



RARE 9,100 SF FLEX BUILDING

For Lease in Malvern



2599 YELLOW SPRINGS ROAD | MALVERN, PA



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- 9,100 SF Flex building
 - 1,680 SF Office
 - 7,420 SF Warehouse
- 14ft-18ft ceilings
- 4- 12x14ft Drive in doors
- Ample on site parking
- C-2 Zoning allows for many uses
- 1/4 Mile from entrance to PA Turnpike

LEASE RATE:
\$12,000/MONTH NNN



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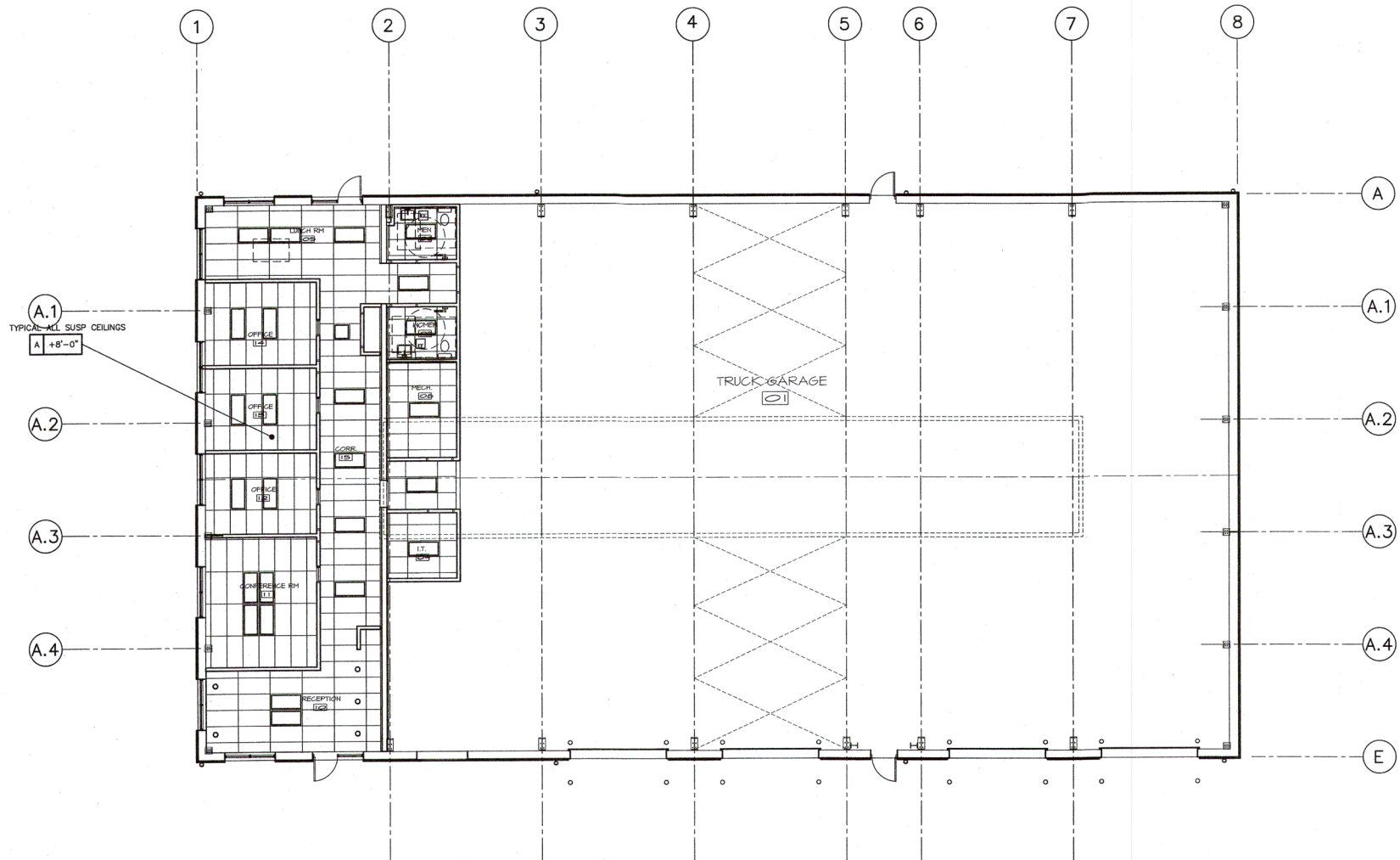
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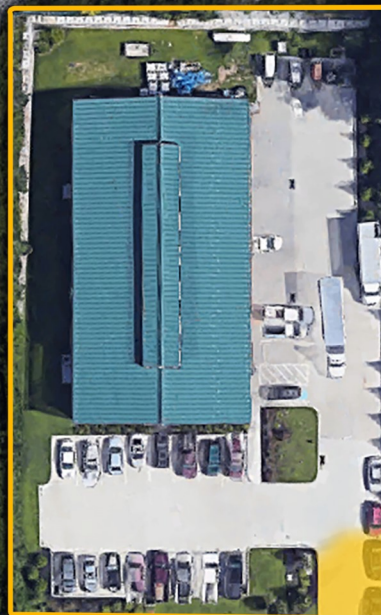
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PA TURNPIKE



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Chapter 208. Zoning

Article XVII. Commercial Districts

[Amended 8-15-1983 by Ord. No. HR-76; 2-27-1984 by Ord. No. HR-79; 5-1-2006 by Ord. No. HR-252; 9-17-2012 by Ord. No. HR-395; 12-2-2013 by Ord. No. HR-399]

§ 208-60. Purpose statements.

- A. C-1 Commercial District. The C-1 Commercial District is intended to promote development of storefront space, and provide a mix of retail, personal service and office uses, primarily along the commercial corridors within the Township. As the district is typically in close proximity to residential neighborhoods, and provides goods and services to residents of the Township, the district standards encourage a traditional commercial character, distinguished by a pedestrian-friendly orientation and storefronts opening onto the public sidewalk, and serve as a buffer between residential development and major or secondary highways, or between residential development and nonresidential uses.
- B. C-2 Commercial District. The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the Township. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas.

§ 208-61. Use regulations.

- A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.
- B. The following footnotes apply to the table:
- (1) Footnote 1: In the C-2 District, townhouse (single-family attached), duplex (two-family attached), and multifamily use in the ground floor of the apartment house building, dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.
 - (2) Footnote 2: In the C-1 District, townhouse (single-family attached) and duplex (two-family attached) dwellings are permitted alone or in combination with other permitted uses only on properties that do not have any frontage on a major arterial highway. Multifamily dwellings (apartment house) are permitted only as part of a development plan that includes a permitted retail commercial use as the primary use on the ground floor.
- [Amended 12-7-2015 by Ord. No. HR-412]

Assisted-living facility	P
Automobile service station	P
Bank or other financial institution	P
Bed-and-breakfast	SE
Business or private school	SE
Club or lodge	P
Commercial greenhouse or nursery	SE
Day care	P
Dwelling: multi-use development ¹	P
Dwelling: residential townhouse, multifamily or duplex ²	
Fraternity or sorority house	P
Governmental or public utility use	SE
Hotel	SE
Health club	P
Manufacturer's representative or catalog ordering establishment	
Medical/dental office	P
Mortuary	SE
Office	P
Outdoor seating	P
Park	P
Parking lot (principal use of lot)	SE
Parking structure (principal use of lot)	P
Personal service establishment	P
Publishing, job printing or similar establishment	P
Radio or television station/studio	P
Retail store	P
Restaurant	P
Veterinary clinic	SE
Wholesale establishment	SE

**P = Permitted SE = Special Exception

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TO COMMERCIAL REAL ESTATE BROKERAGE

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