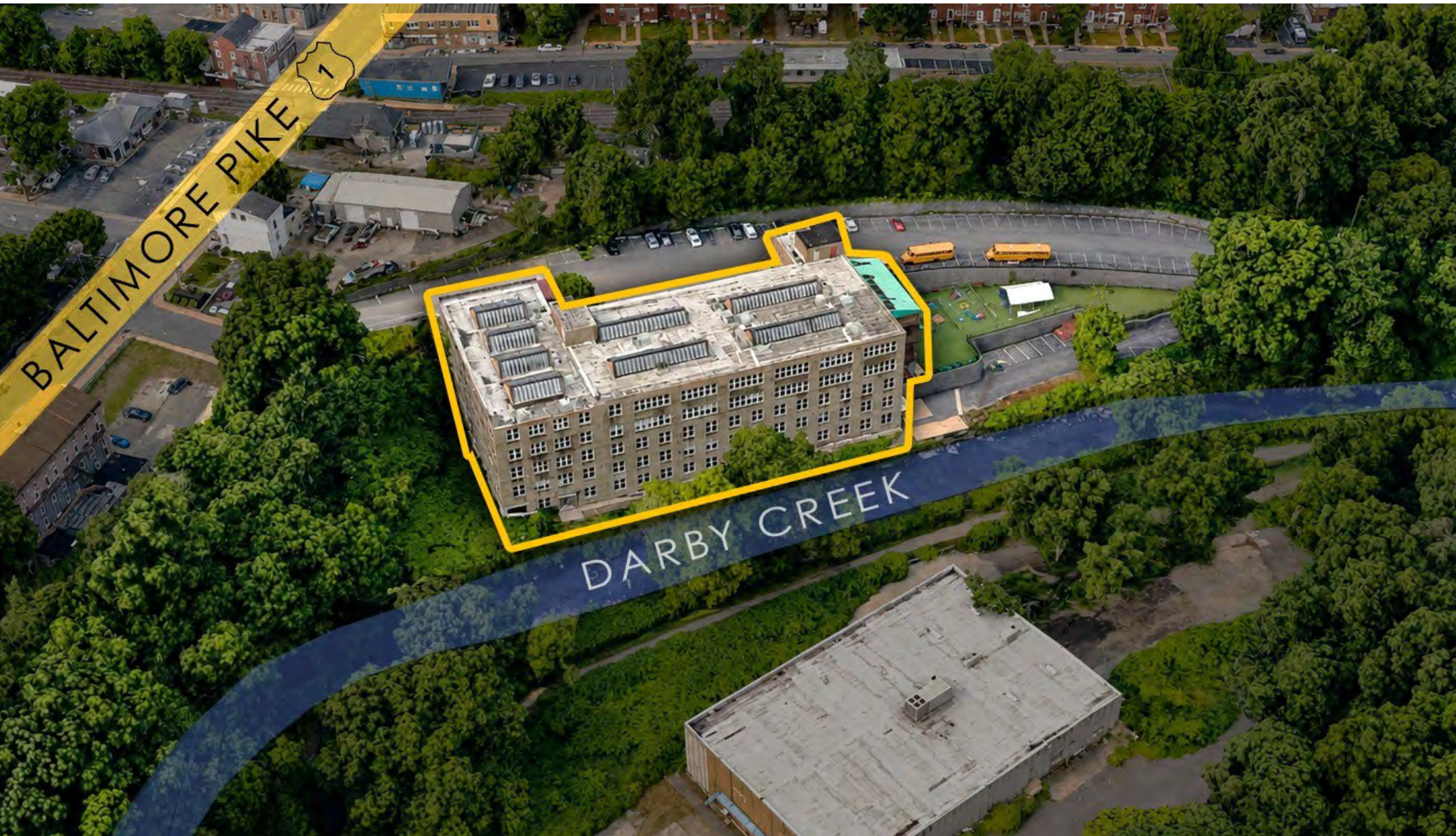


4 ROCKBOURNE RD | CLIFTON HEIGHTS, PA

PROPERTY AERIAL

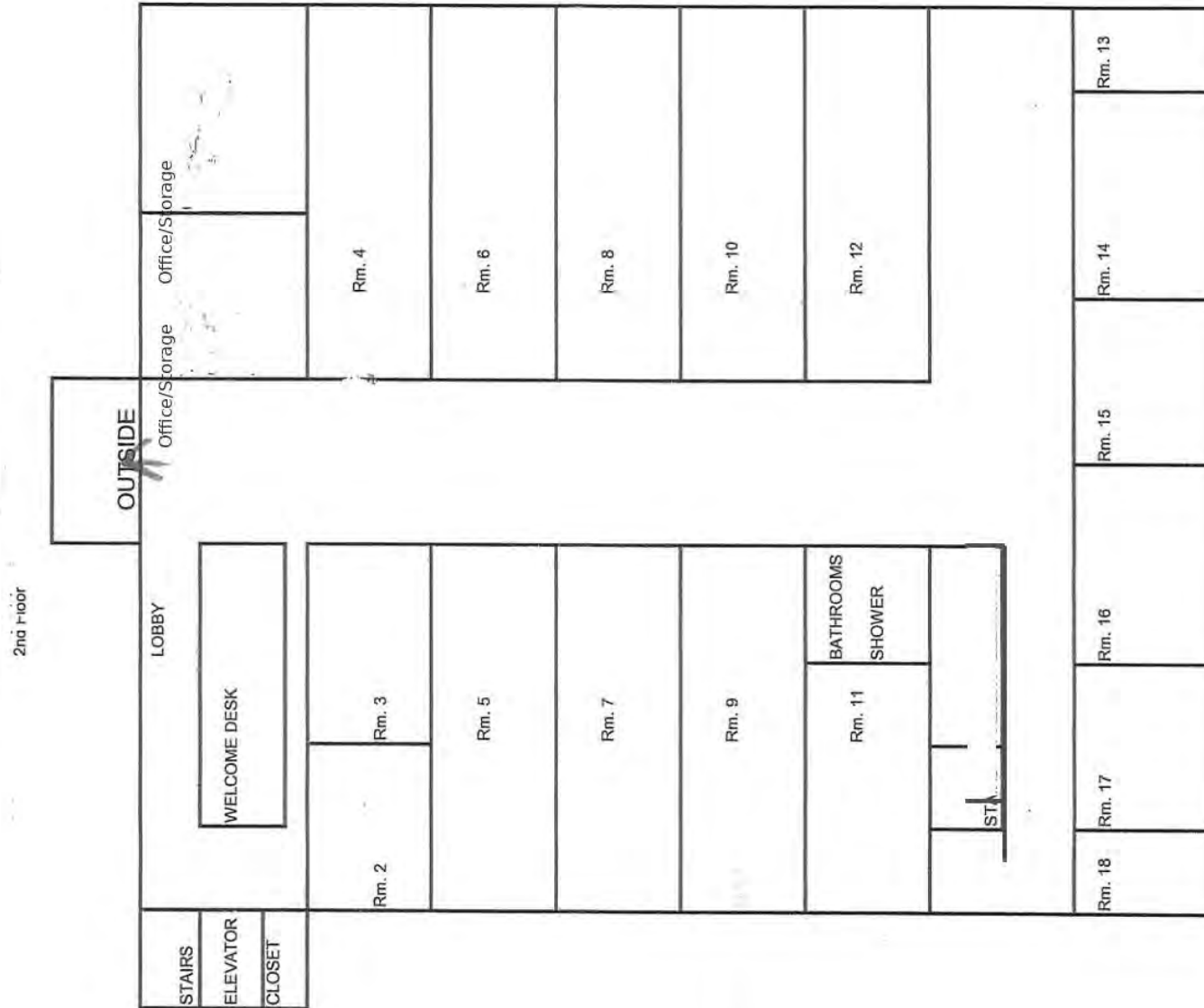


PROPERTY AERIAL



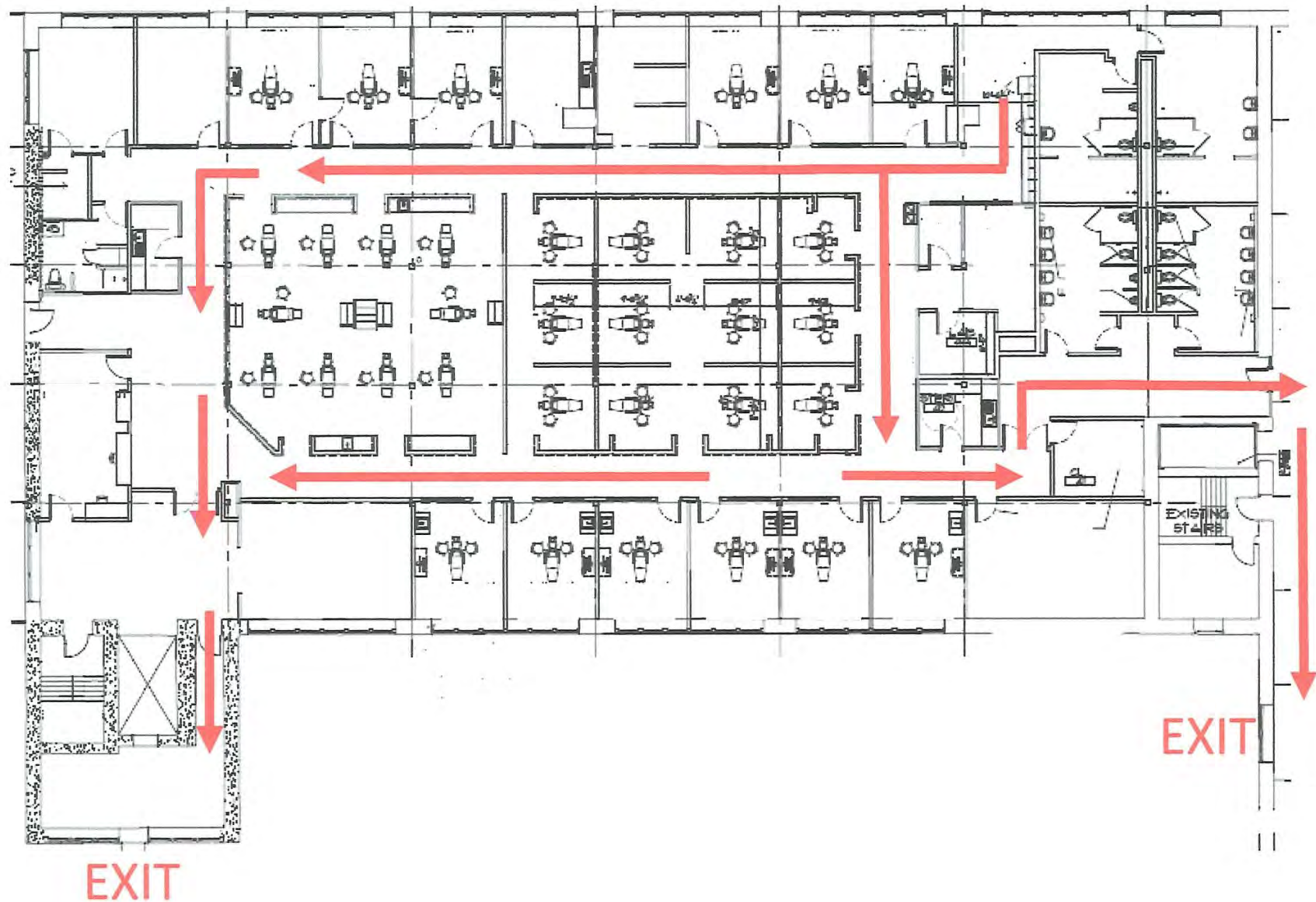
FLOOR PLAN

2nd Floor 4 Rockbourne Road



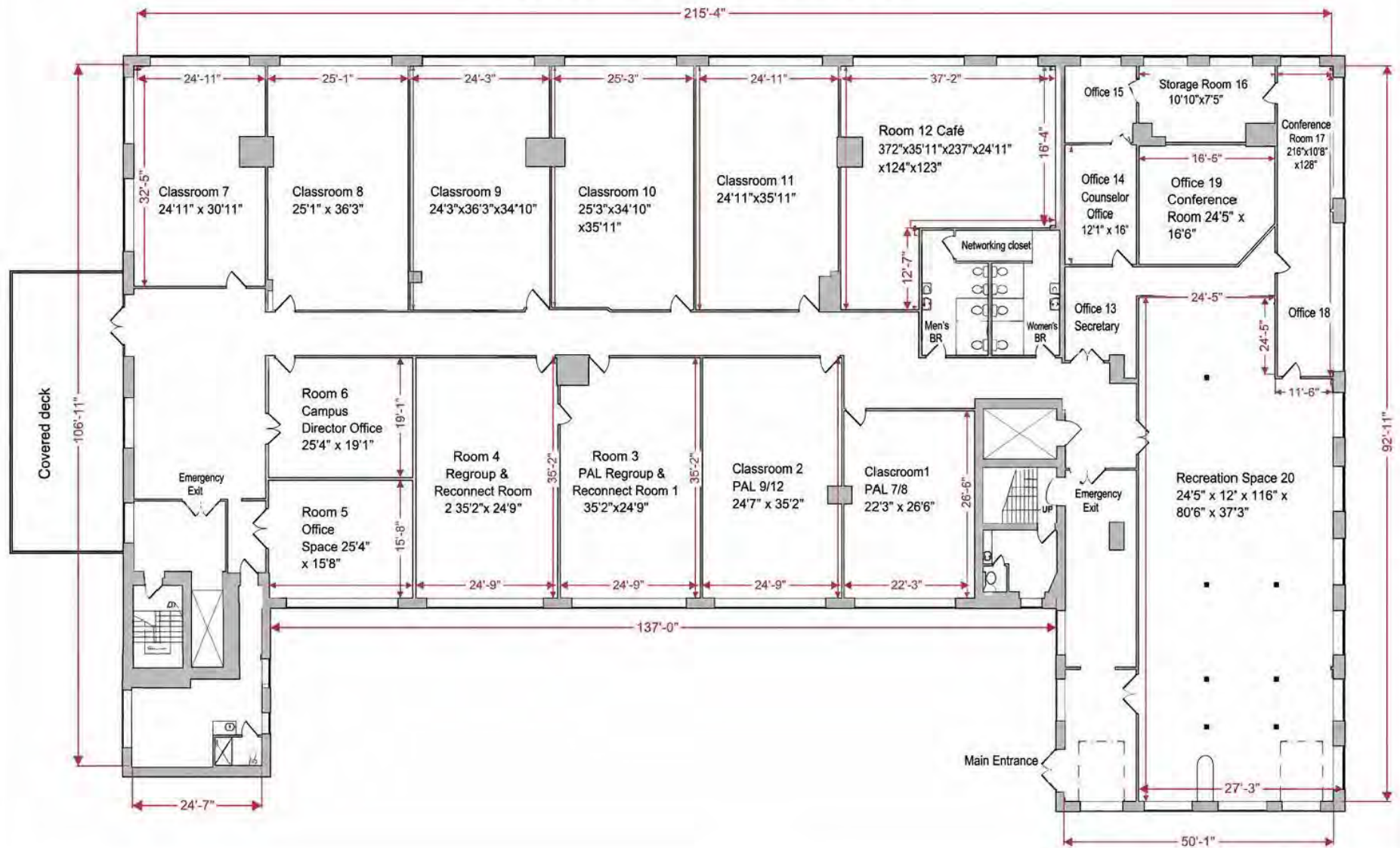
FLOOR PLAN

4th Floor 4 Rockbourne Road

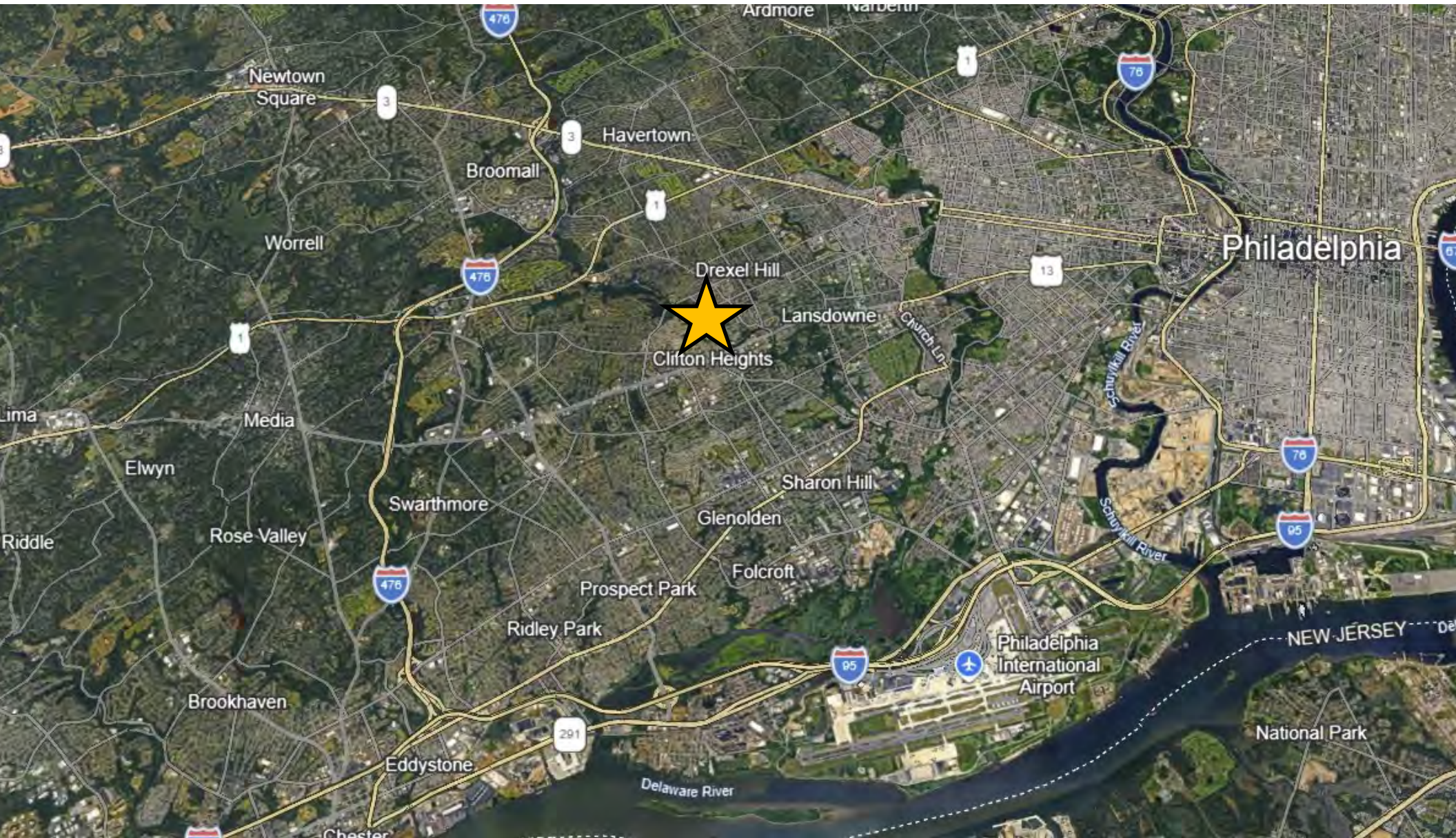


FLOOR PLAN

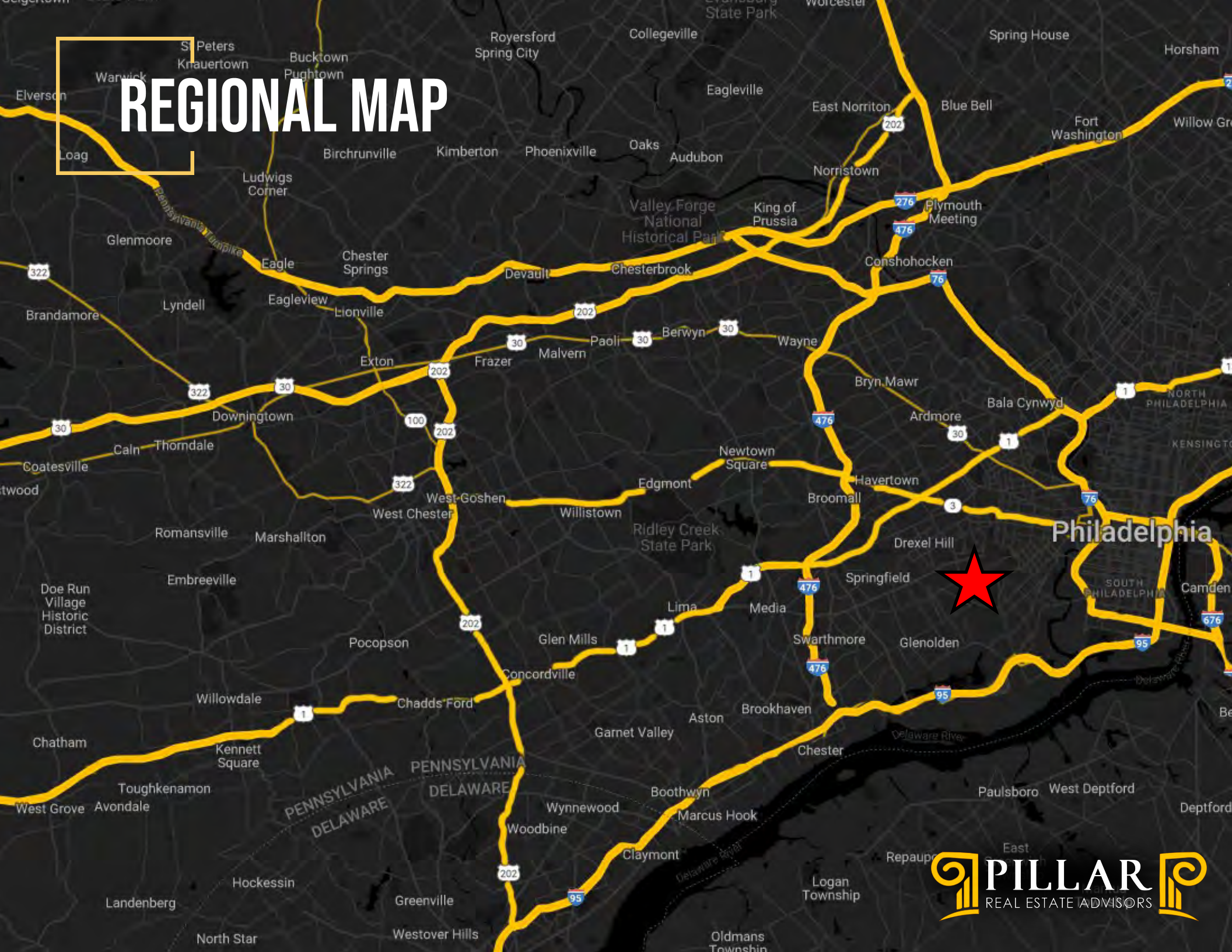
5th Floor 4 Rockbourne Road



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS



POPULATION:

	1 MILE	3 MILES	5 MILES
2025 Population	28,430	233,909	564,030
2030 Population	28,693	235,474	565,700
Pop Growth 2025-2030	0.9%	0.7%	0.3%

HOUSEHOLDS:

	1 MILE	3 MILES	5 MILES
2025 Households	11,516	88,119	217,707
2030 Households	11,631	88,769	218,235
Household Growth 2025-2030	1.0%	0.7%	0.2%

HOUSING:

	1 MILE	3 MILES	5 MILES
Median Home Value	\$223,504	\$235,203	\$251,754
Median Year Built	1951	1950	1949

ZONING CODE

Chapter 340. Zoning

Article X. I Industrial Districts

§ 340-51. Purpose.

It is the purpose of this district to allow the growth and continued use of industrial properties within the Borough, while minimizing the negative environmental impacts of such uses and the potential for decline in value of uses within districts adjacent to the I Industrial Districts.

§ 340-52. Uses by right.

Uses by right are as follows:

- A. Printing, publishing, photofinishing and similar establishments.
- B. Laundry, laundry service, cleaning and dyeing plants.
- C. Commercial greenhouse, nursery, wholesale florist and similar establishments.
- D. Mail-order business.
- E. Indoor storage building, warehouse or distribution center.
- F. Building materials storage and sales.
- G. General service or contractor's shop.
- H. Cold storage plants, frozen food plants and lockers.
- I. Catering business.
- J. Automobile repair shop, including auto body work and painting.
- K. Retail sales.
- L. Day-care center.

§ 340-53. Uses by special exception.

The following uses shall be permitted as special exceptions when authorized by the Zoning Hearing Board, in accordance with Articles XVIII and XIX of this chapter:

- A. Those uses not specifically permitted by right, but of the same general character as those listed in § 340-52 above.
- B. Manufacturing, compounding, processing, packaging or treatment of products from previously prepared materials, subject to Article XIII, Performance Standards, of this chapter.

- C. Conversion of existing industrial buildings to residential units, providing the following conditions are met:

- (1) No adjacent industrial use shall jeopardize the health or safety of the residents of the property.
- (2) Parking shall be provided in accordance with Article XII, Off-Street Parking and Loading, of this chapter.

- D. Medical marijuana dispensary and medical marijuana grower/processor, both subject to all restrictions and requirements of the Medical Marijuana Act,^[1] including but not limited to:
[Added 7-17-2018 by Ord. No. 860]

- (1) A dispensary may only dispense medical marijuana in an indoor, enclosed, secured facility located within the commonwealth as determined by the Pennsylvania Department of Health;
- (2) A dispensary may not operate on the same site as a facility use for growing and processing marijuana;
- (3) A dispensary may not be located within 1,000 feet of the property line of a public, private or parochial school or daycare center; and
- (4) A grower/processor may only grow, store, harvest or process medical marijuana in an indoor, enclosed, secured facility which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health.

[1] Editor's Note: 35 P.S. § 10231.101 et seq.

§ 340-54. Accessory uses.

The following are accessory uses:

- A. Accessory uses on the same lot with and customarily incidental to any of the permitted uses.

§ 340-55. Area and bulk regulations.

The following regulations shall be observed:

- A. Lot size: 25,000 square feet minimum.
- B. Land coverage: 50% maximum.
- C. Front yard: 50 feet minimum.
- D. Side yard: 20 feet minimum.
- E. Rear yard: 25 feet minimum.
- F. Building height: 35 feet or three stories maximum.

§ 340-56. Additional regulations.

- A. Parking and loading shall be provided in accordance with Article XII of this chapter.
- B. All uses shall comply with the performance standards as contained in Article XIII of this chapter.
- C. Prior to the use, development or expansion of a building or facility in this district, in areas where such use abuts a residential district or use, a planted visual screen shall be provided on the industrial property at its boundary with the residential use or district. Such visual screen shall be at least 15 feet in depth and shall be planted as described in Article II of this chapter. The planted visual screen shall be within the area of the required side or rear yard abutting the residential district.

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



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