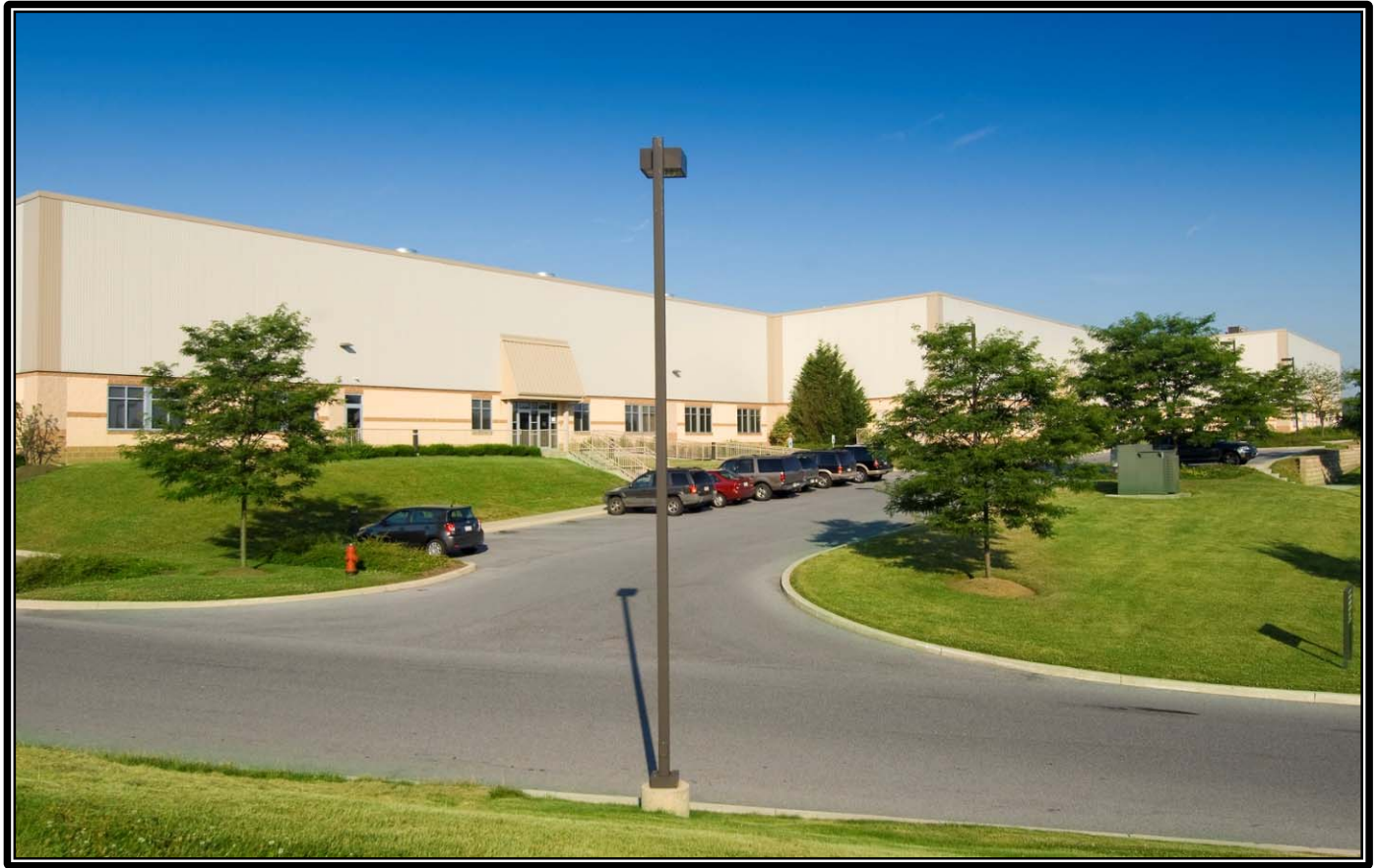


For Lease

717.293.4477



100 CHESHIRE COURT
SUITE 101
COATESVILLE, PA 19320


An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Brian Davison, CCIM
717.293.4513 – direct line
bdavison@high.net

- Property Information Sheet
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary
- Floor Plan



► *Flex Space – Highlands Corporate Center*



*100 Cheshire Court
Suite 101
Coatesville, PA 19320*

Available Square Feet
14,548 square feet

Lease Rate
\$7.95/SF N/N/N

Description
Combination of two suites or rent separately. Class A warehouse space located directly off Rt. 30 and near the Chester County airport located at the Highland Corporate Center.

Brian Davison, CCIM
717.293.4513- direct line
bdavison@high.net

BUILDING INFORMATION

BLDG – 318

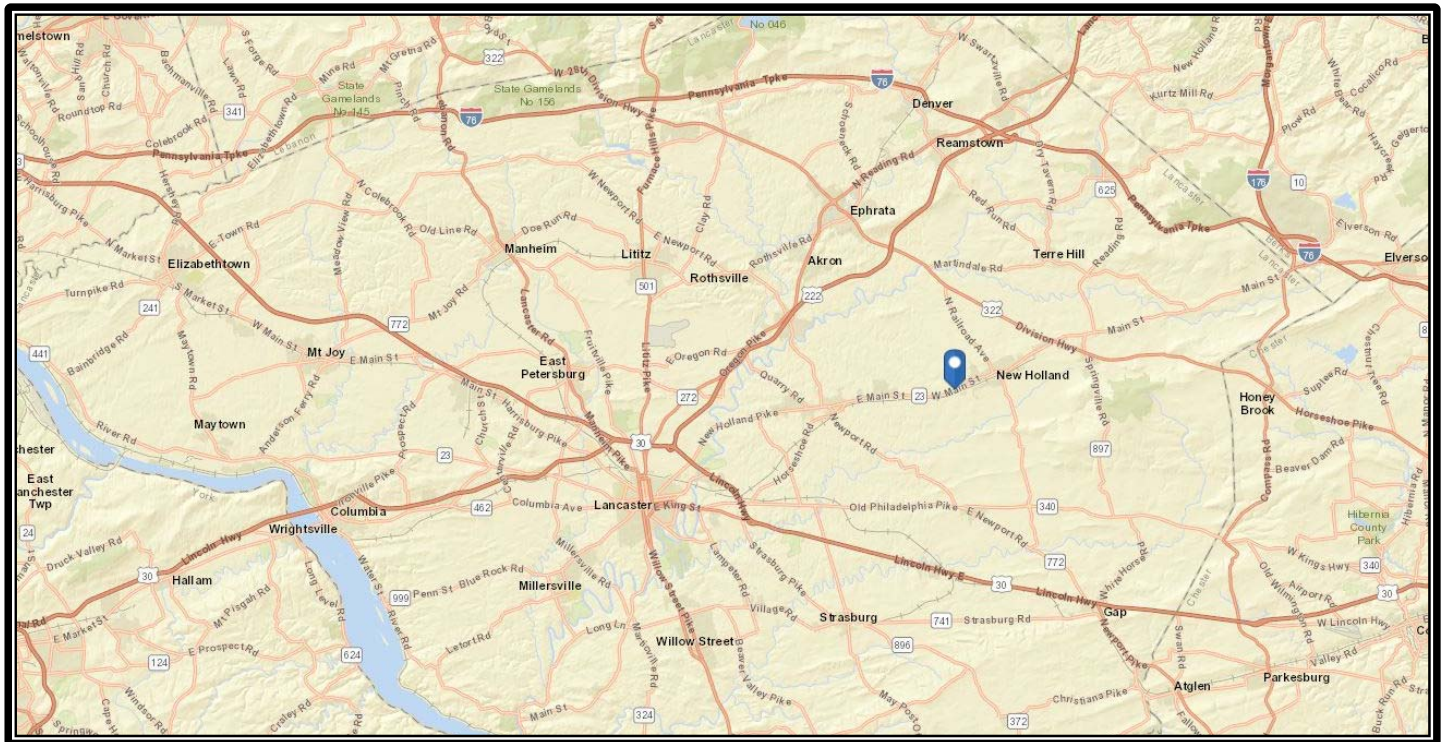
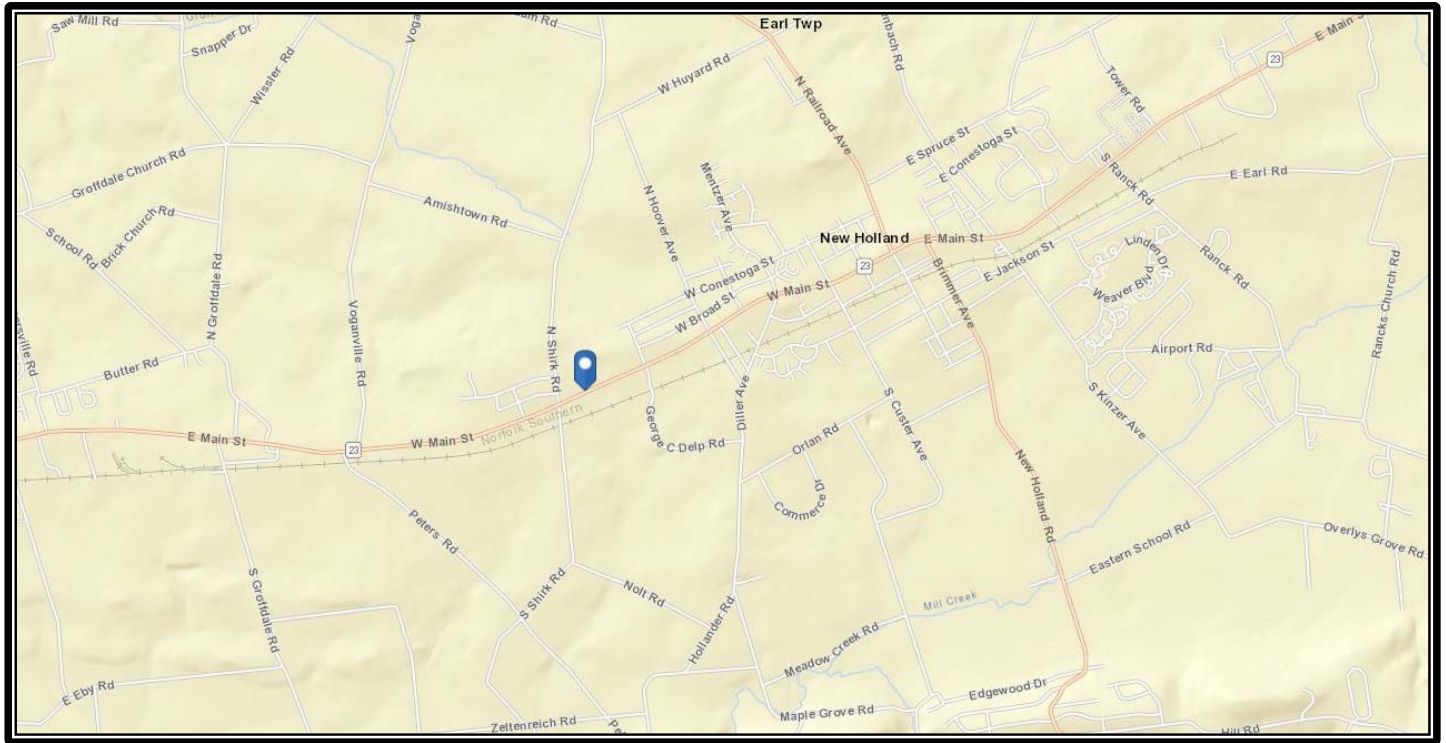
Available Square Feet	14,548 square feet
Construction	Masonry
Year Constructed	2004
Sprinklered	Yes
Water	Public – PA American Water Company
Sewer	Public –Valley Township
Internet	Comcast Business Class
Ceiling Height	28’ clear height

Gas	PECO
Signage	Monument sign
Zoning	Multi-Purpose Zoning
Municipality	West Caln
County	Chester County

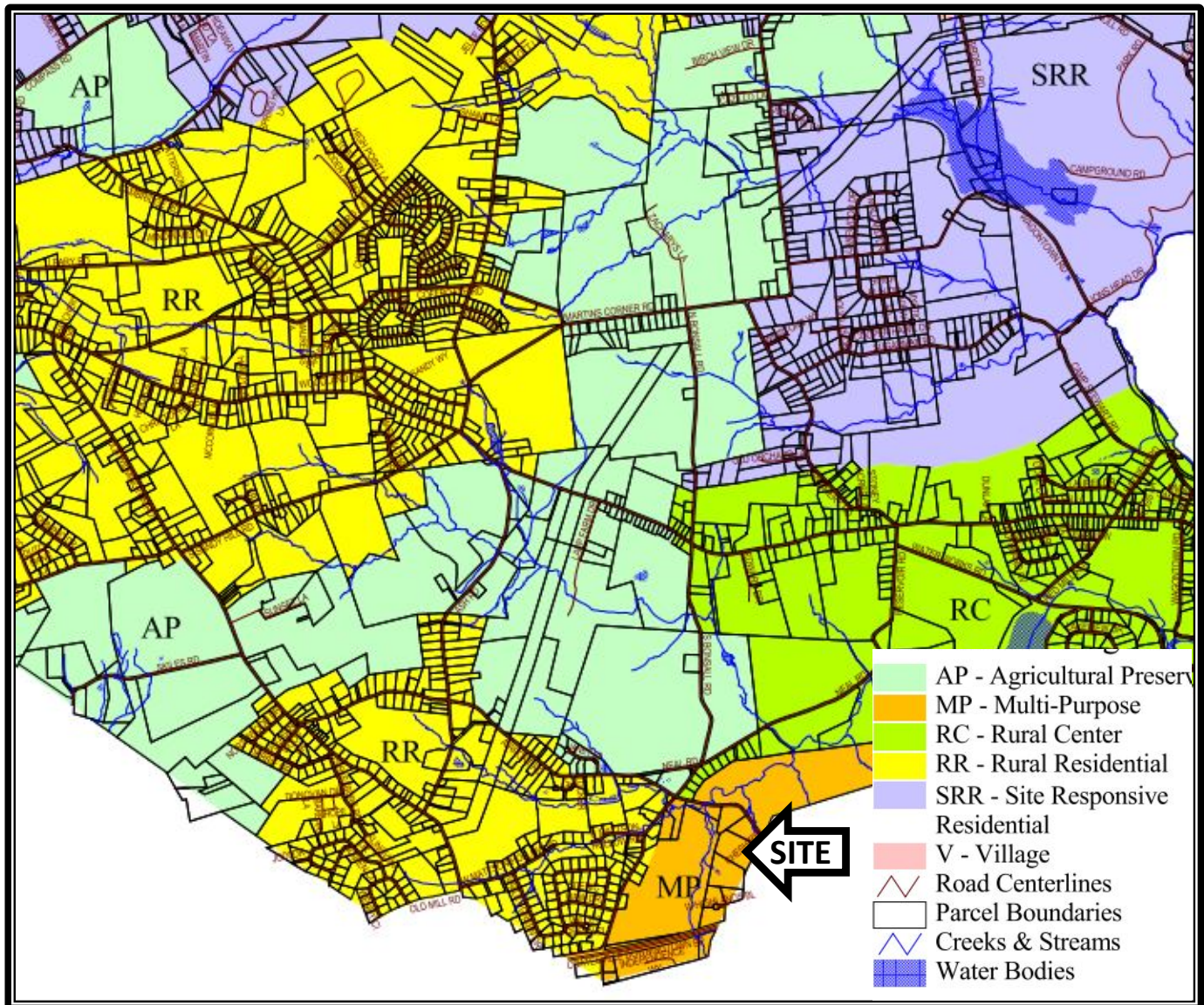
SUITE INFORMATION

Suite 101	Three docks – 8' x 10'
Available Square	14,548 square feet (Suite 101)
Lease Rate	\$7.95/SF N/N/N
CAM	\$2.08/SF
Suite 103	Three truck docks – 8' x 10'

Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.







Article IX: MP – Multi-Purpose District

SECTION 900. PURPOSE AND PROCESS

- A. In addition to the general goals listed in the Statement of Purpose, and the Community Development Objectives of Article I, the purpose of this district is:
1. To provide for multiple higher intensity land uses with a focus on industrial development that are, in keeping with the rural character of the Township, located in a concentrated area to allow more efficient delivery of services and goods, and use of infrastructure, and adjacent to like uses in the neighboring township.
 2. To allow for industrial and commercial uses that will contribute to the economic and employment base of the Township.
 3. To provide opportunities for higher intensity uses that will have minimal impact on land, water, and air resources, by way of emissions, traffic, parking, or other potential impacts.
- B. **Process.** The Township strongly encourages applicants to meet with the Planning Commission to discuss these development options in the form of an informal sketch plan prior to the official submission of an application. Sketch plans, as specified in the Township Subdivision and Land Development Ordinance, are useful tools to identify and correct potential compliance with Township ordinances issues before the expenditure of significant time and expense, and can help to expedite the review and approval of the preliminary and/or final plan submissions.

SECTION 901. USE REGULATIONS

Uses shall be permitted as follows provided that any use or activity shall not be noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, noise, emissions, or radiation, or constitute a public hazard by reason of fire, explosion, or otherwise. Prior to approval of any of these uses, the applicant shall provide proof to the Township Engineer that all state and federal regulations have been met prior to construction and obtainment of a building permit.

- A. **Uses By-Right.** A building or other structure may be erected or used, and a lot may be used or occupied for any one (1) of the following purposes and no other, in accordance with the requirements of this Article and other applicable provisions:
1. Agricultural use, as per Section 1103, including dwelling of the owner or operator of the farm when an accessory use to the agricultural use.
 2. Agricultural accessory use, as per Section 1101.B.
-

3. Temporary structure, building, or use, as per Section 1101.F.
4. Temporary community event, as per Section 1101.G.
5. Forestry, as per Section 1002.D.

B. **Uses by Special Exception.** A building may be erected or used and a lot may be used or occupied when authorized as a special exception by the Zoning Hearing Board for any one of the following uses and in accordance with the requirements of this Article and other applicable provisions:

1. Production, manufacturing, and processing operations of materials, goods, foods, and products.
2. Public service facility.
3. Trucking terminal.
4. Recycling center, as per Section 1130.
5. Auto body shop.
6. Yard for storage, sale or distribution of lumber or building materials.
7. Recreational use, as per Section 1129.
8. Junk yard, as per Section 1119.
9. Crematorium or Mortuary.
10. Laboratory for scientific research, testing, and development.
11. Gasoline and/or service station, and/or car wash, as per Section 1114.
12. Commercial, industrial, or institutional accessory use, as per Section 1101.D and E.

C. **Conditional Uses.** A building may be erected or used and a lot may be used or occupied when granted conditional use by the Board of Supervisors for any one of the following uses and in accordance with the requirements of this Article and other applicable provisions:

1. Intensive agricultural use as per Section 1103, including dwelling of the owner/operator of the farm, when an accessory use to the agricultural use.
 2. Commercial agricultural-support business, including facilities for the commercial
-

processing and warehousing of agricultural products, commercial slaughtering or rendering operations, and facilities for the warehousing, sales, and service of agricultural equipment or supplies, as per Section 1103.

3. Industrial or office park consisting of two (2) or more uses, as per Section 1118.
 4. Wholesaling, warehousing and distribution.
 5. Light Manufacturing involving assembly, fabrication, compounding or finishing of products from previously manufactured or processed materials.
 6. Printing, publishing, or photocopying facility.
 7. Packaging or cleaning operation, including dry cleaning plant.
 8. Individual professional, business, administrative, or medical office, as per Section 1117.
 9. Municipal use.
 10. Adult commercial use, as per Section 1102.
 11. Quarrying and mining operation, as per Section 1128.
 12. Municipal sanitary landfill, as per Section 1121.
 13. Transfer station, as per Section 1137.
 14. Craftsman, trade, repair, contractor shop or office, such as carpentry, plumbing, welding, electrical, or machine shop.
 15. Educational use (commercial)/trade school, as per Section 1112.
 16. Automotive or truck sale, as per Section 1105.
 17. Motel or hotel and/or conference facility, as per Section 1116.
 18. Self-storage units/mini-warehouse use, as per Section 1135.
 19. Drive-through service, as per Section 1111.
 20. Shopping center, as per Section 1136.
 21. Multi-family development option, as per Section 902.C and Section 1124.
 22. Mobile home park, as per Section 1123.
-

23. Any other use of a similar character of those permitted in this district or any use not otherwise provided for under this Ordinance.

SECTION 902. AREA AND BULK REGULATIONS

- A. The following regulations shall apply to all uses permitted in this district, except for specific standards for uses as otherwise indicated in Article XI, shopping centers, and multi-family dwellings:

- | | | |
|----|-------------------------------------|--|
| 1. | Minimum Lot Area. | One (1) acre. |
| 2. | Minimum Lot Width at Building Line. | One hundred fifty (150) feet |
| 3. | Minimum Lot Width at Street Line. | One hundred twenty-five (125) feet |
| 4. | Front Yard Setback. | Fifty (50) feet
Seventy-five (75) feet when abutting or across from non-industrial uses or districts |
| 5. | Minimum Side Yard Setback. | Thirty (30) feet
Seventy-five (75) feet when abutting or across from non-industrial uses or districts |
| 6. | Minimum Rear Yard Setback. | Fifty (50) feet
Seventy-five (75) feet when abutting or across from non-industrial uses or districts |
| 7. | Maximum Building Coverage. | Forty five (45) percent |
| 8. | Maximum Lot Coverage. | Fifty five (55) percent |
| 9. | Maximum Building Height. | Thirty five (35) feet |

B. Shopping Center.

- | | | |
|----|-------------------------------------|--|
| 1. | Minimum Lot Area. | Three (3) acres. |
| 2. | Minimum Lot Width at Building Line. | Two hundred (200) feet |
| 3. | Minimum Lot Width at Street Line. | One hundred fifty (150) feet |
| 4. | Front Yard Setback. | One hundred (100) feet when abutting or across from residential uses or districts
Seventy-five (75) feet when abutting or across from non-residential uses or districts |
| 5. | Minimum Side Yard Setback. | Thirty (30) feet when abutting or across from residential uses or districts |
-

- | | | |
|----|----------------------------|--|
| 6. | Minimum Rear Yard Setback. | Seventy-five (75) feet when abutting or across from non-residential uses or districts
Fifty (50) feet when abutting or across from residential uses or districts
Seventy-five (75) feet when abutting or across from non-residential uses or districts |
| 7. | Maximum Building Coverage. | Forty five (45) percent |
| 8. | Maximum Lot Coverage. | Fifty five (55) percent |
| 9. | Maximum Building Height. | Thirty five (35) feet |

C. Multi-Family Dwelling Development Option.

1. Permitted Uses – Multi-family use (apartments, quadraplexes, or townhouses).
2. Sewer and Water Facilities. Community or public sewer and water shall be used for this type of development.
3. Area and Bulk Regulations - The following area and bulk regulations apply to a multi-family dwelling development:

Multi-Family Development Option	
<i>Area and Bulk Regulations</i>	<i>Option 1</i>
Minimum gross Tract Size	10 acres
Maximum Gross Density(dwelling units(du) per gross acre)	6 du/acre
Minimum Width at Street Line	400 feet
Minimum Width at Setback Line	400 feet
Minimum Front Yard	75 feet
Minimum Side Yard	60 feet
Minimum Rear Yard	75 feet
Maximum Building Coverage	35%
Maximum Lot Coverage	45%
Maximum Building Height	35 feet
Minimum Open Space (% of gross tract)	10%

SECTION 903. GENERAL DESIGN STANDARDS

The following design standards shall govern all uses, as applicable, in this zoning district:

- A. Outdoor storage of materials, products or equipment shall be in accordance with Article XII.

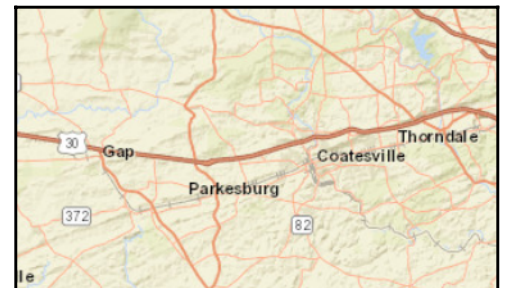
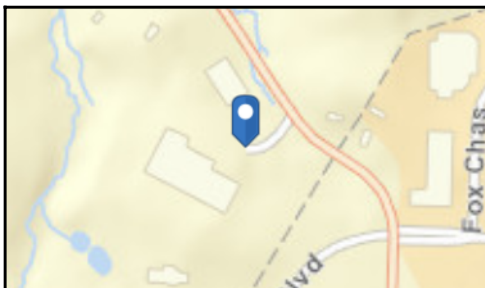
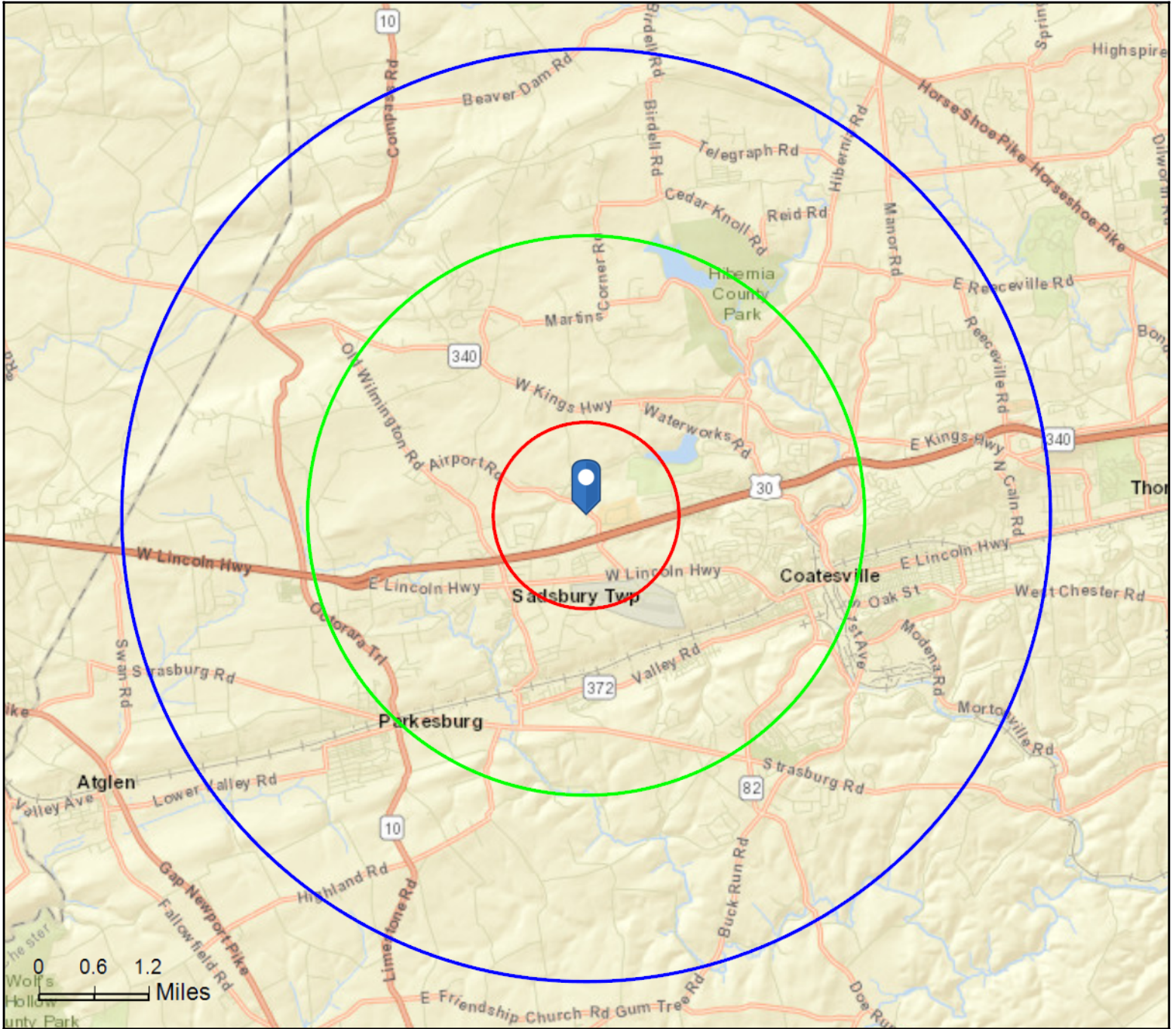
- B. Flag lots as defined and described in the Subdivision and Land Development Ordinance shall not be permitted in this District.
 - C. Lighting regulations, Screening and Buffering, and Storage shall be in accordance with Article XII.
 - D. Signage regulations shall be in accordance with Article XIV.
 - E. Parking, Loading, Access, and Interior Circulation shall be in accordance with Article XIII.
 - F. Permitted uses shall be in accordance with other applicable General regulations in Article XII.
 - G. Permitted uses shall be in accordance with Supplemental Use regulations in Article XI.
-



Site Map

100 Cheshire Ct, Coatesville, Pennsylvania, 19320 3
100 Cheshire Ct, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99262
Longitude: -75.87501





Executive Summary

100 Cheshire Ct, Coatesville, Pennsylvania, 19320 3
 100 Cheshire Ct, Coatesville, Pennsylvania, 19320
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.99262
 Longitude: -75.87501

	1 mile	3 miles	5 miles
Population			
2000 Population	983	15,908	45,963
2010 Population	1,216	20,849	55,562
2018 Population	1,412	22,011	58,420
2023 Population	1,491	22,801	60,258
2000-2010 Annual Rate	2.15%	2.74%	1.91%
2010-2018 Annual Rate	1.83%	0.66%	0.61%
2018-2023 Annual Rate	1.09%	0.71%	0.62%
2018 Male Population	49.5%	49.2%	49.5%
2018 Female Population	50.5%	50.8%	50.5%
2018 Median Age	42.4	37.3	38.4

In the identified area, the current year population is 58,420. In 2010, the Census count in the area was 55,562. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 60,258 representing a change of 0.62% annually from 2018 to 2023. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 42.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	84.3%	69.8%	70.5%
2018 Black Alone	8.9%	19.4%	19.8%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2018 Asian Alone	2.4%	2.2%	1.6%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	1.1%	3.8%	4.0%
2018 Two or More Races	3.0%	4.5%	3.8%
2018 Hispanic Origin (Any Race)	4.5%	10.5%	11.0%

Persons of Hispanic origin represent 11.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	349	5,710	16,371
2010 Households	464	7,677	20,171
2018 Total Households	542	8,043	21,080
2023 Total Households	573	8,313	21,697
2000-2010 Annual Rate	2.89%	3.00%	2.11%
2010-2018 Annual Rate	1.90%	0.57%	0.54%
2018-2023 Annual Rate	1.12%	0.66%	0.58%
2018 Average Household Size	2.60	2.73	2.72

The household count in this area has changed from 20,171 in 2010 to 21,080 in the current year, a change of 0.54% annually. The five-year projection of households is 21,697, a change of 0.58% annually from the current year total. Average household size is currently 2.72, compared to 2.70 in the year 2010. The number of families in the current year is 14,785 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

100 Cheshire Ct, Coatesville, Pennsylvania, 19320 3
100 Cheshire Ct, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99262
Longitude: -75.87501

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$85,147	\$69,540	\$70,961
2023 Median Household Income	\$93,245	\$77,775	\$79,084
2018-2023 Annual Rate	1.83%	2.26%	2.19%
Average Household Income			
2018 Average Household Income	\$98,524	\$86,549	\$87,906
2023 Average Household Income	\$109,049	\$97,369	\$99,232
2018-2023 Annual Rate	2.05%	2.38%	2.45%
Per Capita Income			
2018 Per Capita Income	\$37,327	\$32,512	\$32,044
2023 Per Capita Income	\$41,266	\$36,482	\$36,031
2018-2023 Annual Rate	2.03%	2.33%	2.37%

Current median household income is \$70,961 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$79,084 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$87,906 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$99,232 in five years, compared to \$96,109 for all U.S. households

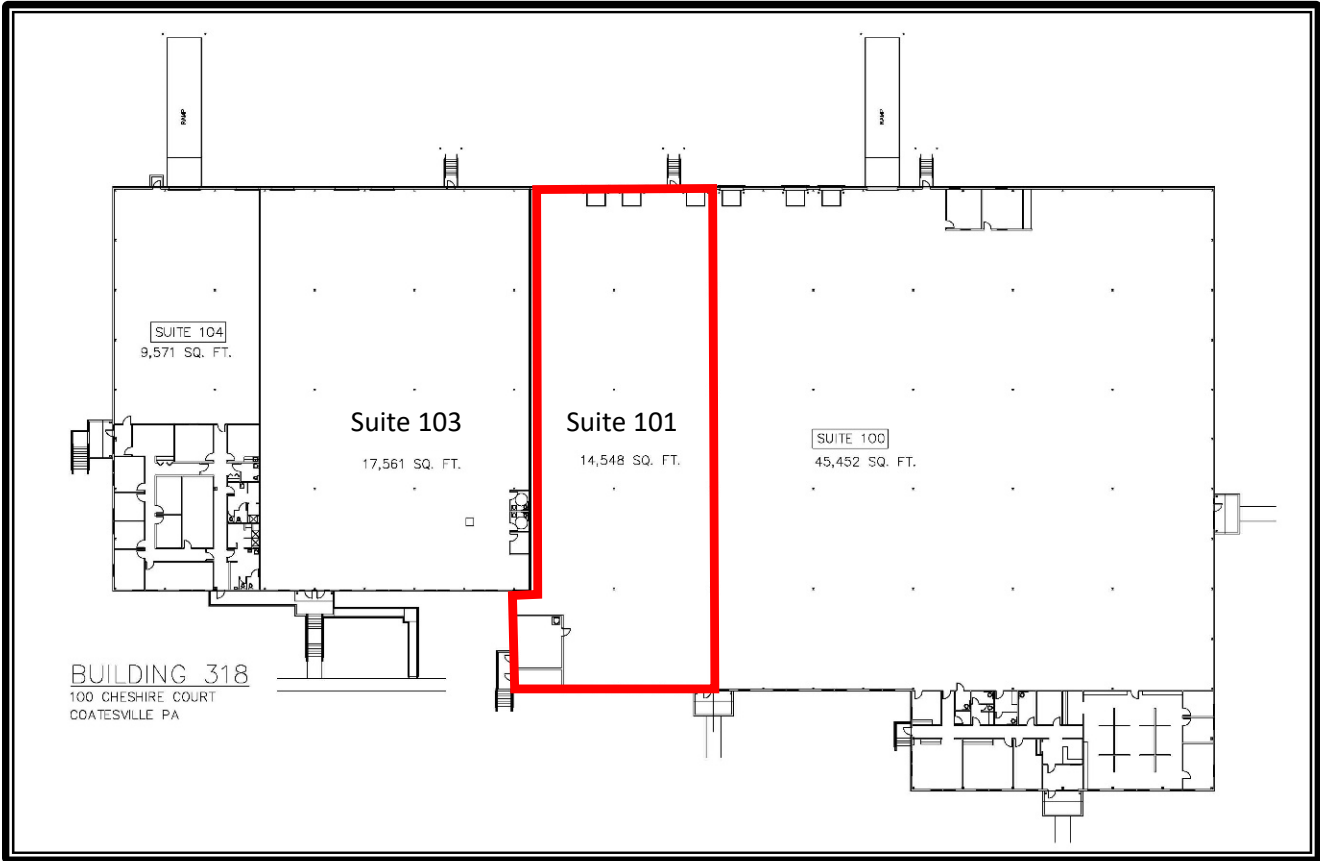
Current per capita income is \$32,044 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,031 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	358	6,080	17,303
2000 Owner Occupied Housing Units	316	4,286	12,176
2000 Renter Occupied Housing Units	34	1,424	4,195
2000 Vacant Housing Units	8	370	932
2010 Total Housing Units	478	8,212	21,548
2010 Owner Occupied Housing Units	416	5,571	14,582
2010 Renter Occupied Housing Units	48	2,106	5,589
2010 Vacant Housing Units	14	535	1,377
2018 Total Housing Units	548	8,574	22,448
2018 Owner Occupied Housing Units	479	5,720	14,832
2018 Renter Occupied Housing Units	63	2,323	6,248
2018 Vacant Housing Units	6	531	1,368
2023 Total Housing Units	581	8,885	23,179
2023 Owner Occupied Housing Units	508	5,983	15,405
2023 Renter Occupied Housing Units	65	2,330	6,291
2023 Vacant Housing Units	8	572	1,482

Currently, 66.1% of the 22,448 housing units in the area are owner occupied; 27.8%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 21,548 housing units in the area - 67.7% owner occupied, 25.9% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 1.84%. Median home value in the area is \$240,346, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.49% annually to \$258,760.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Suite 101: 14,548 Square Feet



1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201

Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107

Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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