

Commercial Ground For Sale

2.698 Acres
3.497 Acres — 6.195 Acres*

*Parcels can be sold individually

115 & 116 James Drive, Leesport, PA 19533



Pricing Information

• 116 James Drive:	2.698 Acres	\$350,000
• 115 James Drive:	3.497 Acres	\$525,000
• Combined Parcels:	6.195 Acres	\$875,000

Parcel Highlights

- Well located within established corporate park
- Public water and sewer at site
- Zoning - Limited Industrial (LI)
- Flexible zoning allowing a multitude of uses
- Conveniently located +/- 1 mile from Route 222 exit
- Over 850' of prime road frontage
- Great visibility
- Minutes from Reading Regional Airport
- High traffic count and trade area

For additional information, please contact:

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Proposed Concept Building Plans



115 James Drive
Acres 3.497



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Zoning

Bern Township LI - Limited Industrial

Permitted Uses

A. 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) Industrial uses which shall be carried on in a completely enclosed building and which shall include the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from previously prepared materials. All other industrial uses not defined above are permitted in the General Industrial District only.

(2) Office activities.

(3) Wholesaling, industrial sales, enclosed storage and warehousing activities including truck terminals, subject to the following:

(a) All roadways, parking and loading areas shall be paved.

(b) No loading shall be permitted between the building setback line and the street line.

(c) All loading shall be conducted within or adjacent to a building.

(d) Activities shall be served by streets meeting Township collector street specifications.

(4) Printing and publishing activities.

(5) Research activities.

(6) Municipal use.

(7) Factory retail outlet stores, provided that the products sold are manufactured, assembled or produced on the premises as part of the primary activity thereon.

(8) Motor vehicle rental facilities.

[Added 4-1-2008 by Ord. No. 243-2008^[1]]

[¹] Editor's Note: This ordinance also provided for the redesignation of former Subsection A(8) as Subsection A(9).

(9) Industrial park.

[Added 10-21-2015 by Ord. No. 299-2015^[2]]

[²] Editor's Note: This ordinance also provided for the redesignation of former Subsection A(9) as Subsection A(11).

(10) Large-scale industrial parks.

[Added 10-21-2015 by Ord. No. 299-2015]

(11) Accessory uses normally associated with a permitted principal use.

B. The following uses are permitted by conditional use only by the Township Supervisors in accordance with § 184-210 of this chapter:

[Added 4-12-2000 by Ord. No. 186-2000]

(1) The collection, processing, bottling and distribution of surface water and groundwater, subject to the following:

(a) A permit shall be obtained from the Pennsylvania Department of Environmental Protection.

(b) A hydrologic study shall be submitted to the Township, which shall indicate the impact of water collection activities on surface water and groundwater supplies and quality in the general area of such activities. Water collection activities shall not endanger surface water and groundwater levels and quality on nearby properties. Any person engaged in water collection activities under this section who affects a public or private water supply by contamination or diminution shall restore or replace the affected water supply with an alternate source of water adequate in quantity and quality for the purposes served by the water supply.



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Zoning (continued)

Bern Township LI - Limited Industrial (continued)

Permitted Uses (continued)

- (c) Any person engaged in water collection activities shall post security with the Township in such form and amount as the Township Board of Supervisors may determine to be adequate to guarantee the restoration or replacement of any water supply or supplies which may be adversely affected by such water collection activities.
- (d) The operator shall post security with the Township to cover the cost to repair, reconstruct or resurface any public roads maintained by the Township which are damaged or subjected to excessive wear resulting from the use of said roads by the operator or others in connection with the water collection operations. In lieu thereof the operator may enter into an agreement with the Township to make an annual contribution to be used in the maintenance of said roads.
- (e) The failure to post such security or to adequately protect the surface water and groundwater levels and quality on nearby properties shall be grounds for revocation of the operator's certificate of occupancy by the Township Board of Supervisors and, in that event, an officer of the Township, in addition to other remedies, penalties and forfeitures provided in this Zoning Ordinance, may institute in the name of the Township any appropriate action or proceeding to prevent, restrain, correct or abate any continuing violation of the provisions of this chapter by the operator.
- (2) The Bern Township Board of Supervisors realizes that large-scale industrial parks consisting of 100 acres or more can provide economic benefit to the Township, but may face unique challenges and obstacles related to their size and the challenges presented in developing such large-scale projects. In recognizing the challenges involved in developing large-scale industrial parks, being industrial parks consisting of 100 acres or more the Bern Township Board of Supervisors may permit the waiver of or a reduction of the following requirements, as part of a conditional use approval following a conditional use hearing: [Added 10-21-2015 by Ord. No. 299-2015]
- (a) § 184-169, Slope controls.
 - (b) § 184-170, Removal of natural resources.
 - (c) § 184-171, Floodplain controls and riparian buffer zones.
 - (d) § 184-175, Procedures for development of land other than agriculture.
- (3) Grower/processor facility in accordance with the use restrictions described in § 184-153.1C.
[Added 11-6-2017 by Ord. No. 309-2017]
- (4) Medical marijuana delivery vehicle office in accordance with the use restrictions described in § 184-153.1D.
[Added 11-6-2017 by Ord. No. 309-2017]
- § 184-47 Lot area.
[Amended 4-12-2000 by Ord. No. 186-2000]
The minimum lot area for a permitted use with either or both public water and sewer facilities shall be one acre. The minimum lot area for a permitted use without either or both public water and sewer facilities shall be five acres.
- § 184-48 Yards.
[Amended 4-12-2000 by Ord. No. 186-2000]
The minimum side and rear yards shall be 35 feet. The front yard shall be 50 feet measured from the street line. In the case of a lot without either or both public water and sewer facilities, the minimum side and rear yards shall be 50 feet. The minimum distance between buildings on the same lot shall be 50 feet.



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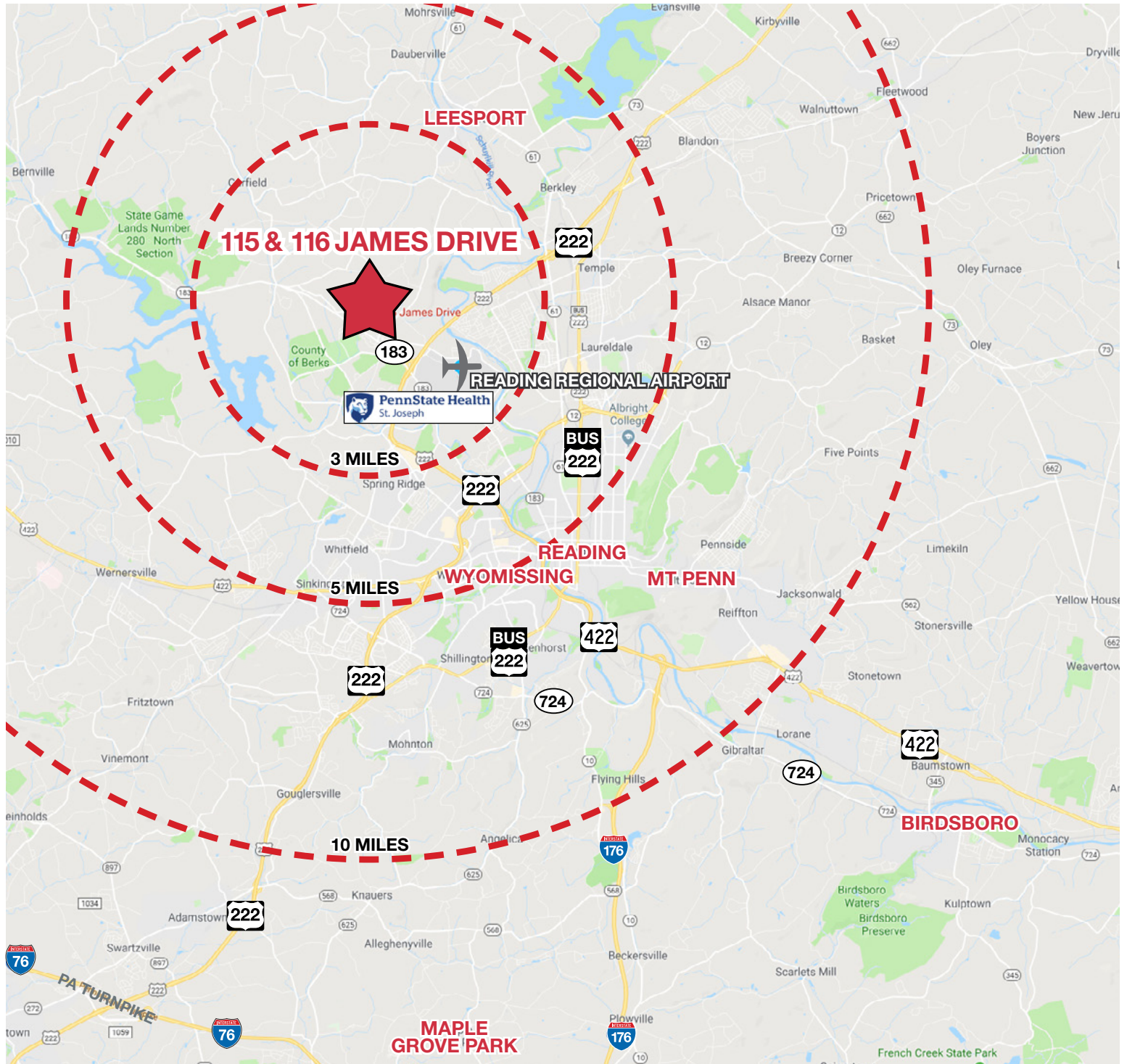
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Locational Map



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