



# RARE 9,031 SF FLEX BUILDING FOR LEASE IN WEST CHESTER



967 SOUTH MATLACK STREET | WEST CHESTER, PA



**PILLAR REAL ESTATE ADVISORS**

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535 N. Church Street, West Chester, PA 19380

## PROPERTY HIGHLIGHTS

- 9,031 SF Flex Space
- Two - 10x10 Loading Docks
- 12 FT Ceilings
- Great Signage on South Matlack
- Easy Access to Route 202 and Route 1
- Less than 16 miles to I-95
- Ample parking and outdoor storage

**LEASE RATE: \$12/SF NNN**



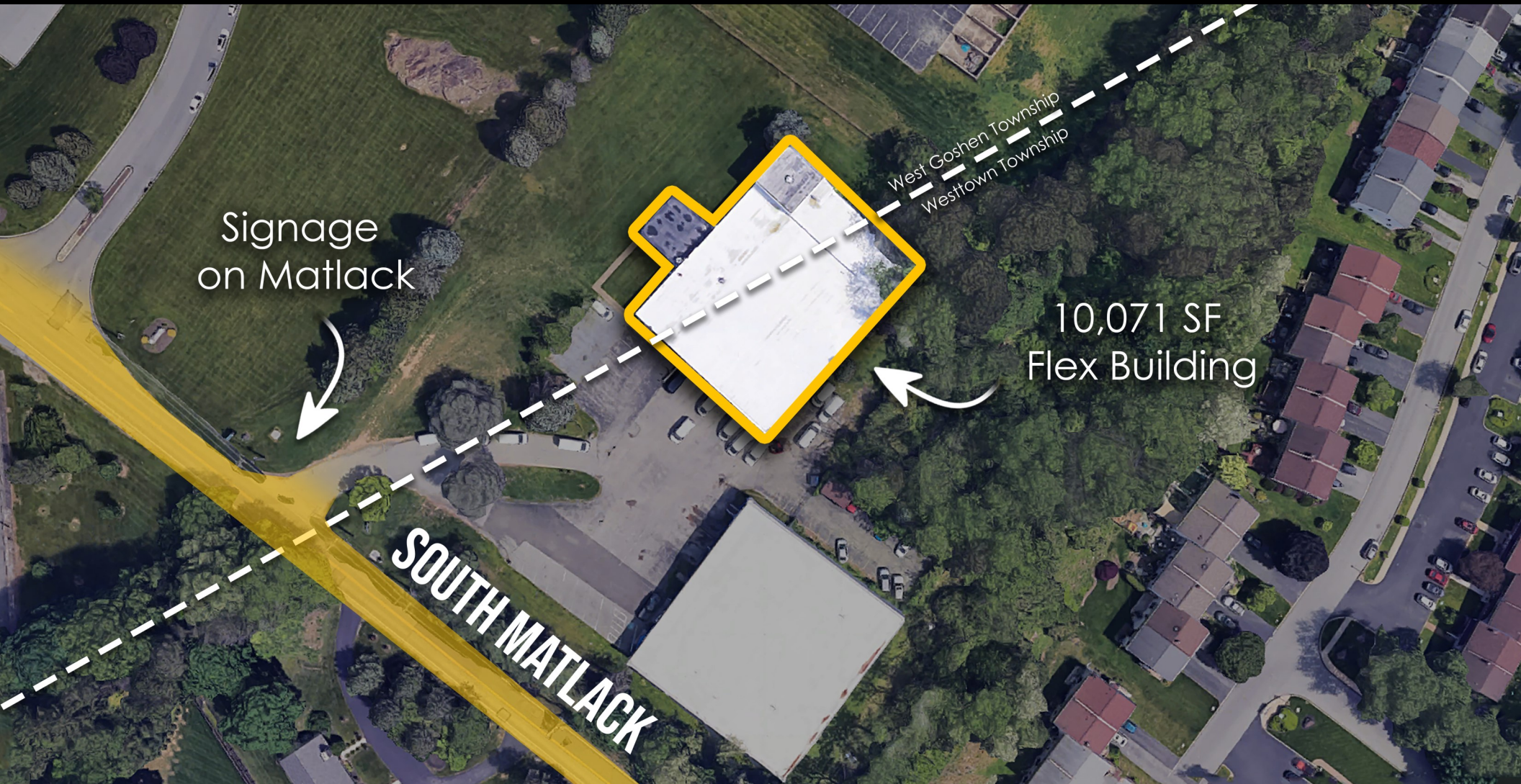
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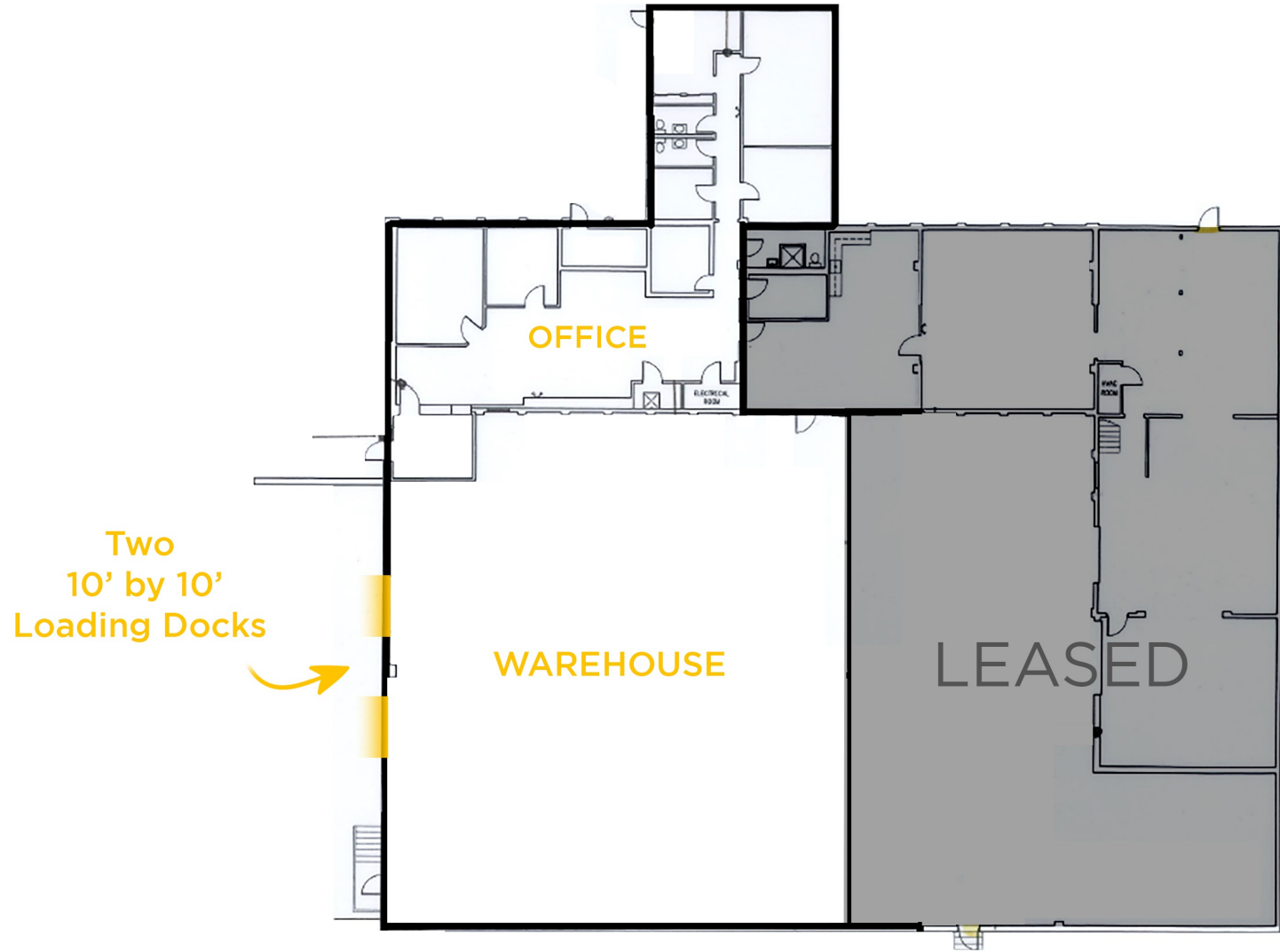
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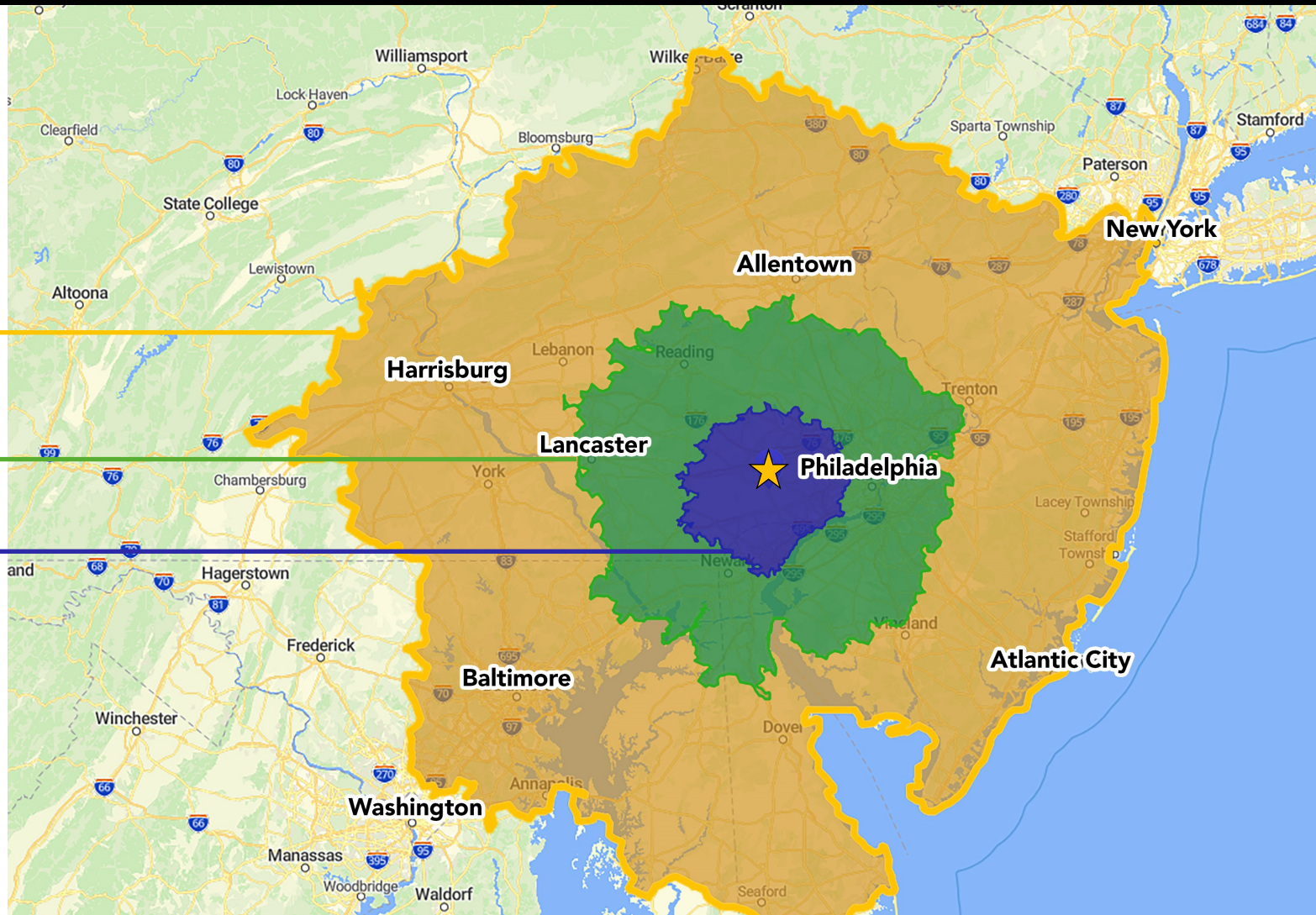
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**DRIVE TIMES**

**2 HOURS**

**1 HOUR**

**30 MINUTES**



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


## West Goshen Township


### Municipal Zoning Map

Zoning Adopted: September 17, 2019


Map Created: August 20, 2019

#### 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

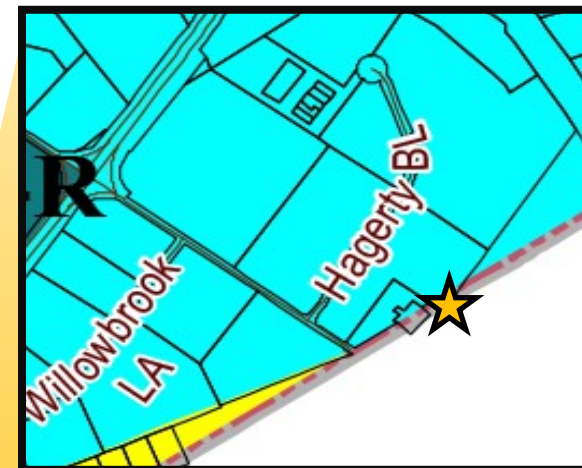
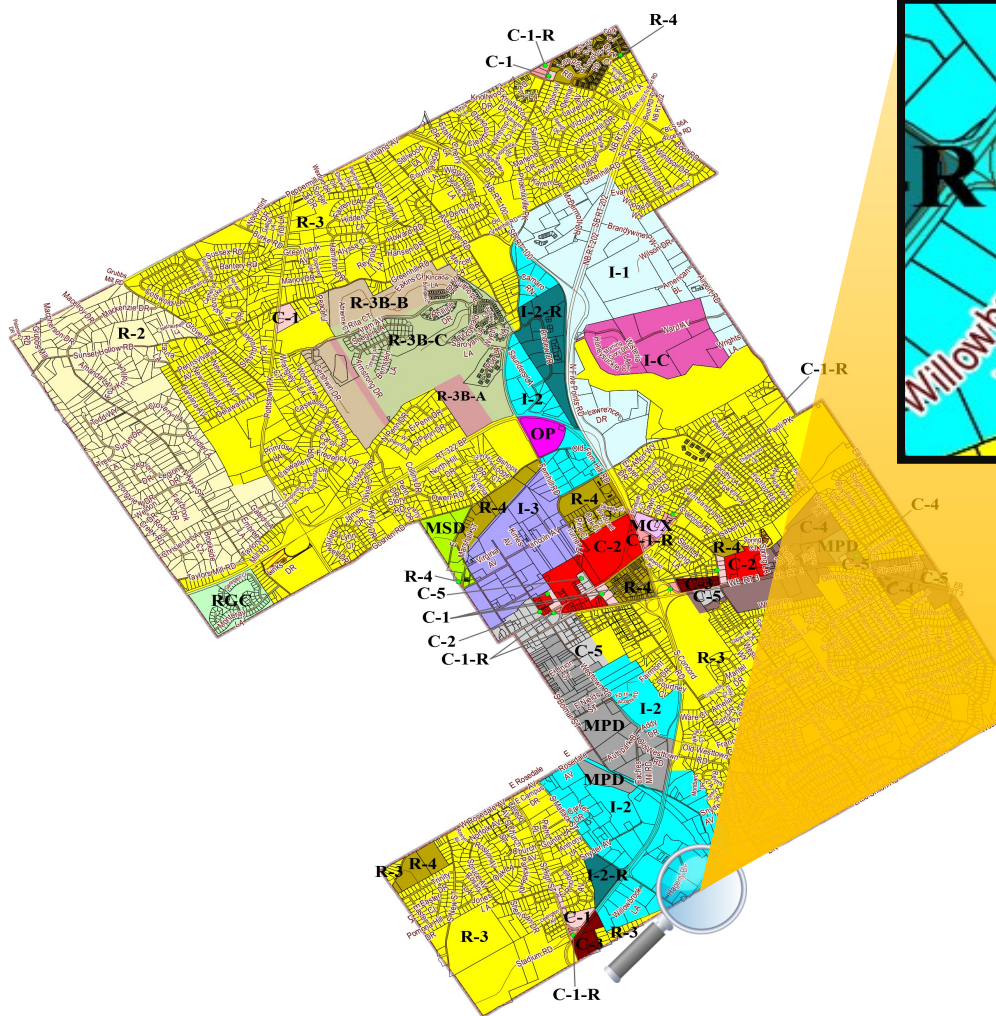
 R-3B-A - Flexible Design Conservation District Zone A

 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



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Township of West Goshen, PA

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**§ 84-38. I-2 Light Industrial District.**

- A. District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District. 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 involving 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]**
  - (2.2) Wholesale sales, storage or distribution. **[Added 7-8-2015 by Ord. No. 4-2015]**
  - (3) <sup>1</sup>Municipal, county, state and federal uses including fire, police and ambulance facilities. **[Added 10-8-2014 by Ord. No. 4-2014]**
  - (4) Contractor's establishment not engaging in any retail activities on the site.
  - (5) Office building, medical office building or clinic, including outpatient medical services. **[Amended 5-13-2015 by Ord. No. 4-2015(A)]**
  - (6) Mass transit station.
  - (7) 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]**
  - (8) Financial establishment.
  - (9) Commercial greenhouse.
  - (10) Agricultural use: as prescribed by the farm regulations in § 84-50.
  - (11) Automobile body repair and paint shop or automobile repair shop. **[Added 10-24-1995 by Ord. No. 7-1995<sup>2</sup>; amended 8-10-2005 by Ord. No. 7-2005]**
  - (12) Hotel/motel, provided that the minimum lot size for the use shall be three acres. **[Added 4-9-1997 by Ord. No. 7-97<sup>3</sup>]**
  - (13) Forestry, subject to the standards in § 84-57.8. **[Added 5-9-2001 by Ord. No.**

1. Editor's Note: Former Subsection A(3), Public utility installation, municipal, county, state and federal use, including fire, police or ambulance facility, was repealed 9-2-2014 by Ord. No. 3-2014.  
 2. Editor's Note: This ordinance also provided for the renumbering of former Subsection A(11) and Subsection A(12) as Subsection A(12) and (13), respectively.  
 3. Editor's Note: This ordinance also renumbered former Subsection A(12) and (13) as Subsection A(13) and (14) and former Subsection A(13)(e) as Subsection A(14)(e).

**6-2001]**

- (14) Mineral extraction. **[Added 5-9-2001 by Ord. No. 6-2001<sup>4</sup>]**
- (14.1) Microbrewery and brewery pub. **[Added 4-12-2017 by Ord. No. 1-2017]**
- (14.2) Rental business. **[Added 4-12-2017 by Ord. No. 1-2017]**
- (14.3) Food stand. **[Added 8-17-2021 by Ord. No. 12-2021]**
- (15) 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]**
- (16) 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 standards of this article shall apply to all uses permitted by special exception in the 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. **[Amended 3-10-1999 by Ord. No. 2-1999]**
  - (d) Churches.<sup>5</sup> **[Added 10-9-1990 by Ord. No. 8-1990]**
- (17) 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 4-22-1998 by Ord. No. 5-1998; amended 9-25-2002 by Ord. No. 11-2002]**
  - (a) (Reserved)<sup>6</sup>
  - (b) <sup>7</sup>Public utility facility and gas and liquid pipeline facility subject to the

4. Editor's Note: This ordinance also renumbered former Subsection A(13) through (15) as Subsection A(15) through (17), respectively.  
 5. Editor's Note: Former Subsection A(12)(6), which permitted motels, was repealed 10-25-1994 by Ord. No. 3-1994.  
 6. Editor's Note: Former Subsection A(17)(a), regarding wireless communications facilities, was repealed 2-11-2015 by Ord. No. 1-2015.  
 7. Editor's Note: Former Subsection A(17)(b), which permitted certain educational uses as conditional uses, was repealed 12-14-2011 by Ord. No. 12-2011.

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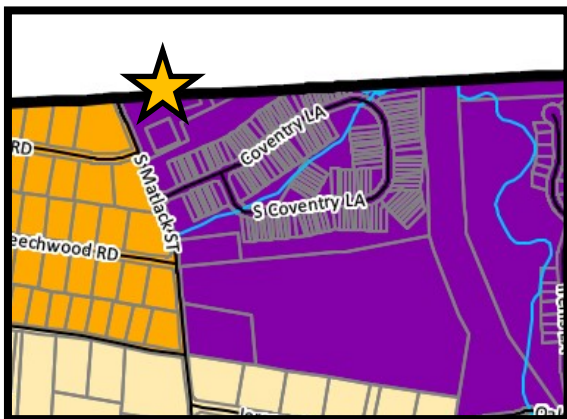
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







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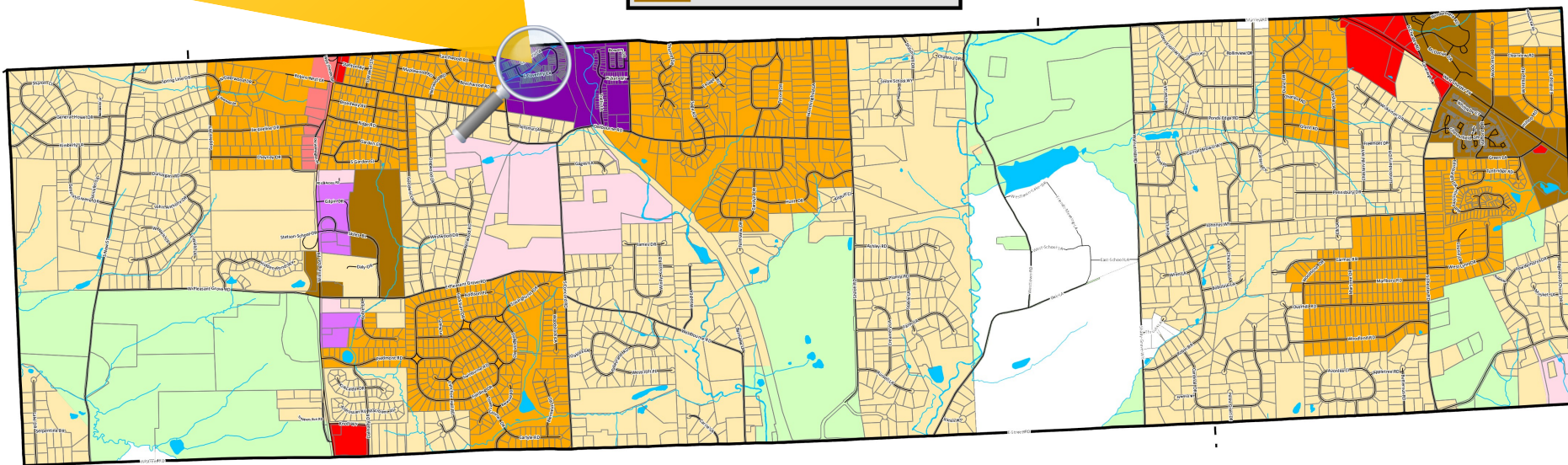


Zone District	
	Agricultural/Cluster Residential
	Commercial
	Highway Commercial
	Township
	Planned Office Campus
	Multi-Use
	Rural-Suburban Residential
	Suburban Residential
	Semi-Urban Residential

**Zoning Map**  
*Westtown Township*  
Chester County, Pennsylvania

0 1,000 2,000 3,000 4,000 Feet

Base data from CHESCO GIS, 2017  
Map created: March 13, 2017

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535 N. Church Street, West Chester, PA 19380

Township of Westtown, PA  
§ 170-1000

§ 170-1001

ARTICLE X  
M-U Multi-Use District

§ 170-1000. Statement of intent.

The purpose of the Multi-Use District is to provide an area within the Township for many of the uses permitted in other sections of this chapter, as well as for uses not elsewhere specifically authorized in this chapter when such uses can be made compatible with the public interest and welfare. It is intended that the Multi-Use District be a district which has reasonable access to transportation, both by road and by rail, and is accessible to off-site water and sewer service, it being the belief that such proximity will allow for the uses which could not properly locate elsewhere in the Township.

§ 170-1001. Use regulations.

- A. Uses by right. In the Multi-Use District, a building may be erected, altered, or used, and a lot or premises may be used or occupied, by right, for any of the following purposes, and no other:
- (1) Any use authorized in the R-1, R-2, R-3, and C-1 Districts, subject to all of the regulations, standards and restrictions applicable within such districts; provided, however, that:
    - (a) Flexible development under Article IX shall not be permitted in the Multi-Use District.
    - (b) Townhouse dwellings shall be permitted only as a conditional use, in accordance with the terms of § 170-1001C below.
  - (2) Accessory uses. Only the following accessory uses shall be permitted:
    - (a) Minor home occupation in accordance with the terms of § 170-1605 of this chapter. [Amended 9-15-1997 by Ord. No. 97-3]
    - (b) Any accessory use permitted in the R-1, R-2, R-3, and C-1 Districts which corresponds to a use authorized by this section, subject to all of the regulations, standards, and restrictions applicable within those districts.
  - (3) Small-lot single-family detached development.
- B. Uses by special exception. The following uses shall be permitted when authorized as a special exception by the Zoning Hearing Board, in accordance with the terms of this article and § 170-2108 of this chapter:
- (1) Manufactured/mobile home park, in accordance with the standards of § 170-1002 of this article. [Amended 3-3-2003 by Ord. No. 2003-2]
  - (2) Any other lawful use not provided for in this article, so long as it is consistent with the health, morals, and general welfare of the Township and subject to the applicable area and bulk regulations of § 170-802 of this chapter and the applicable design standards of Article XV of this chapter, and subject further

Township of Westtown, PA  
§ 170-1001

§ 170-1002

to other supplemental regulations and provisions of this chapter, where applicable.

- (3) Manufacture, testing, assembly, processing, packaging and accessory storage of precision instruments, electronics, microelectronics, wood products and items with a closely similar character. [Added 3-3-2003 by Ord. No. 2003-2]
  - (4) Printing and publishing. [Added 3-3-2003 by Ord. No. 2003-2]
  - (5) Such other wholesale sales, light industrial, testing and research uses that the applicant proves to the satisfaction of the Zoning Hearing Board as a special exception use will meet all of the following standards: [Added 3-3-2003 by Ord. No. 2003-2]
    - (a) The use will not typically generate more than 10 tractor-trailer trucks entering or leaving any lot per day, and will involve tractor-trailer trucks being directed to use the most appropriate access route from the lot as a condition of approval.
    - (b) The use will meet all of the performance standards of Article XV of this chapter, including but not limited to § 170-1506.
    - (c) The use will be of such character and have such external effects as to be highly compatible with existing and planned dwellings within the vicinity.
    - (d) The use will not create significant risks of environmental, explosive, fire or genetic hazards, transport of highly hazardous materials, or noxious odors, based upon a comprehensive professional analysis.
    - (e) Limits upon the hours of operation shall be established as a condition of any special exception approval to minimize conflicts with dwellings.
    - (f) As a condition upon special exception approval, the Zoning Hearing Board may require additional landscaping or earth berming or solid fencing or walls between business operations and any residential lots to minimize conflicts with dwellings.
    - (g) The use will not cause any street or intersection to have a level of service of D or lower. See traffic impact study required under Chapter 149 of the Code.
  - (6) Indoor recreation and fitness facilities. [Added 3-3-2003 by Ord. No. 2003-2]
- C. Conditional uses. The following uses shall be permitted only upon approval by the Board of Supervisors as a conditional use, in accordance with the provisions of this article and § 170-2009 of this chapter:
- (1) Integrated townhouse development.

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*West Chester*

**p e n n s y l v a n i a**

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 83 shops and 59 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY  
TO COMMERCIAL REAL ESTATE BROKERAGE

**ANDREW TURNER**

**ATURNER@PILLARREALESTATEADVISORS.COM**

**484-887-8202 | Ext. 102**

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