



1801 HORSESHOE PIKE | HONEY BROOK, PA 19344



FOR LEASE
CLASS "A" STYLE
OFFICE ON ROUTE 322
HONEY BROOK, PA

Property **HIGHLIGHTS**

- 4,300 SF of Class “A” Office Space Across Three (3) Floors
 - Flexible Suites Available: 500 SF up to 4,300 SF
 - Outdoor Storage/Parking Available
 - Great Exposure and Signage Right on Rt. 322 with over 11,000 ADT
 - Space has Great Natural Light with Large Windows
 - Historical Finishes with Restored Exposed Stone Walls
 - Glass Enclosed Entry with Granite Flooring
 - Zoning: LI (Limited Industrial) with General Commercial Overlay
-

LEASE RATE:
\$15 PSF MG + UTILITIES



Property
OVERVIEW MAP



Property
OUTLINE MAP

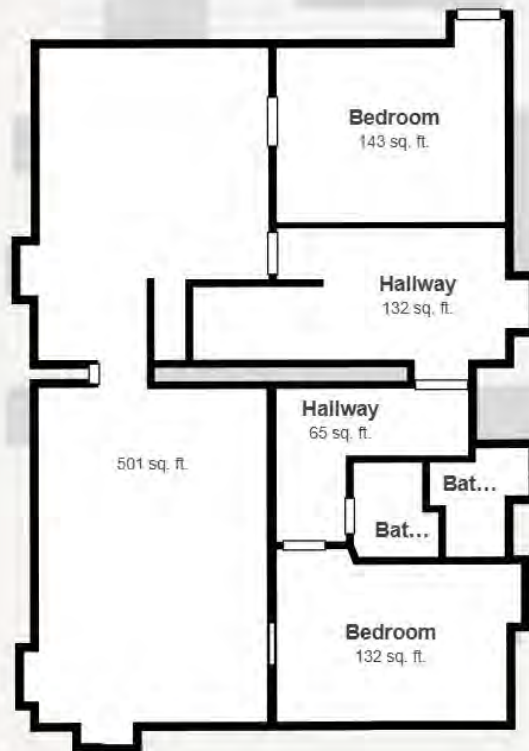


Floor Plan

FIRST FLOOR



Floor Plan
SECOND FLOOR



Floor Plan

THIRD FLOOR



ZONING INFORMATION



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

§ 200-43. Purpose.

The Limited Industrial District is designed to permit and encourage industrial uses which will constitute a harmonious part of the physical development of the Township. To promote this intent, the following specific purposes have been established:

- A. Provide for limited industrial uses reasonably compatible with the rural character and location of the Township and which would not place a significant demand on existing services and facilities.
- B. Encourage the location and construction of high-quality industrial facilities and commercial development which would offer additional employment opportunity and an increased tax base to the community. **[Amended 10-5-2023 by Ord. No. 2023-04]**
- C. Establish reasonable standards governing industrial and commercial development to ensure their compatibility with adjacent nonindustrial or noncommercial activities. **[Amended 10-5-2023 by Ord. No. 2023-04]**
- D. Locate industrial uses on lands in close proximity to arterial roads to provide efficient and safe access by industrial-related traffic.

§ 200-44. Use regulations.

A. Uses permitted by right:

- (1) Laboratory for scientific research or testing.
- (2) Professional and administrative offices, provided no retail sale of goods on the premises.
- (3) Warehousing and indoor storage facility.
- (4) Light manufacturing involving the assembly of previously prepared components.
- (5) Computer center, provided no retail sale or service occurs on the premises.
- (6) Wholesale distribution.
- (7) Farm cooperative facility.
- (8) Public utility facility.
- (9) Emergency service facility, including firehouses.
- (10) Printing and publishing facility.
- (11) Planned office park or industrial park in accordance with the provisions under § 200-46.
- (12) Customary accessory industrial uses and structures.
- (13) Any limited industrial use having similar characteristics to those listed above.
- (14) Forestry, except that timber harvesting shall be subject to the provisions of § 200-100B(2). **[Added 11-21-2002 by Ord. No. 02-05]**

(15) Winery, in accordance with the general standards of Article XIV, § 200-100.5. **[Added 10-5-2023 by Ord. No. 2023-04]**

(16) Brewery or distillery. **[Added 10-5-2023 by Ord. No. 2023-04]**

(17) Medical marijuana dispensary, in accordance with the general standards of Article XIV, § 200-100.1. **[Added 10-5-2023 by Ord. No. 2023-04]**

(18) Medical marijuana grower/processor, in accordance with the general standards of Article XIV, § 200-100.2. **[Added 10-5-2023 by Ord. No. 2023-04]**

(19) Medical marijuana delivery vehicle office. **[Added 10-5-2023 by Ord. No. 2023-04]**

B. Uses permitted by special exception when authorized by the Zoning Hearing Board:

- (1) Public transit terminal.
- (2) Radio or television transmitter or tower.
- (3) Recycling collection center, where no processing occurs.
- (4) Lumber yard.
- (5) Mechanical repair garage.
- (6) Automotive body shop.
- (7) Retail storage facility, including self-storage facilities.
- (8) Mushroom production in accordance with §§ 200-15, 200-87 and 200-89. **[Amended 12-21-2000 by Ord. No. 00-04]**

C. Uses permitted by conditional use when authorized by the Board of Supervisors in accordance with Article XXI, Conditional Use Process: **[Added 5-5-1994 by Ord. No. 94-04]**

- (1) Golf course, country clubs and driving ranges.
- (2) Miniature golf course.
- (3) Chip and putt course.
- (4) Country properties in accordance with § 200-15. **[Added 10-4-2001 by Ord. No. 01-02]**
- (5) Adult-oriented use, where located not less than 1,000 feet from any similar use and not less than 750 feet from any residence, church or public or private school or day-care facility. **[Added 10-4-2001 by Ord. No. 01-02]**
- (6) Indoor and/or outdoor commercial recreation facilities, including bowling, tennis, swimming, go-cart track, rock climbing and similar operations. **[Added 4-1-2004 by Ord. No. 04-01]**
- (7) Any combination of the uses permitted by § 200-44C(1), (2), (3) and (6). **[Added**

ZONING INFORMATION



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

4-1-2004 by Ord. No. 04-01]

- (8) Accessory uses customarily incidental to any of the foregoing uses, including snack bars. [Added 4-1-2004 by Ord. No. 04-01]
- (9) Planned commercial/institutional development. [Added 10-19-2017 by Ord. No. 2017-06]

§ 200-45. Area and bulk regulations. [Amended 8-3-2000 by Ord. No. 00-03; 10-19-2017 by Ord. No. 2017-06; 10-5-2023 by Ord. No. 2023-04]

The following area and bulk regulations shall apply to all uses permitted in the Limited Industrial District, excluding planned commercial development, planned offices and industrial parks:

- A. Minimum lot/tract area: three acres, except for a planned commercial/institutional development, which shall have a minimum tract area of 30 acres.
- B. Minimum lot width:
 - (1) Building line: 250 feet.
 - (2) Street line: 250 feet.
- C. Minimum front yard: 100 feet, except for a planned commercial/institutional development, which shall have a minimum front yard of 80 feet.
- D. Minimum side yard (each):
 - (1) Abutting industrial use: 50 feet.
 - (2) Abutting nonindustrial use: 100 feet.
- E. Minimum rear yard:
 - (1) Abutting industrial use: 50 feet.
 - (2) Abutting nonindustrial use: 100 feet.
- F. Maximum building coverage: 30%.
- G. Maximum lot coverage (total): 50%.
- H. Maximum building height: 35 feet.

§ 200-46. Planned office park and industrial park regulations.

The following regulations shall apply to office park and industrial park proposal:

- A. An industrial park shall consist of three or more industrial sites planned and developed as a single, unified development. An overall, master plan indicating improvements, including the layout of lots, roads, utilities and buildings shall be prepared and submitted to the Township as part of the application for preliminary approval.

- B. The following conditions shall be satisfied for a tract of land to qualify as an industrial park development:
 - (1) The tract shall be held in single and separate ownership. In the case of joint ownership, a joint agreement by all parties shall be made as to the development of the tract in accordance with a single plan with common authority and responsibility;
 - (2) The tract shall have a minimum of 25 contiguous acres;
 - (3) The tract shall have sufficient frontage along an arterial road, as defined by the West Brandywine Township Comprehensive Plan,¹ to provide safe access and an efficient circulation pattern;
 - (4) The tract shall be environmentally suitable for supporting community sewer and water service facilities; and
 - (5) Unique natural features of the tract shall be preserved through sensitive environmental design.
- C. The office or industrial park shall house only those uses permitted by right under the Limited Industrial District.
- D. Area and bulk regulations:
 - (1) Lot area. The average area of all lots within an office or industrial park shall be two acres, but no lot shall be less than one acre.
 - (2) Minimum lot width at building line: 200 feet.
 - (3) Minimum lot width at street line: 200 feet.
 - (4) Minimum front yard: 75 feet.
 - (5) Minimum side yard (each):
 - (a) Abutting industrial use: 40 feet.
 - (b) Abutting nonindustrial use: 100 feet.
 - (6) Minimum rear yard:
 - (a) Abutting industrial use: 50 feet.
 - (b) Abutting nonindustrial use: 100 feet.
 - (7) Maximum building coverage:
 - (a) 1.0 to 1.9 acres: 40%.
 - (b) 2.0 to 4.9 acres: 35%.
 - (c) 5.0 acres and over: 30%.

1. Editor's Note: See Ch. A206, Comprehensive Plan.

ZONING INFORMATION



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

(8) Maximum lot coverage (total):

- (a) 1.0 to 1.9 acres: 60%.
- (b) 2.0 to 4.9 acres: 55%.
- (c) 5.0 acres and over: 50%.²

(9) Maximum building height: 35 feet.

(10) Minimum park landscape buffer depth:

- (a) Abutting road: 100 feet.
- (b) Abutting nonindustrial use: 100 feet.
- (c) Abutting industrial road: 50 feet.

- E. All utilities shall be placed underground within an office or industrial park.
- F. The design standards cited under § 200-47 shall apply to industrial park development.
- G. Impact studies in accordance with the provisions under § 200-48 when required by the Board of Supervisors.

§ 200-46.1. Planned commercial/institutional development regulations. [Added 10-19-2017 by Ord. No. 2017-06]

The following regulations shall apply to a planned commercial/institutional development proposal:

- A. The access and traffic control standards of § 200-104 shall apply. In addition, vehicular access in a planned commercial/institutional development shall be designed to limit the number of new access points to public roads and to limit potential for turning movement conflict. Direct access to arterial and collector streets and highways shall be limited to no more than one point of ingress or egress for every 600 linear feet of roadway on any lot, tract or parcel. Such points of ingress or egress shall be separated by a minimum of 300 linear feet. For the purposes of this requirement, a planned commercial/institutional development shall be considered as a single parcel. Any parcel with frontage on more than one arterial or collector street or highway may provide for access to each such streets or highways. Where practicable, access to adjoining parcels with frontage along arterial and collector streets and highways shall be combined so as to limit potential turning movement and pedestrian movement conflicts.
- B. Mixed-use requirements. A planned commercial/institutional development shall include a variety of land uses permitted by its definition.

§ 200-46.2. Planned commercial development regulations. [Added 10-5-2023 by Ord. No.

2023-04]

Regulations contained in § 200-56B, Area and bulk regulations, § 200-57, Design and performance standards, and § 200-58, Special provisions for planned commercial developments, of Article XII, General Commercial Overlay District, shall apply to planned commercial developments proposed for the LI District.

§ 200-47. Design standards.

The following design standards defined under Article XV shall apply to all uses under the Limited Industrial District:

- A. Off-street parking requirements, § 200-101.
- B. Parking lot standards, § 200-102.
- C. Visibility at intersections, § 200-103.
- D. Access and traffic control standards, § 200-104.
- E. Interior circulation standards, § 200-105.
- F. Off-street loading standards, § 200-106.
- G. Landscaping standards, § 167-66.1 of the Subdivision and Land Development Ordinance. [Amended 1-21-2021 by Ord. No. 2021-01]
- H. Screening and buffering standards, § 200-108.
- I. Storage standards, § 200-109.
- J. Lighting standards, § 200-110.
- K. Performance standards, § 200-111.
- L. Pipeline setback standards, § 200-112.

§ 200-48. Impact study requirements.

The following impact studies may be required at the discretion of the Board of Supervisors to further assess industrial use proposals.

- A. Traffic impact study.
 - (1) The study shall enable the Board of Supervisors to assess the likely impact of a proposed development on the circulation system in the Township. The purpose of the study shall be to identify any traffic problems likely to be created by a proposed development, including ingress and egress, road capacities, and off-site traffic and circulation improvements.
 - (2) When required, the study shall be prepared by a qualified professional traffic engineer.
 - (3) The study shall contain the following information as a minimum:

2. Editor's Note: Former Section 1003D.9, Minimum landscaped open space, which immediately followed this subsection, was repealed 8-3-2000 by Ord. No. 00-03.

ZONING INFORMATION



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

- (a) General description of the site and study area;
- (b) Description of existing road conditions;
- (c) Capacity of existing road network;
- (d) Projected traffic volumes generated by the proposed development;
- (e) Analysis of project impact on road network; and
- (f) Conclusions and recommended improvements to the road network, including their timing and the assignment of who will be responsible for each improvement.

B. Fiscal impact study.

- (1) The study shall enable the Board of Supervisors to assess the likely impact of a proposed development on the tax structure and expenditure patterns of the Township. The purpose of the study shall be to determine the ability of the Township to provide fire and police protection and administrative services to the proposed development.
- (2) The study shall include an analysis of the following information as a minimum:
 - (a) The impact of the project on fire company capabilities;
 - (b) The impact of the project on police personnel numbers and equipment; and
 - (c) The impact of the project on Township administration, including personnel time devoted to processing plans and monitoring the development.



CONTACT US

ANDREW TURNER

Office: (484) 887-8202 | Ext. 102
ATurner@PillarRealEstateAdvisors.com

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.