



FOR LEASE  
5,600 SF HIGH-END FLEX/R&D UNIT  
WEST CHESTER, PA



1220 WARD AVENUE | WEST CHESTER, PA 19380

# PROPERTY HIGHLIGHTS

- 5,600 SF R&D/Flex/Recreational Space
- (1) Tailgate Loading Dock with ability to add drive in or additional tailgates
- Perimeter Offices with Large Bullpen/Open Space
- Direct Access from Parking Lot and ADA Accessible
- 18-Wheeler Accessibility
- Strong Co-Tenancy with Regional HVAC Company and Chesterbrook Academy

**LEASE PRICE: \$19 PSF + UTILITIES**



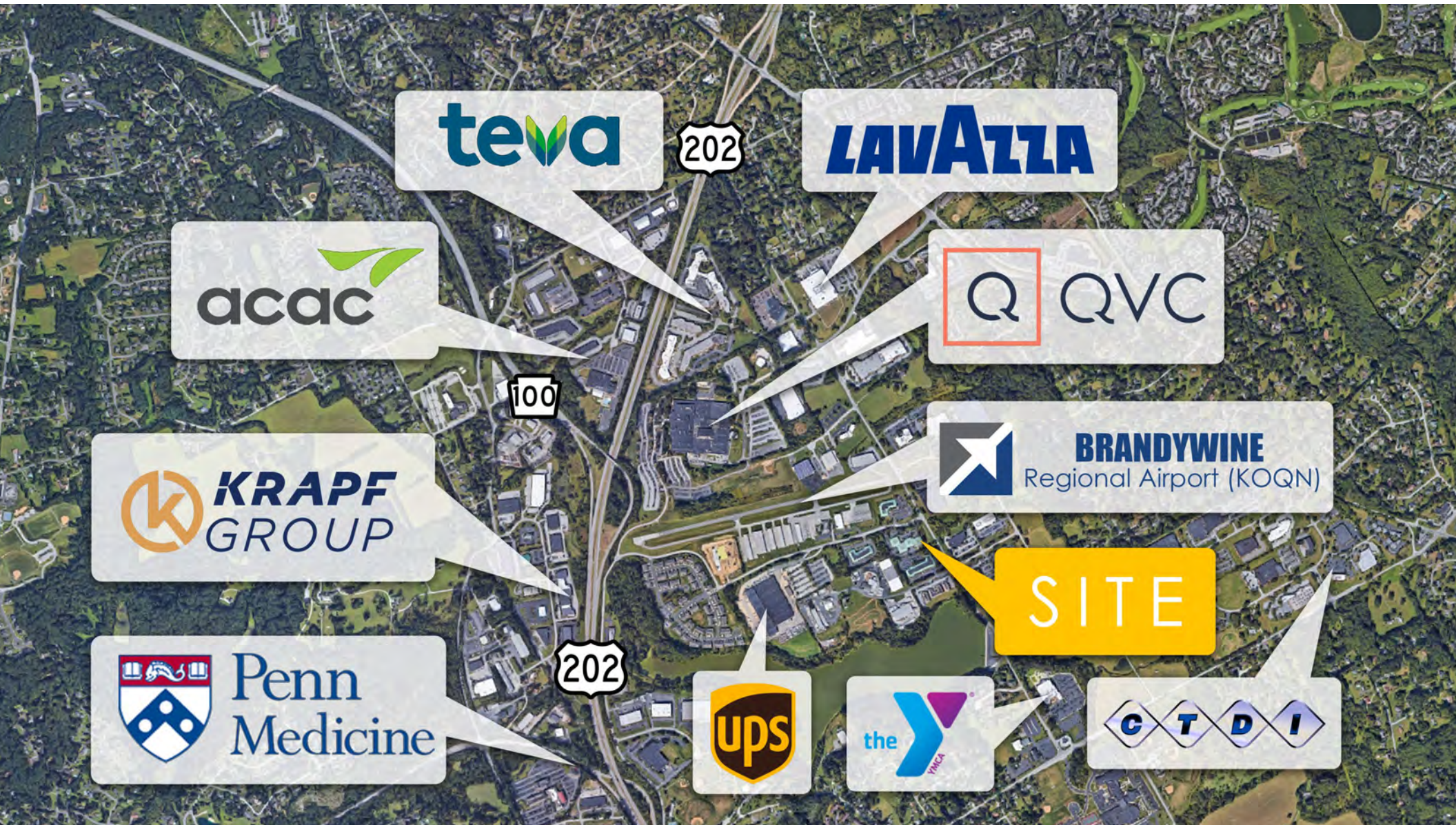
**AERIAL**

**AIRPORT RD**

**WARD AVE**



# AREA MAP



# DEMOGRAPHICS



## POPULATION:

|                            | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|--------|---------|----------|
| 2020 Population            | 3,438  | 117,846 | 340,932  |
| 2024 Population            | 3,820  | 126,690 | 355,671  |
| 2029 Population Projection | 4,038  | 133,126 | 369,114  |

## HOUSEHOLDS:

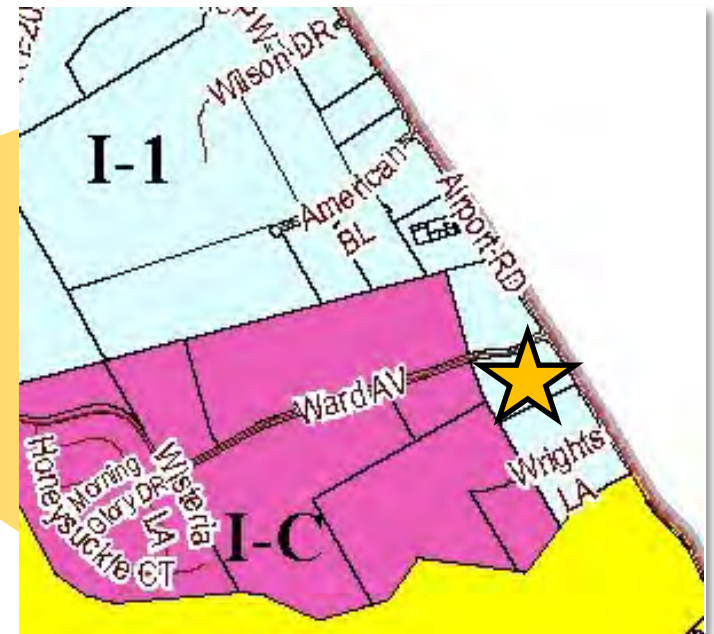
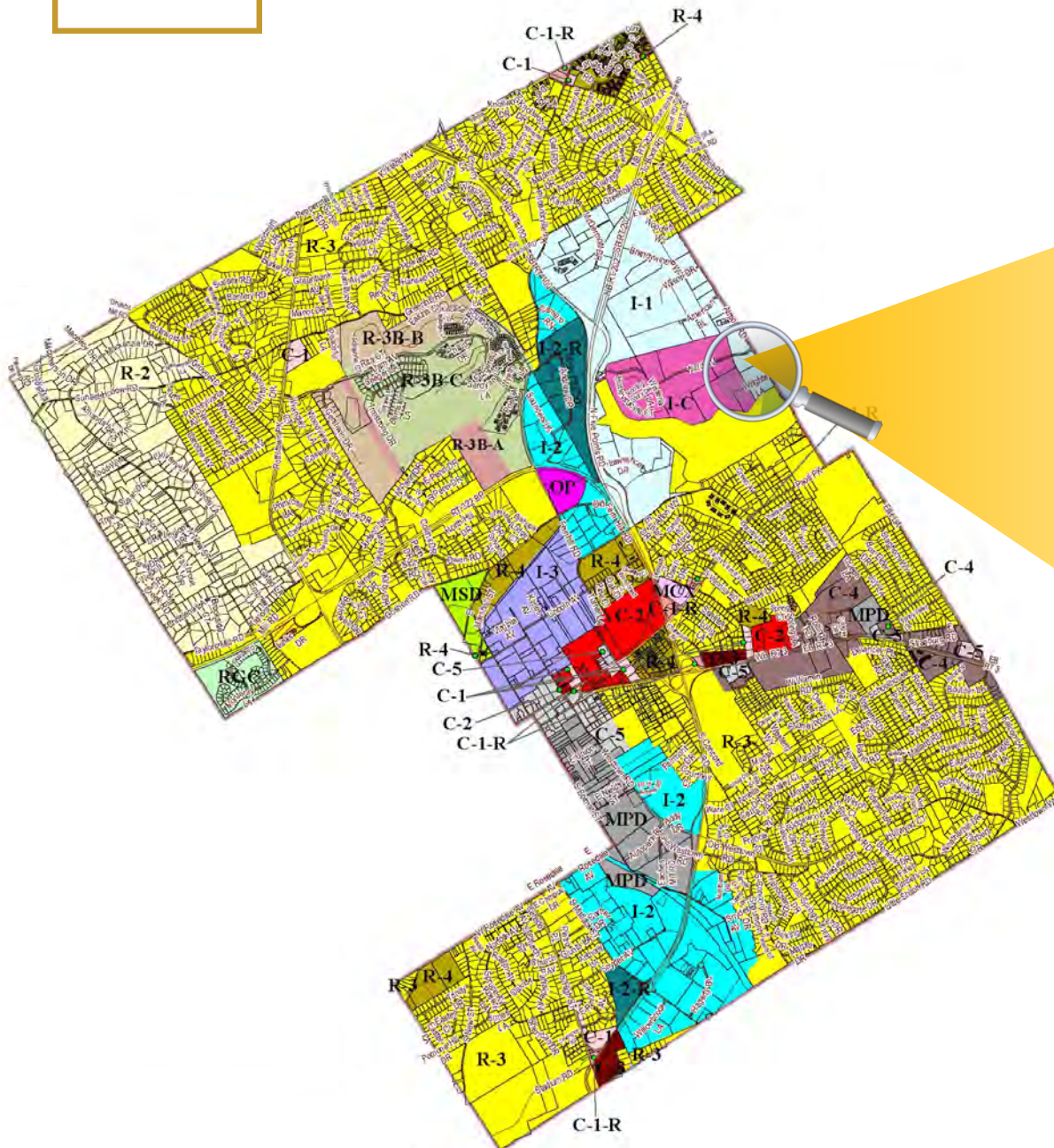
|                           | 1 MILE | 5 MILES | 10 MILES |
|---------------------------|--------|---------|----------|
| 2020 Households           | 1,323  | 46,128  | 130,127  |
| 2024 Households           | 1,485  | 49,533  | 135,647  |
| 2029 Household Projection | 1,574  | 52,125  | 140,968  |

## HOUSEHOLD INCOME:

|              | 1 MILE    | 5 MILES   | 10 MILES  |
|--------------|-----------|-----------|-----------|
| 2025 Average | \$145,358 | \$142,240 | \$153,427 |
| 2025 Median  | \$118,198 | \$113,543 | \$122,819 |



# ZONING MAP



**ZONING: I-1**  
CAMPUS LIGHT  
INDUSTRIAL DISTRICT

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

# ZONING CODE

## § 84-37. I-1 Campus Light Industrial District.

A. District purpose and use regulations. The purpose of this district is to provide areas for industrial development seeking spacious and attractive settings. 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 including a retail activity on the lot and not including a junkyard or the slaughtering of animals.
- (2.1) Miniwarehouse or self-storage facility. [Added 7-24-1990 by Ord. No. 5-1990; amended 10-24-2007 by Ord. No. 11-2007]
- (3) Wholesale sales, storage or distribution.<sup>1</sup> [Added 7-8-2015 by Ord. No. 4-2015]
- (3.1) Microbrewery and brewery pub. [Added 4-12-2017 by Ord. No. 1-2017]
- (4) Office building, medical office building or clinic, including outpatient medical services. [Amended 5-13-2015 by Ord. No. 4-2015(A)]
- (5) Commercial airport. [Amended 5-26-1981 by Ord. No. 7-1981]
- (6) Public place of amusement or recreation; athletic club. [Amended 1-23-1993 by Ord. No. 1-1993; 10-24-2007 by Ord. No. 11-2007]
- (7) Financial establishment.
- (8) Agricultural use, as prescribed by the farm regulations in § 84-50 of this chapter.
- (9) Radio and television studio, including the erection of microwave antennas for satellite communication and related equipment used for purposes of transmitting and receiving radio or electromagnetic waves from overhead satellites. The design standards of § 84-57.01D of this chapter shall apply. [Added 7-25-1995 by Ord. No. 3-1995<sup>2</sup>]
- (10) Kennels. [Added 8-26-1998 by Ord. No. 11-1998<sup>3</sup>]
- (11) Forestry, subject to the standards in § 84-57.8. [Added 5-9-2001 by Ord. No. 6-2001]
- (12) Mineral extraction. [Added 5-9-2001 by Ord. No. 6-2001<sup>4</sup>]
- (13) Ambulatory care center. [Added 6-14-2017 by Ord. No. 4-2017<sup>5</sup>]

(14) 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]

(15) 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 design standards of this article shall apply to all uses permitted by special exception in the Campus 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. [Amended 4-18-1989 by Ord. No. 3-1989; 9-25-2002 by Ord. No. 11-2002]
- (c) Retail sales as an accessory use, subject to the limitations imposed by § 84-53. [Added 3-10-1999 by Ord. No. 2-1999]

(16) 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. [Added 12-28-1993 by Ord. No. 8-1993; amended 3-26-1997 by Ord. No. 4-1997; 4-22-1998 by Ord. No. 5-1998; 9-25-2002 by Ord. No. 11-2002]

- (a) Private club, provided that any building used for such use shall not be located within 500 feet of any residential use, subject to the area and bulk regulations, design standards and general performance standards of § 84-37B, C and D, and further provided that such club does not offer entertainment that would constitute a sexually oriented business. [Amended 4-9-2003 by Ord. No. 5-2003]
- (b) (Reserved)<sup>6</sup>
- (c) <sup>7</sup>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]

B. Area and bulk regulations. The following area and bulk regulations shall apply: [Amended 10-3-2022 by Ord. No. 5-2022]

- (1) Lot size: four acres minimum.
- (2) Lot width at building setback line: 300 feet minimum.
- (3) Lot width at street right-of-way line: 50 feet minimum.

1. Editor's Note: Former Subsection A(3), regarding a public utility installation required for the Campus Light Industrial District, was repealed 9-2-2014 by Ord. No. 3-2014 and 10-8-2014 by Ord. No. 4-2014.

2. Editor's Note: This ordinance also provided that former Subsection A(9) and (10) be renumbered as Subsection A(10) and (11).

3. Editor's Note: This ordinance also provided that former Subsection A(10) through (13) be renumbered as Subsection A(11) through (14), respectively.

4. Editor's Note: This ordinance also renumbered former Subsection C(11) through (14) as C(13) through (16), respectively.

5. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(13) through (15) as Subsection A(14) through (16), respectively.

6. Editor's Note: Former Subsection A(15)(b), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.

7. Editor's Note: Former Subsection A(15)(c), which permitted certain educational uses as conditional uses, was repealed 12-14-2011 by Ord. No. 12-2011.

# ZONING CODE

- (4) Lot coverage: 35% maximum.
- (5) Building setback line: 100 feet minimum.
- (6) Side yards: 60 feet minimum for each side yard.
- (7) Green area:
  - (a) Under seven acres: 40% minimum.
  - (b) Seven acres and over: 35% minimum.
- (8) Rear yard: 60 feet minimum.
- (9) Building height: 40 feet maximum.
- (10) Paved surface area: a maximum of 40% of the lot area.
- (11) Yard contiguous to a residential zoning district or a residential use, except for residential uses permitted by this chapter in any industrial district or industrial-commercial district established in Article XII of this chapter. **[Amended 6-14-1983 by Ord. No. 4-1983; 2-9-2005 by Ord. No. 4-2005]**
  - (a) Rear yard: 100 feet.
  - (b) Side yard: 100 feet.
  - (c) The one-hundred-foot side/rear yards provided for in Subsection B(12)(a) and (b) shall be maintained as a buffer zone as follows:
    - [1] The one-hundred-foot side/rear yards shall be treated as a buffer zone and shall be left and retained in their natural states, with all natural vegetation left undisturbed.
    - [2] In the event that the screening requirements of § 84-55A are not met after application of § 84-37B(12)(c)[1], there shall be added to the undisturbed buffer zone the screening required by § 84-55A.
    - [3] The buffer zone shall not be used for any industrial or accessory use, nor shall any structure, building, parking, roads or driveways be permitted within such zone, and the zone shall be left and maintained in its natural state.
    - [4] For purposes of this subsection, the words "natural vegetation" shall mean any plant life, including but not limited to grasses, bushes, trees, vines and any other flora located on a lot.
- (12) Parking area setback from property lines:
  - (a) Side or rear yard: 10 feet minimum.
  - (b) Front yard: 50 feet minimum.

C. Design standards. The following design standards shall apply:

- (1) Screening: as required by § 84-55A of this chapter, or as directed by the Zoning Hearing Board.
  - (2) Storage: as required by § 84-55B of this chapter.
  - (3) Landscaping: as required by § 84-55C of this chapter.
  - (4) Access and traffic control: as required by § 84-55D of this chapter.
  - (5) Interior circulation: as required by § 84-55E of this chapter.
  - (6) Lighting: as required by § 84-55F of this chapter.
  - (7) Loading: as required by § 84-55H of this chapter.
  - (8) Parking: as required by § 84-55I of this chapter.
- D. General performance standards. Uses located in the Campus Light Industrial Zoning District shall comply with § 84-57.1, General performance standards, located in Article XIV of this chapter.



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