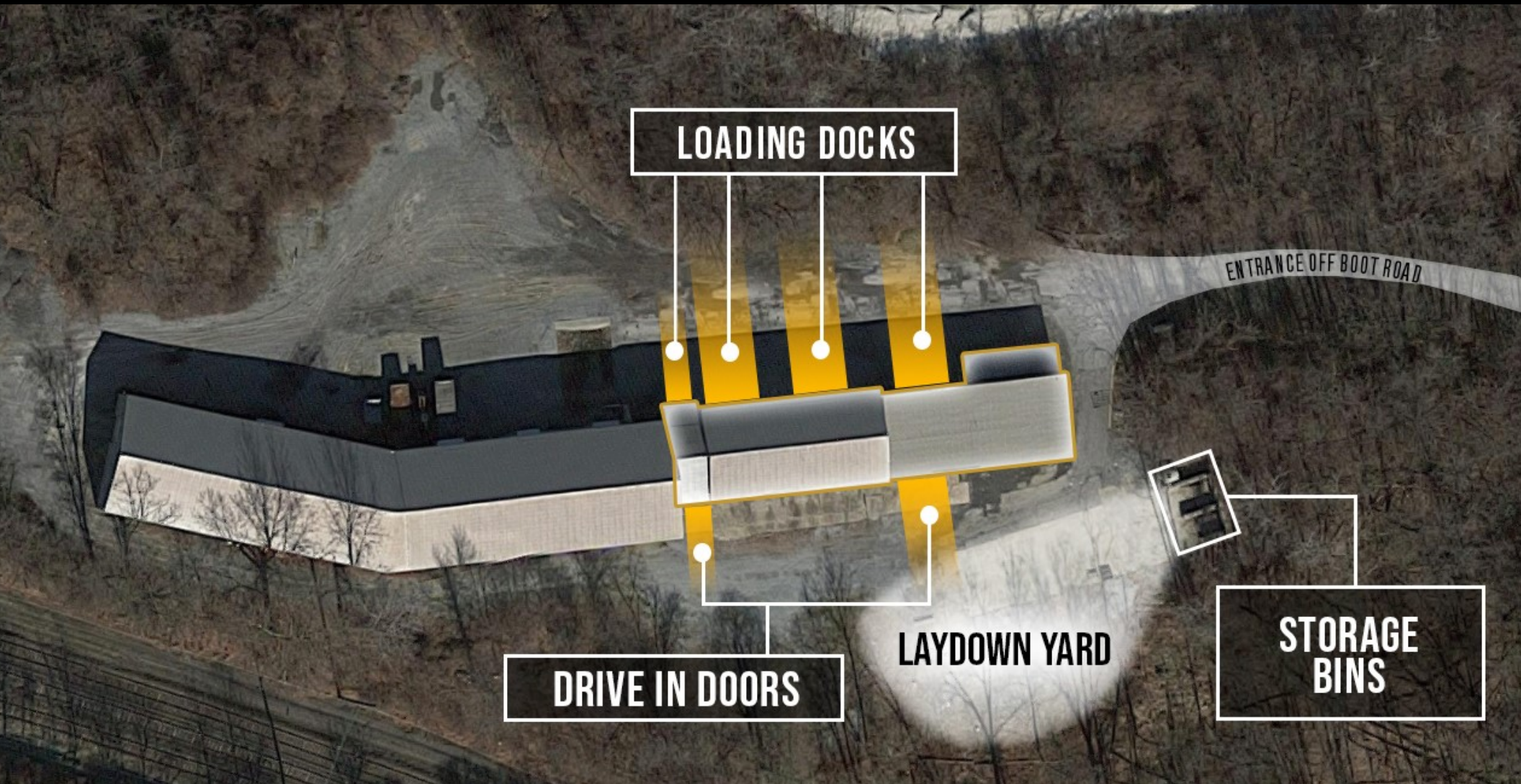




FLEX BUILDING FOR LEASE

WITH OUTDOOR STORAGE



1059 BOOT ROAD, DOWNINGTOWN, PA 19335



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

FLEX BUILDING FOR LEASE

WITH OUTDOOR STORAGE

PROPERTY HIGHLIGHTS

- 6,000 SF Flex Building
- 4 Loading Docks
- 2 Drive-In Doors
- 16' to 20' Clear Height
- Large Outdoor Storage Space with Laydown Yard
- Outdoor Storage Bins In Place
- 400 SF Finished Office

LEASE PRICE:
\$7.75/SF (NNN)



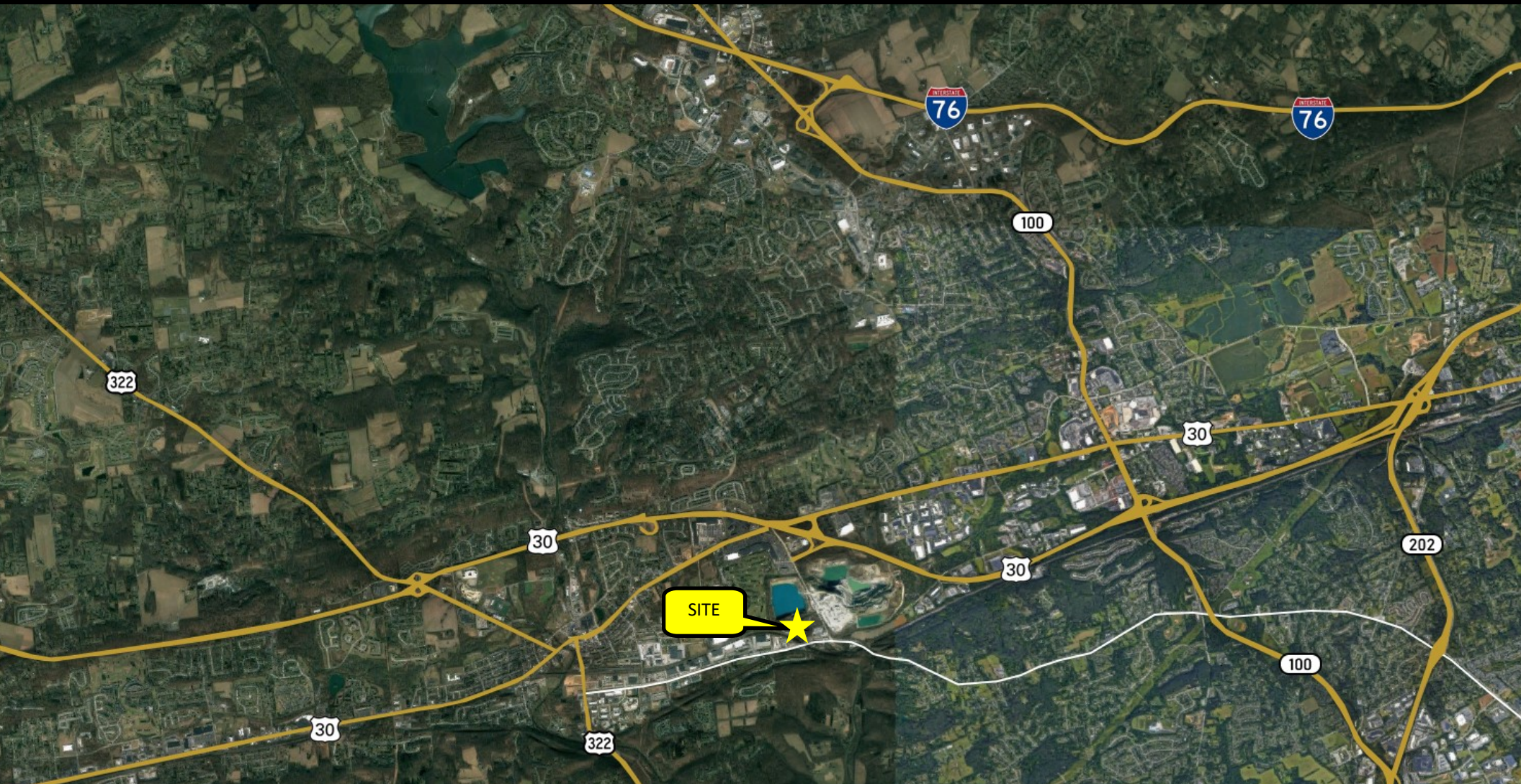
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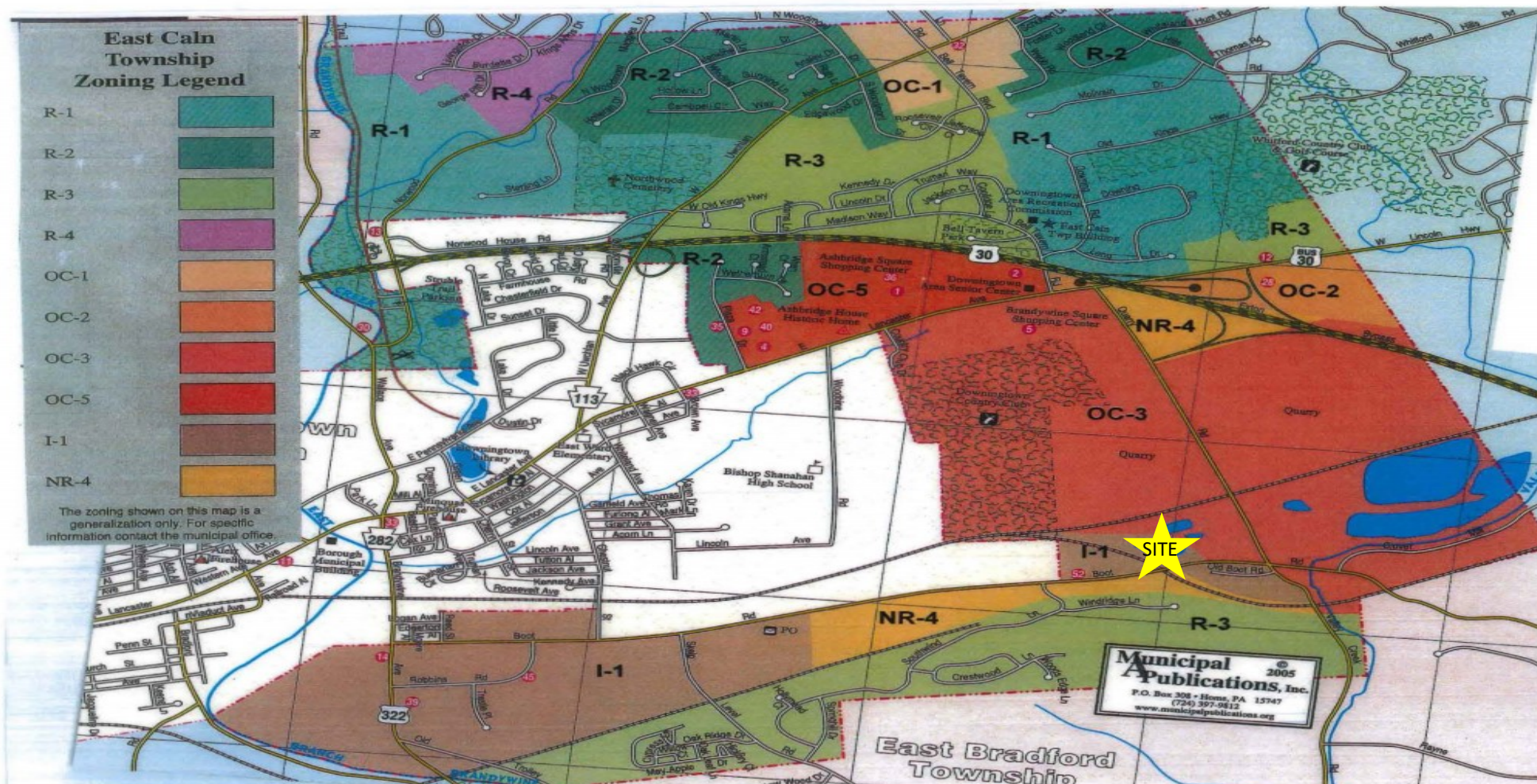
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Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

(1) Permitted principal uses.

- (a) Agriculture. (See § 225-21.)
- (b) Laboratory.
- (c) Manufacturing.
- (d) Food processing.
- (e) Machine shop.
- (f) Welding shop.
- (g) Wholesaling.
- (h) Warehousing and distribution.
- (i) Railroad operation including sidings.
- (j) Automotive repair shop. (See § 225-14B.)
- (k) Automotive sales agency. (See § 225-14A.)
- (l) (Reserved)¹
- (m) Office/warehouse.
- (n) Car wash. (See § 225-14P.)
- (o) Nontower wireless communications facility. (See § 225-14U.) **[Added 7-20-2016 by Ord. No. 2016-03]**

(2) Permitted accessory uses.

- (a) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted principal and conditional uses. (See § 225-20.)

- (b) Parking. (See § 225-19.)

- (c) Signs. (See § 225-26.)

(3) Conditional uses. (Subject to the provisions of §§ 225-13C and D and 225-35.)

- (a) Multiple buildings on a single industrial lot.

- (b) Business or professional offices, banks, passenger station for public transportation, gasoline service station, restaurant and personal service shops, provided that such use are planned and incorporated as an integral part of multiple use industrial development.

- (c) Office buildings provided that the total floor area of the building is 35,000 or more square feet.

- (d) Communication and data service centers.

- (e) Truck terminal.

- (f) Heliport.

- (g) Junk yard.

- (h) Quarry operations and the expansion thereof. (See § 225-14M.)

- (i) Landfill and trash compacting station. (See § 225-14L.)

- (j) Any other use as determined by the Board of Supervisors to be the same general character as the uses under Subsection B(1) and (3) above.

(k) Commercial recreation.

- (l) Public utilities. **[Added 9-21-2011 by Ord. No. 2011-03]**

- (m) Any other lawful use not otherwise provided for by this chapter, subject to § 225-35. **[Added 9-21-2011 by Ord. No. 2011-03]**

- (n) Renewable energy system as a principal use in accordance with § 225-14T. **[Added 5-21-2014 by Ord. No. 2014-02]**

- (o) Tower-based wireless communications facility. (See § 225-14U.) **[Added 7-20-2016 by Ord. No. 2016-03]**

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

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