



+/- 3,200 SF FLEX SPACE
FOR LEASE IN MALVERN, PA



210 THREE TUN ROAD | MALVERN, PA 19380



PILLAR REAL ESTATE ADVISORS

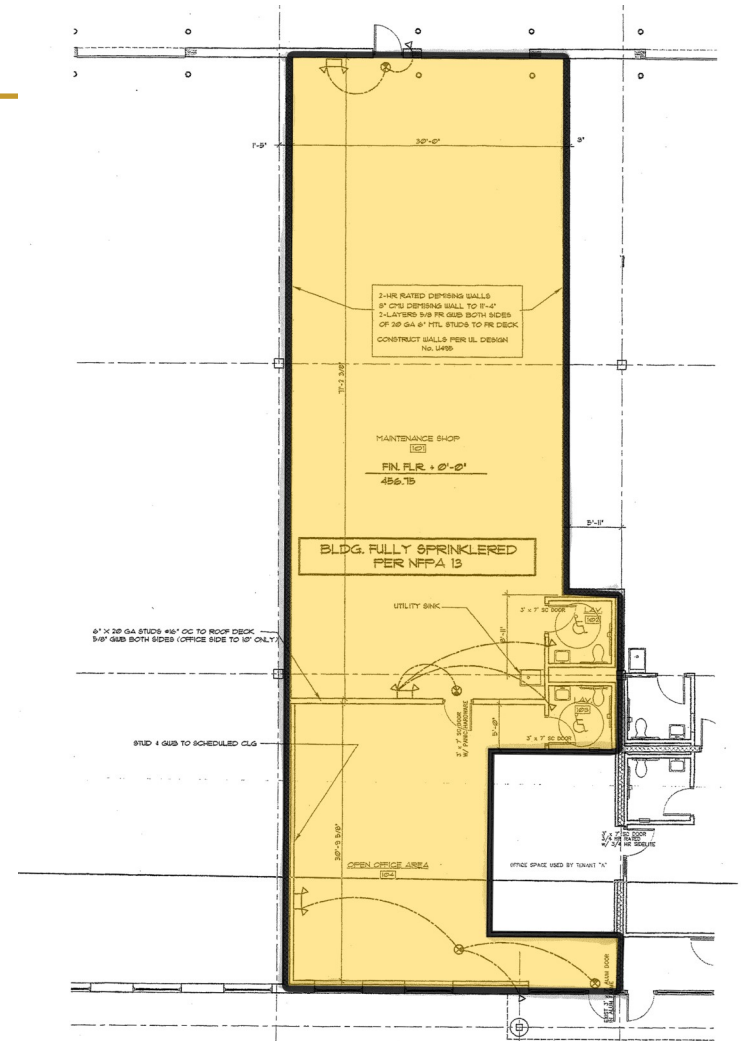
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535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- +/- 3,200 SF Flex Space:
 - +/- 925 SF Office
 - +/- 2,275 SF Warehouse
- 24' ft Ceiling height
- Large 12' by 14' Drive in door
- Ample on-site parking
- Radiant Heat Flooring
- Fully Sprinklered Building
- Close proximity to major thoroughfares RT 202, RT 101, and PA Turnpike

LEASE PRICE: \$12/ SF NNN



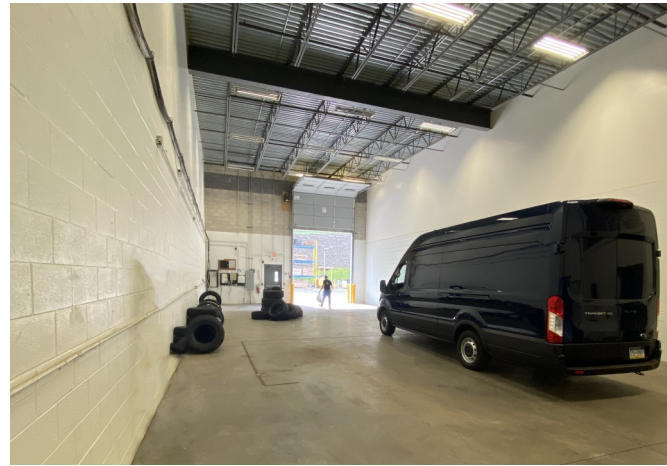
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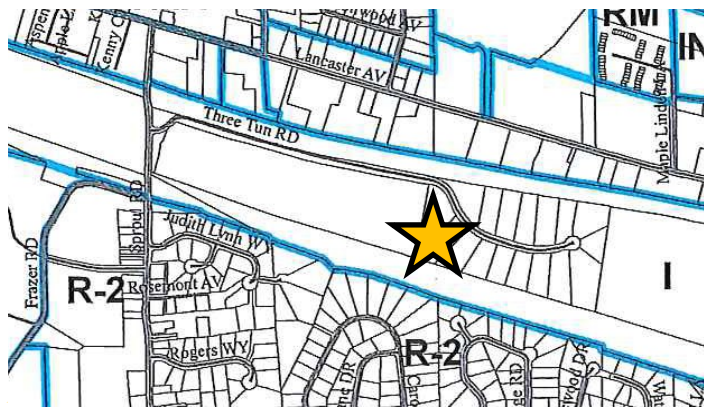
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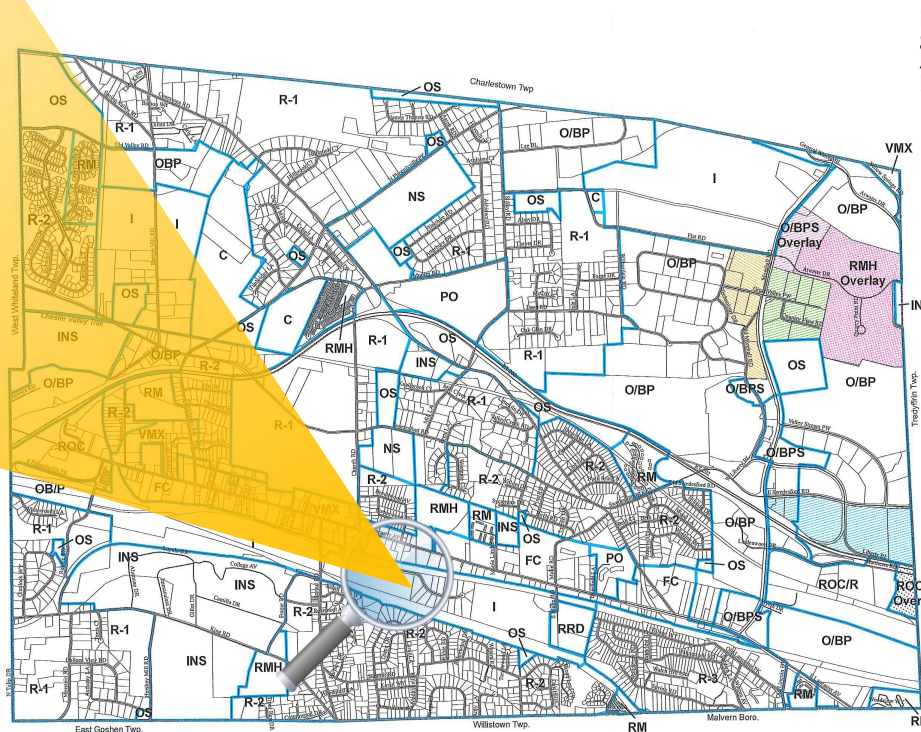
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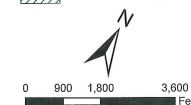


EAST WHITELAND TOWNSHIP I - INDUSTRIAL



EAST WHITELAND TOWNSHIP
Zoning Map
Adopted February 21, 2007
Revised February 1, 2016

ZONING DISTRICTS	
R-1	Low Density Residential
R-2	Low Density Residential
R-3	Low Density Residential
RM	Medium Density Residential
RRD	Residential Revitalization
RMH	Medium-High Density Residential
CMX	Community Mixed-Use
VMX	Village Mixed-Use
FC	Frontage Commercial
ROC	Regionally-Oriented Commercial
ROC/R	Regionally-Oriented Comm/Res
PO	Professional Office
O/BP	Office/Business Park
O/BPS	Office/Business Park Services
I	Industrial
INS	Institutional
NS	Neighborhood Schools
C	Cemetery
OS	Open Space
Overlays	
	Corporate Gateway Overlay
	GVR - Great Valley Revitalization Overlay
	Regionally-Oriented Comm/Res Overlay 8/13/08
	O/BPS Overlay
	RMH Overlay
	Multimodal Transportation Overlay



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**Table of Permitted Uses for Industrial Districts
Township of East Whiteland
[Amended 1-13-2010 by Ord. No. 2010]**

Use Classifications	Districts I
Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or similar in kind uses; or casting of such products	P
Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment and similar in kind uses	P
Processing of food and beverages, medicine and personal care products (excluding soap), and similar in kind uses	P
Printing of paper, plastic and metal	P
Research, development and testing of new products, laboratories	P
Warehousing and distributing, including storage for personal household use	P
Cinema, radio and television stations or studios	P
Transit stations	P
Public utility facilities	P
Commercial greenhouse, nursery and wholesale florist	P
Sales of burial monuments and burial vaults	P
Accessory office uses	P
Public garage, motor-vehicle sales, service or repair shop, and gasoline service station	SE
Auto body shop	SE
Junkyard	SE
Dry cleaning and dyeing facilities	SE
Animal hospital, veterinarian, or kennel	SE
Sales, repair and service of business, office and household and garden machines, equipment and devices	SE
Wireless communication facilities	SE
Nonaccessory antennas	SE
Adult uses	CU
Truck terminal or bus depot	SE
Any use of the same general character as any other use permitted in the I Industrial District and which use is not specifically provided for herein	SE

P = Permitted
SE = Special exception
CU = Conditional use

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A black and white photograph of two hands shaking, symbolizing a business deal or agreement. The hands are wearing white shirts and dark suits. The image is overlaid with a semi-transparent dark grey rectangle containing the company name and tagline.

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TO COMMERCIAL REAL ESTATE BROKERAGE

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