



WAREHOUSE/STORAGE SPACE

For Lease in Kennett Square, PA



201 CEDAR STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

PROPERTY FEATURES

- 1,300 SF of Warehouse/ Storage Space
- Located in the Heart of Kennett Square Borough
- Ol-1 Zoning allows for many uses
- 10' by 12' Drive in Door
- Public Water & Sewer
- 9' x12' Loading Dock

LEASE RATE:
\$10 SF plus Utilities



201 CEDAR STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

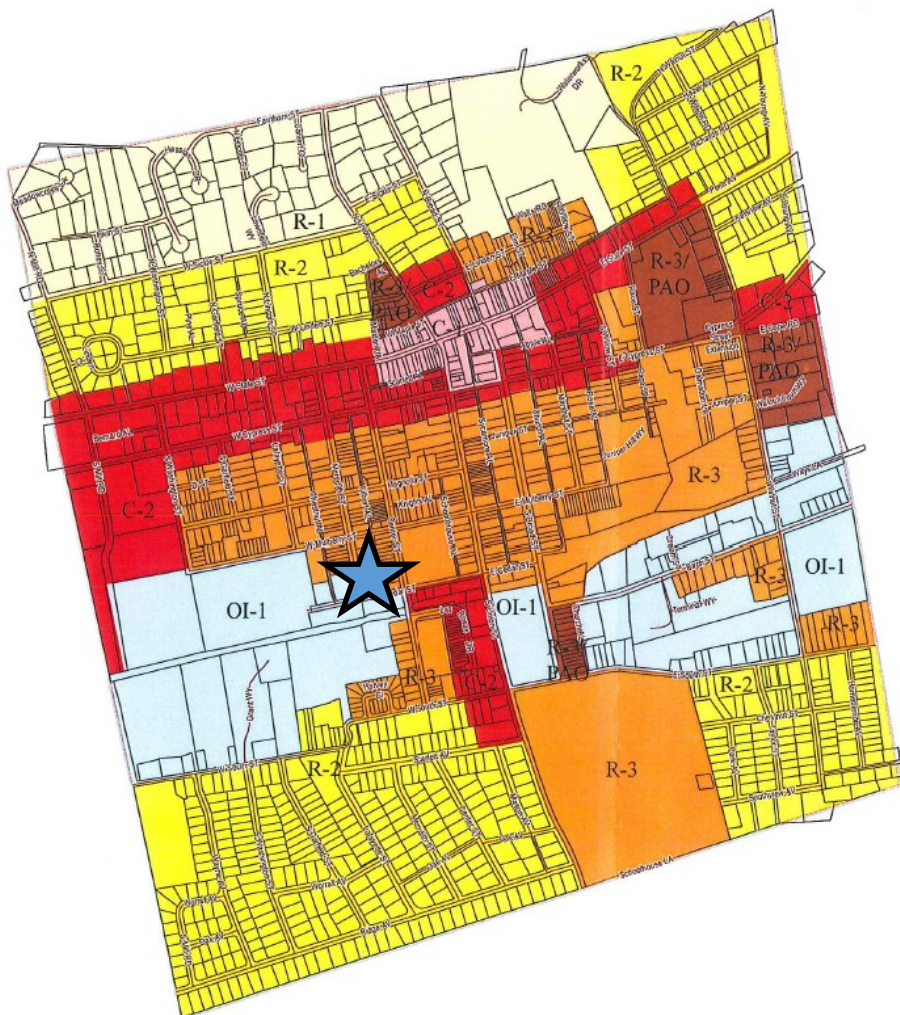
P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380



Borough Office
120 Marshall Street
Kennett Square, PA 19348
<http://www.kennett-square.pa.us/>

Zone	Acres
C-1	12.79
C-2	83.88
OI-1	102.68
R-1	85.76
R-2	212.21
R-3	163.08
R-3/PAO	25.79
TOTAL	686.19



Kennett Square Borough

Municipal Zoning Map

Zoning Adopted: May 21, 2009

Map Created: September 12, 2011

Kennett Square Zoning Districts

- C-1 - Kennett Center Primary Retail
- C-2 - Secondary Commercial
- OI-1 - Office & Industrial
- R-1 - Low Density Residential
- R-2 - Residential (7500 sq. ft. lots)
- R-3 - Medium Density Residential
- R-3/PAO - Medium Density Residential/Professional Office

- Road Centerlines
- Parcels
- Municipal Boundary

201 CEDAR STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

Uses Permitted by Right. A building or group of buildings may be erected, altered or used and a lot may be used or occupied for any of the following uses and no other.

- (1) Automotive services, including but not limited to car/truck repair garages, and automotive and recreational vehicle sales facilities.
- (2) Business offices, bank, financial services, medical office buildings, professional office, veterinary office, and professional/administrative services.
- (3) Limited industrial uses, including the assembly of previously prepared component parts, fabrication of light metals, processing and dyeing of yarns and fabrics, and other limited industrial processes which do not generate heat, light, noise or dust beyond the confines of the structure in which they occur, subject to the further environmental requirements of article V of this chapter.
- (4) Manufacturing uses including, but not limited to: metal fabrication and millwork and other wood production facilities.
- (5) Mini Warehouse.
- (6) Offices, corporate headquarters and administrative buildings or centers.
- (7) Printing, publishing, lithographic and similar processes.
- (8) Public utility facility, including government services and facilities.
- (9) (9) Scientific or industrial research, engineering, testing or experimental laboratory or similar establishment for research, training or product development, provided that there is no commercial production of any commodity or substance.
- (10) Wholesale, including food processing, lumber yard or building supply, fuel oil delivery depots, and other uses based on truck delivery and redistribution of materials.
- (11) Warehouse;
- (12) Fire Station;
- (13) Craft brewery;
- (14) Microbrewery;
- (15) Regional brewery;
- (16) Open-air restaurant;
- (17) Conference center;
- (18) Makerspace;
- (19) Distillery;
- (20) Retail sales;
- (21) Cultural center;
- (22) Restaurant.

201 CEDAR STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380



WAREHOUSE/STORAGE SPACE

For Lease in Kennett Square, PA

PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

ANDREW TURNER

ATURNER@PILLARREALESTATEADVISORS.COM

484-887-8202 | Ext. 102

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."

201 CEDAR STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380