



35
SPROUL ROAD
35
MALVERN, PA

9,000 SF
OFFICE BUILDING
FOR SALE OR LEASE

 **PILLAR** 
REAL ESTATE ADVISORS, LLC.

(484) 887-8202

www.PillarRealEstateAdvisors.com

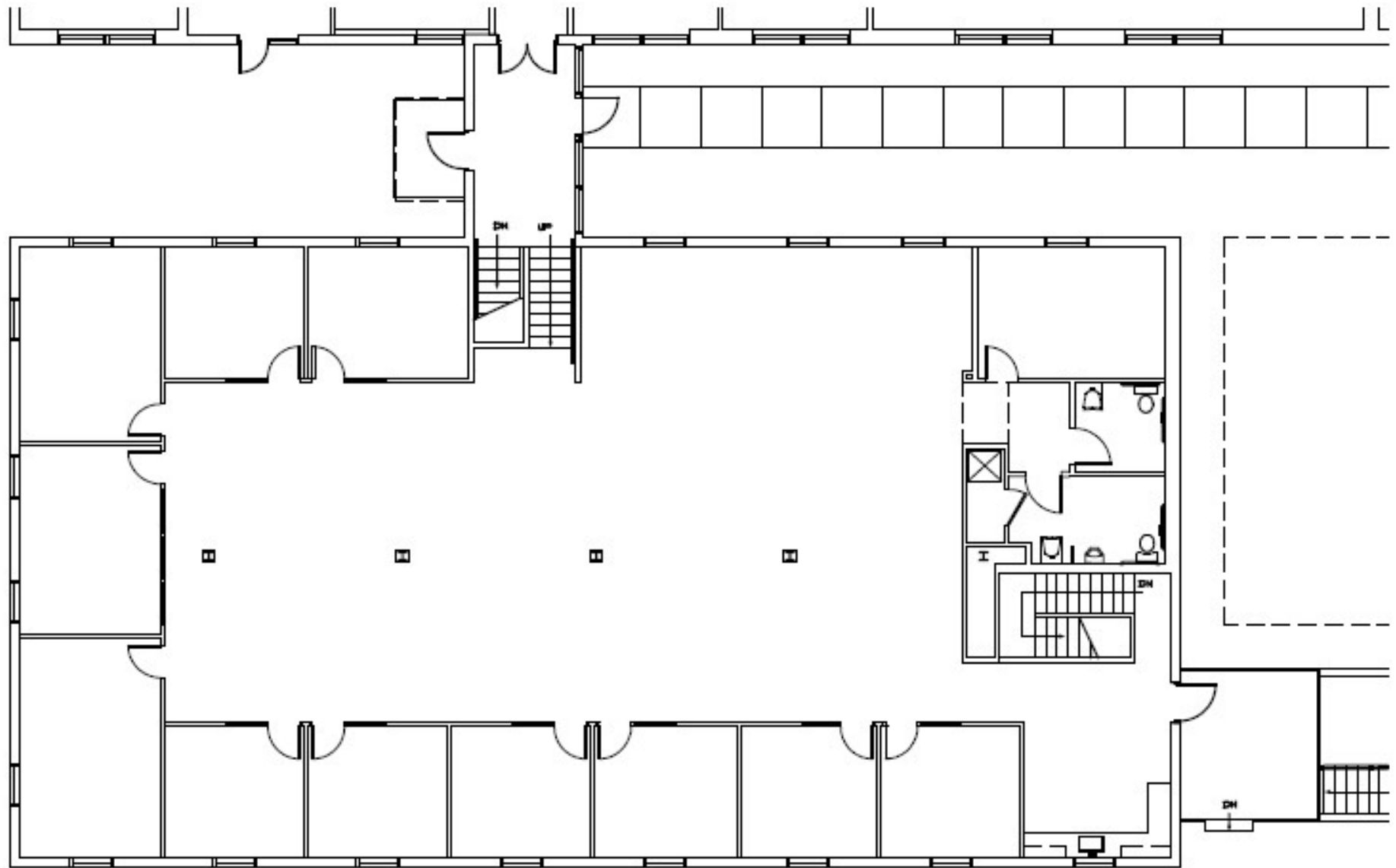
PROPERTY HIGHLIGHTS

- +/- 9,000 SF Stand Alone Office Building
- Mix of Private Offices and Bullpen Area
- Flexible Zoning allows for many uses including: Veterinarian, Florist, R&D, Radio, etc.
- Abundant Natural Light
- 4 per 1,000 SF Ratio Common Parking Lot
- Signage and Visibility on Sproul Road
- Recently Renovated Entrance Way
- Convenient access to Route 30, Route 202, and PA Turnpike I-76

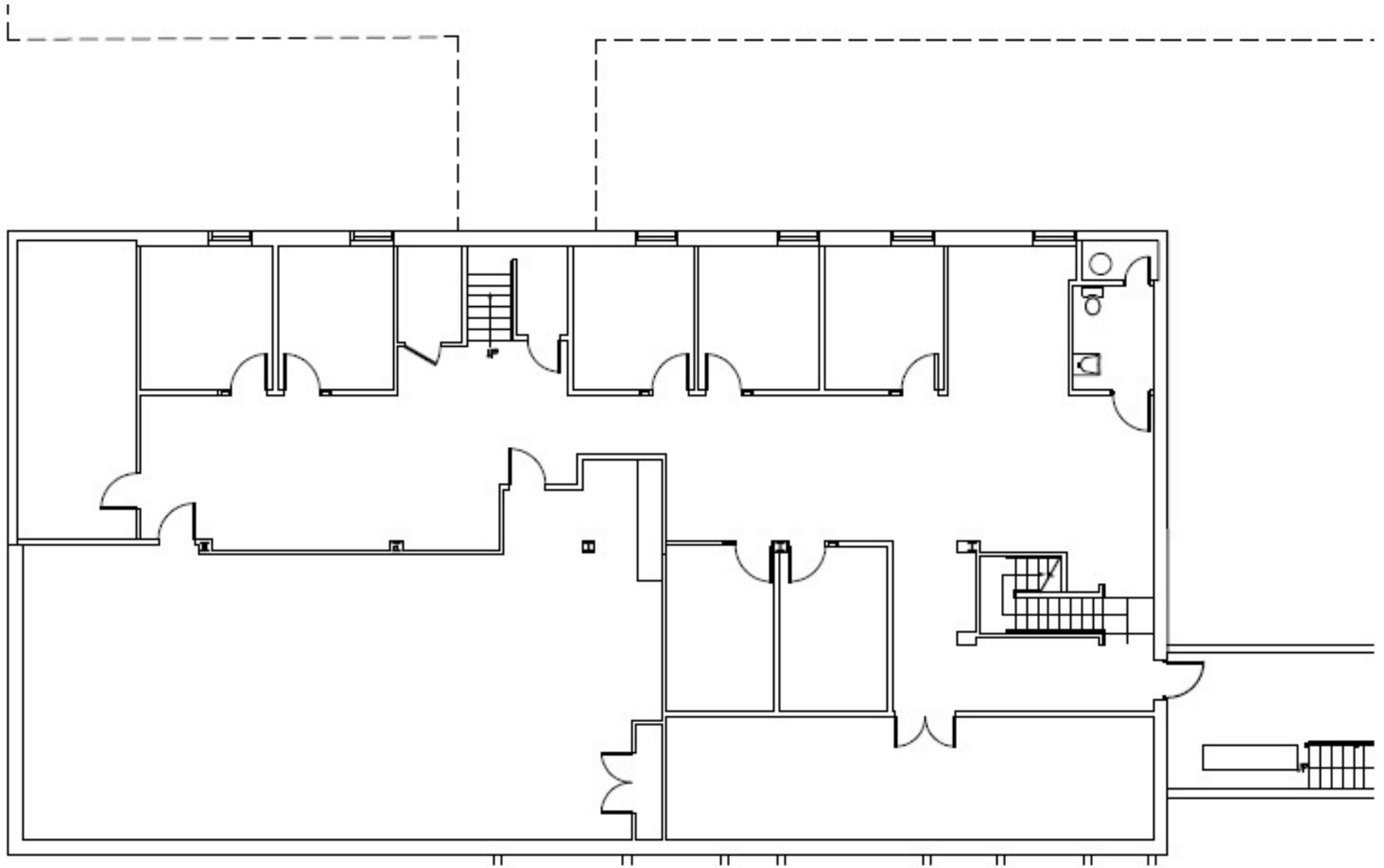
SALE PRICE: \$1,600,000
LEASE PRICE: \$17 SF PLUS
ELECTRIC AND JANITORIAL



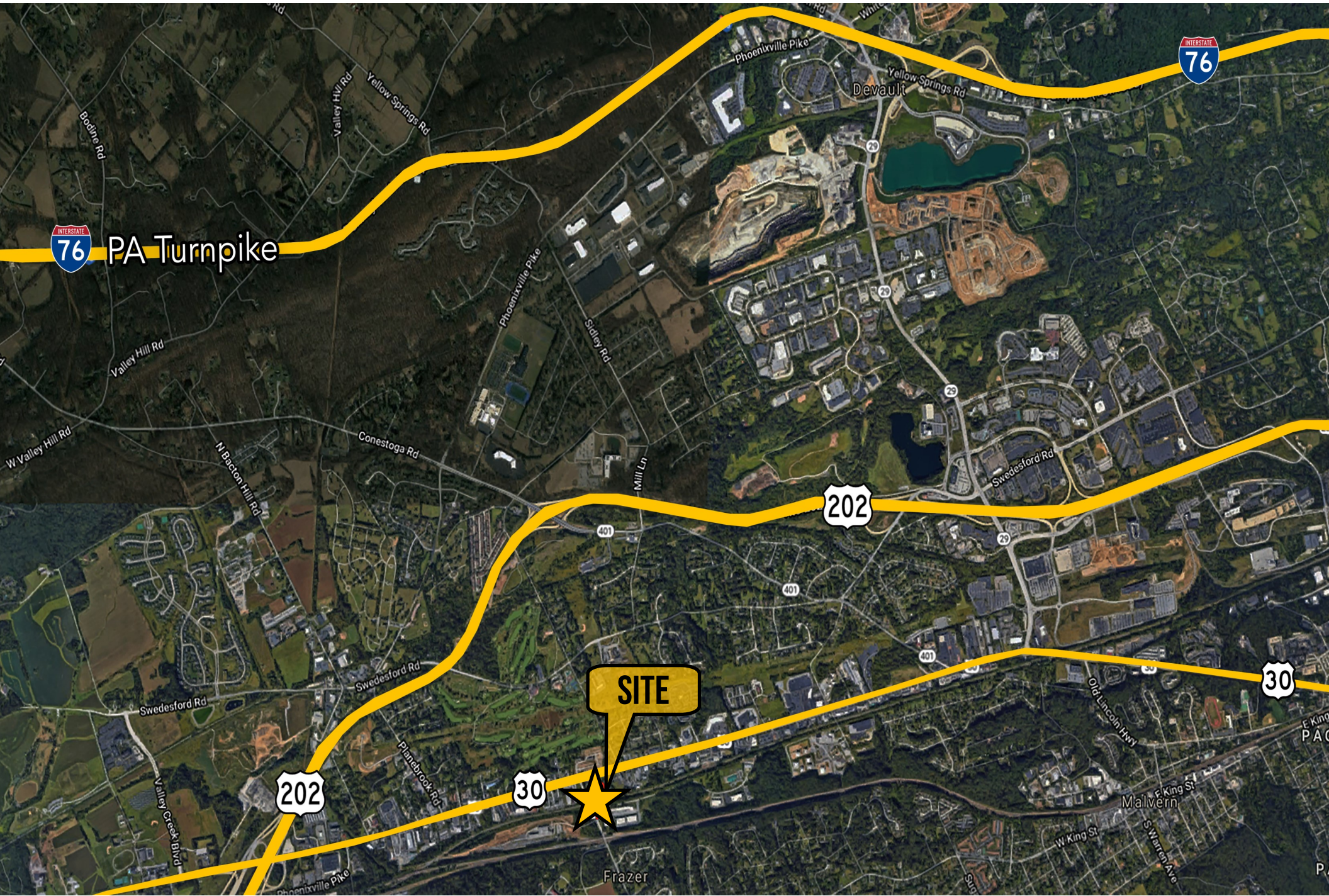
FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



NEARBY ROADWAYS



INTERSTATE 76 PA Turnpike

INTERSTATE 76

202

30

SITE

202

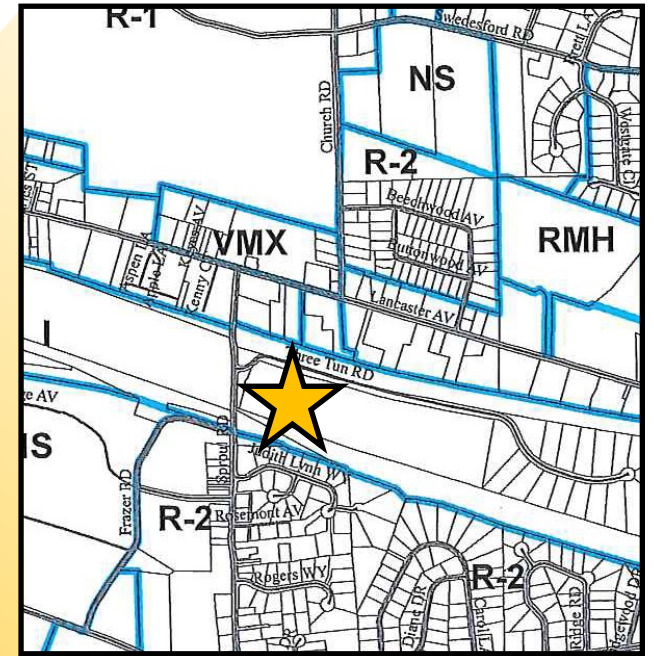
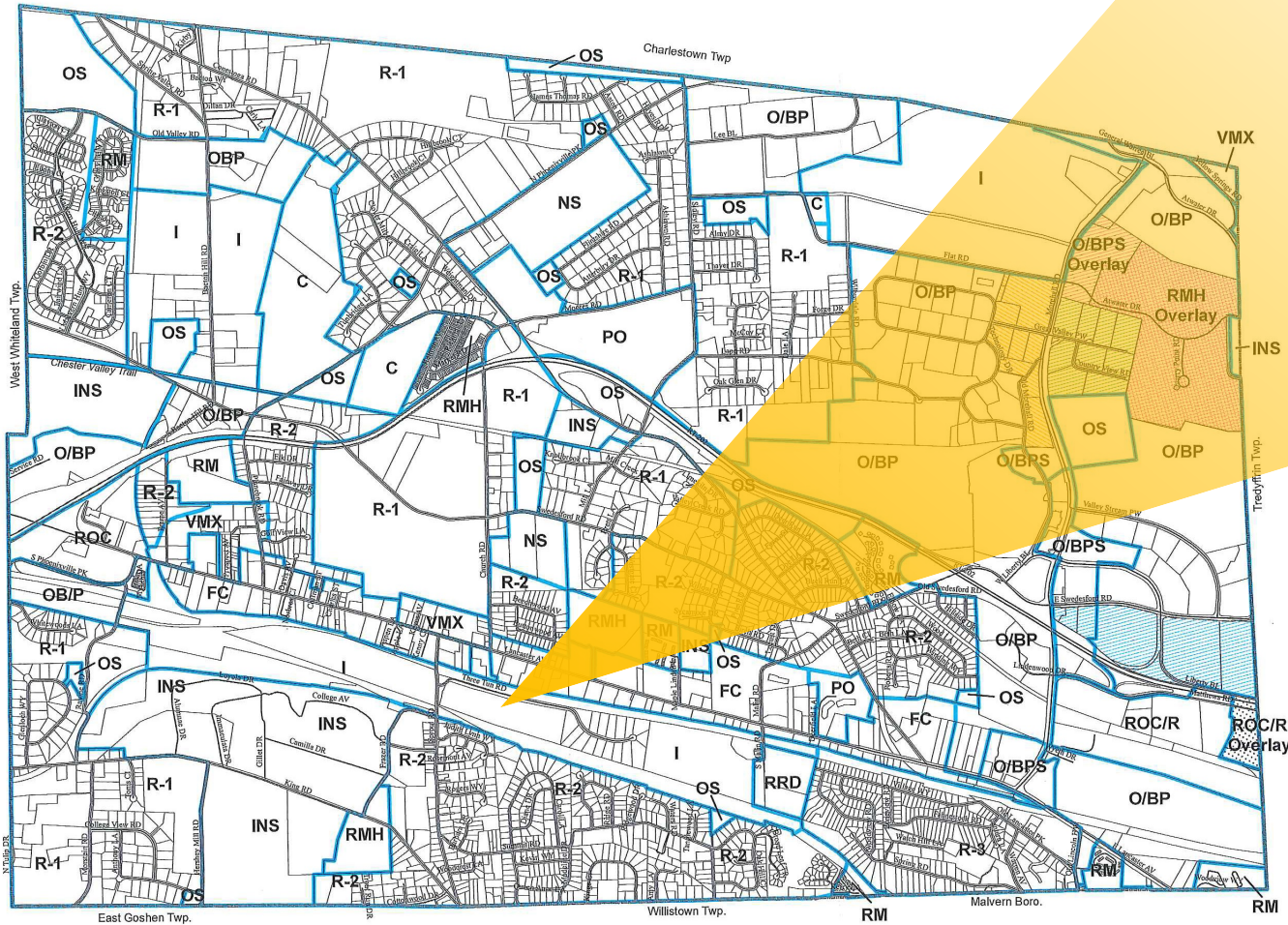
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Frazer

Malvern

P

ZONING MAP



East Whiteland Township
Zoning Map
I - Industrial

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

ZONING INFO

**Table of Permitted Uses for Industrial Districts
Township of East Whiteland
[Amended 1-13-2010 by Ord. No. 2010]**

Use Classifications	Districts I
Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or similar in kind uses; or casting of such products	P
Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment and similar in kind uses	P
Processing of food and beverages, medicine and personal care products (excluding soap), and similar in kind uses	P
Printing of paper, plastic and metal	P
Research, development and testing of new products, laboratories	P
Warehousing and distributing, including storage for personal household use	P
Cinema, radio and television stations or studios	P
Transit stations	P
Public utility facilities	P
Commercial greenhouse, nursery and wholesale florist	P
Sales of burial monuments and burial vaults	P
Accessory office uses	P
Public garage, motor-vehicle sales, service or repair shop, and gasoline service station	SE
Auto body shop	SE
Junkyard	SE
Dry cleaning and dyeing facilities	SE
Animal hospital, veterinarian, or kennel	SE
Sales, repair and service of business, office and household and garden machines, equipment and devices	SE
Wireless communication facilities	SE
Nonaccessory antennas	SE
Adult uses	CU
Truck terminal or bus depot	SE
Any use of the same general character as any other use permitted in the I Industrial District and which use is not specifically provided for herein	SE

P = Permitted
SE = Special exception
CU = Conditional use

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