

1231

metabo

# WILSON DRIVE

WEST CHESTER, PA

48,000 SF FLEX BUILDING  
ROUTE 202 CORRIDOR | CHESTER COUNTY, PA

# PROPERTY OVERVIEW

- +/- 48,000 SF Flex Building on 4.5 Acres for Sale
- Corner Property with access from Wilson Drive and Airport Road
- Located in Brandywine Business Park
- Easy Access to Route 202, Route 30, Route 3, PA Turnpike, and I-95

## SALE PRICE \$7,000,000



# PROPERTY DETAILS

ADDRESS 1231 Wilson Drive,  
West Chester, PA

PROPERTY SIZE 4.5 Acres

TOTAL BUILDING SQFT +/- 48,000

WAREHOUSE SQFT +/- 38,000

OFFICE SQFT +/- 10,000

CEILING HEIGHT 18FT Clear  
20FT to Deck

TOWNSHIP West Goshen

CAR PARKING 60 SPACES

LOADING DOCKS 3

DRIVE IN DOOR 1 (12'x10')

ZONING I-1 Campus Light Industrial



AERIAL

WILSON DRIVE

AIRPORT ROAD



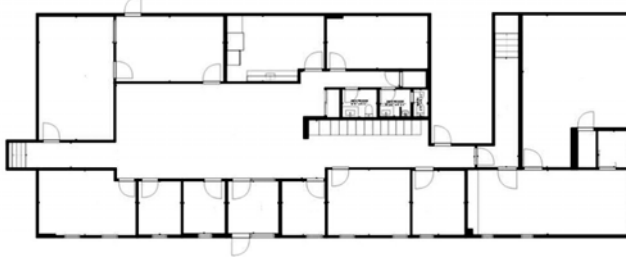
# FLOOR PLAN

## MAIN WAREHOUSE

### 2nd FLOOR OFFICES



### 1st FLOOR OFFICES



1, 2, 3 TAILGATE  
LOADING DOCKS

4 12 BY 10  
DRIVE IN DOOR



teva



UNITED STATES  
POSTAL SERVICE

SITE

acac

Q

QVC



KRAPF  
GROUP



BRANDYWINE  
Regional Airport (KOQN)



Penn  
Medicine

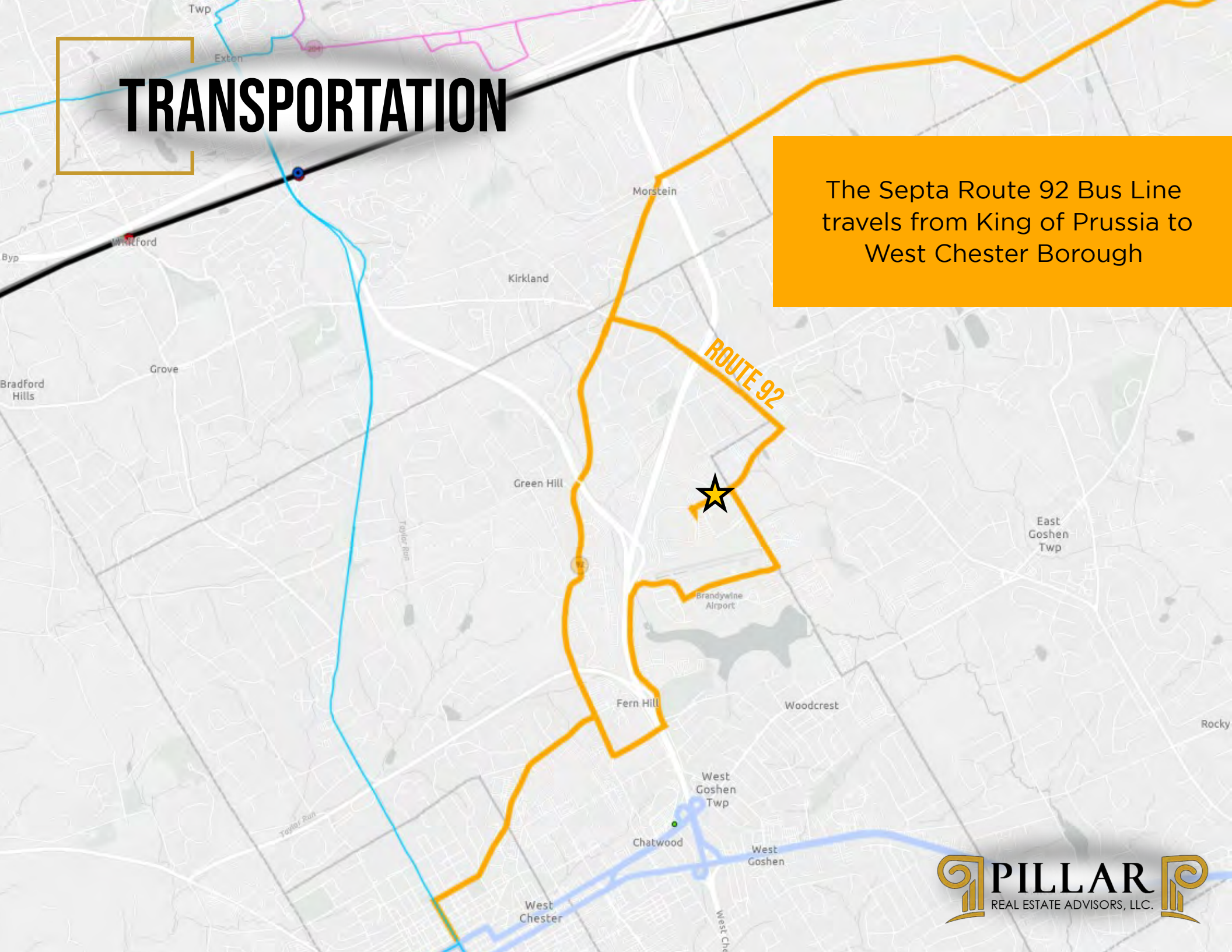


PILLAR  
REAL ESTATE ADVISORS, LLC.

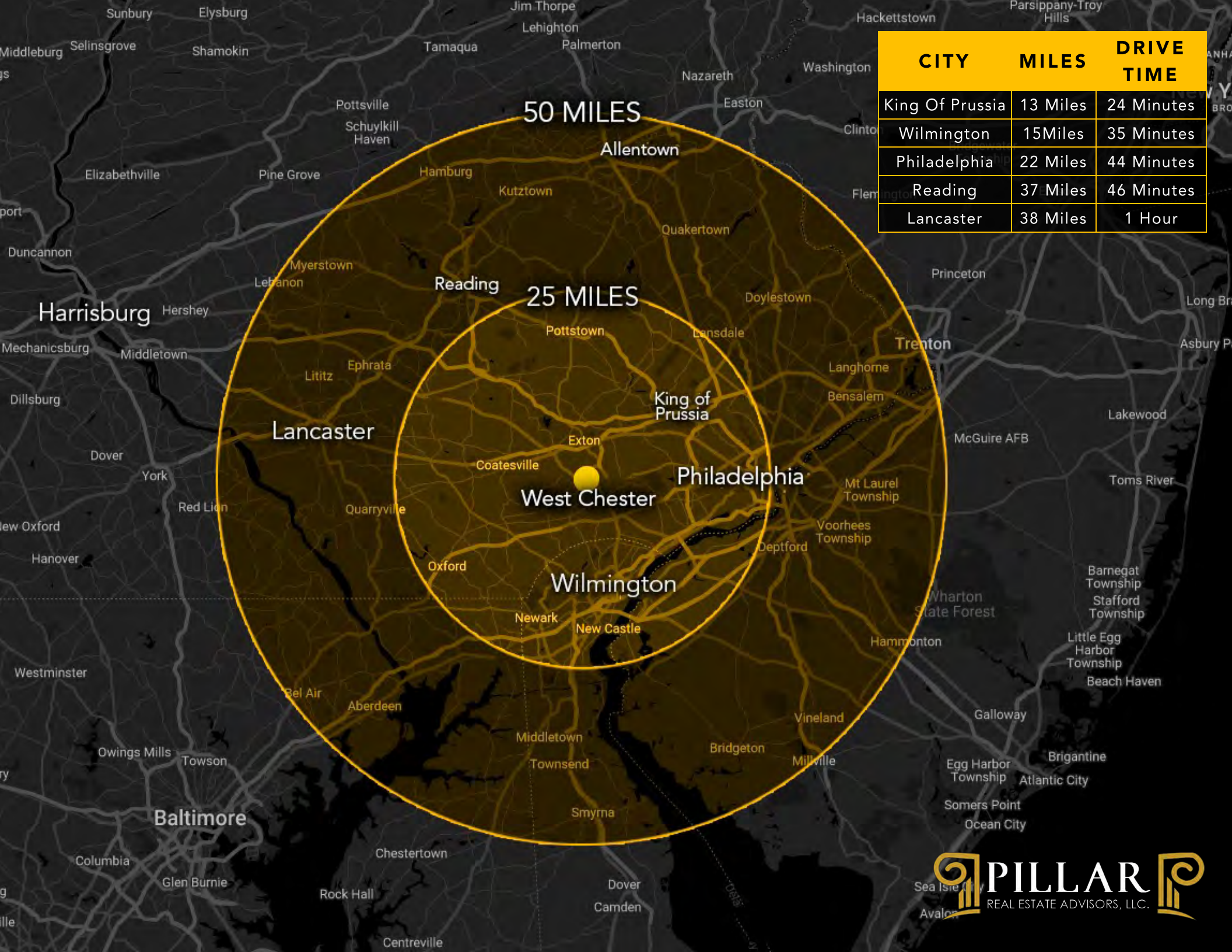


# TRANSPORTATION

The Septa Route 92 Bus Line travels from King of Prussia to West Chester Borough







CITY	MILES	DRIVE TIME
King Of Prussia	13 Miles	24 Minutes
Wilmington	15Miles	35 Minutes
Philadelphia	22 Miles	44 Minutes
Reading	37 Miles	46 Minutes
Lancaster	38 Miles	1 Hour

# DEMOGRAPHICS

## POPULATION:

	1 MILE	5 MILES	10 MILES
2027 Projection	3,832	132,017	354,923
2022 Estimate	3,680	126,717	343,211
2010 Census	3,278	112,575	315,697
Annual Growth 2010-2022	1.0%	1.0%	0.7%
Annual Growth 2022-2027	0.8%	0.8%	0.7%

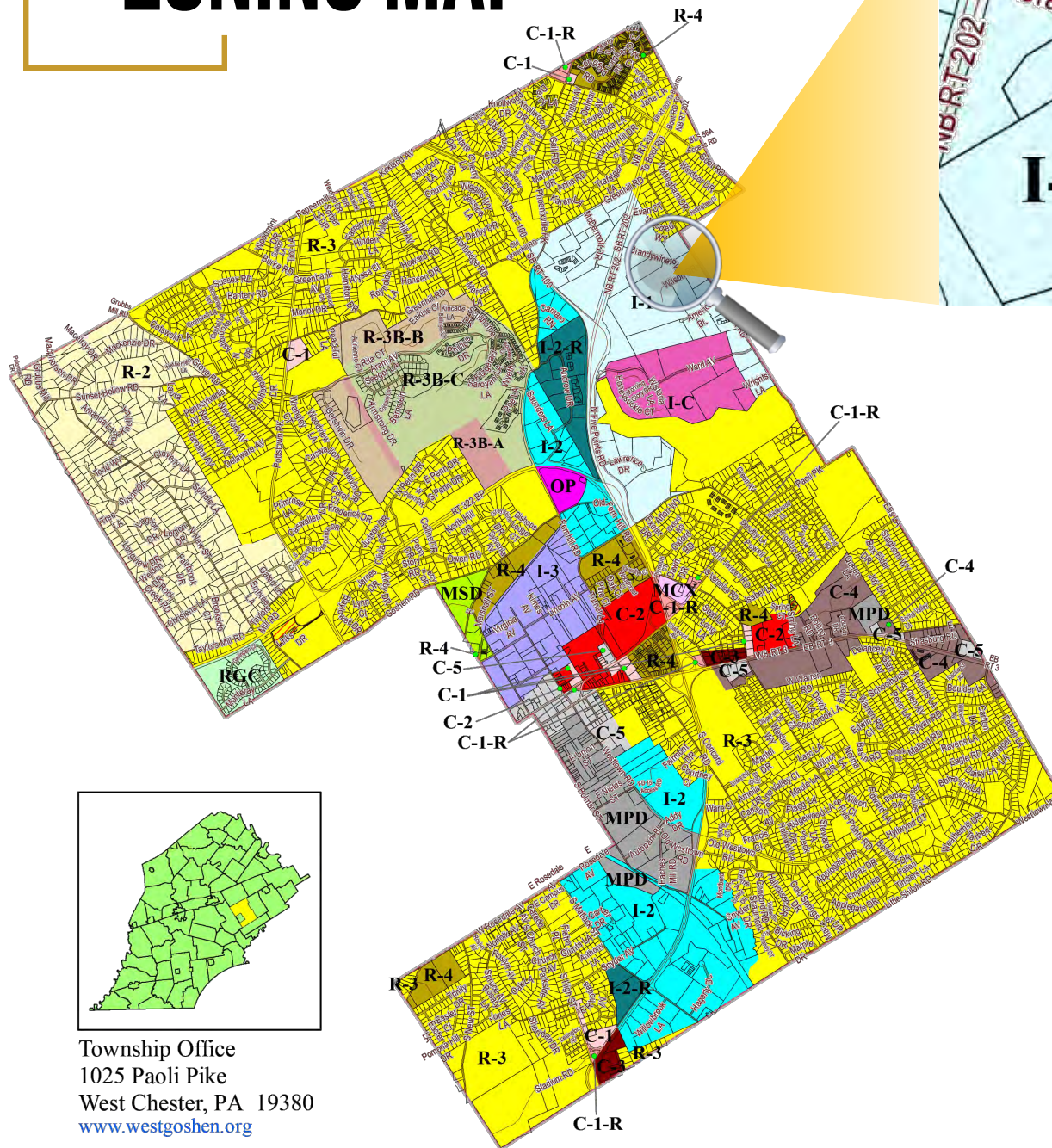
## HOUSEHOLDS:

2027 Projection	1,471	51,861	134,733
2022 Estimate	1,419	49,730	130,184
2010 Census	1,303	44,025	119,508
Annual Growth 2010-2022	1.4%	1.2%	0.8%
Annual Growth 2022-2027	0.7%	0.9%	0.7%
Owner Occupied	1,269	34,411	99,465
Renter Occupied	202	17,450	35,269

## HOUSEHOLD INCOME:

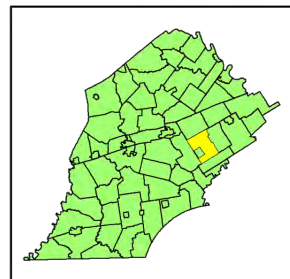
2022 Average	\$133,271	\$133,560	\$147,443
2022 Median	\$111,465	\$103,592	\$115,829

# ZONING MAP



## Legend

- R-3A - Single Family Attached Dwelling Overlay
- Road Centerlines
- Parcels
- Municipal Boundaries
- Zoning Districts**
  - C-1 - Neighborhood Commercial
  - C-1-R - Neighborhood Commercial Restricted
  - C-2 - Commercial Shopping Center
  - C-3 - Limited Highway Commercial
  - C-4 - Special Limited Business and Apartment
  - C-5 - General Highway Commercial
  - I-1 - Campus Light Industrial
  - I-2 - Light Industrial
  - I-2-R - Light Industrial Restricted
  - I-3 - General Industrial
  - I-C - Industrial Commercial
  - MCX - Municipal Complex
  - MPD - Multi-Purpose
  - MSD - Medical Service
  - OP - Planned Office Park
  - R-2 - Residential
  - R-3 - Residential
  - R-3B-A - Flexible Design Conservation District Zone A
  - R-3B-B - Flexible Design Conservation District Zone B
  - R-3B-C - Flexible Design Conservation District Zone C
  - R-4 - Residential
  - RGC - Residential Golf Course



Township Office  
1025 Paoli Pike  
West Chester, PA 19380  
[www.westgoshen.org](http://www.westgoshen.org)

# 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) Offices.
  - (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>]

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),

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- (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

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.



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