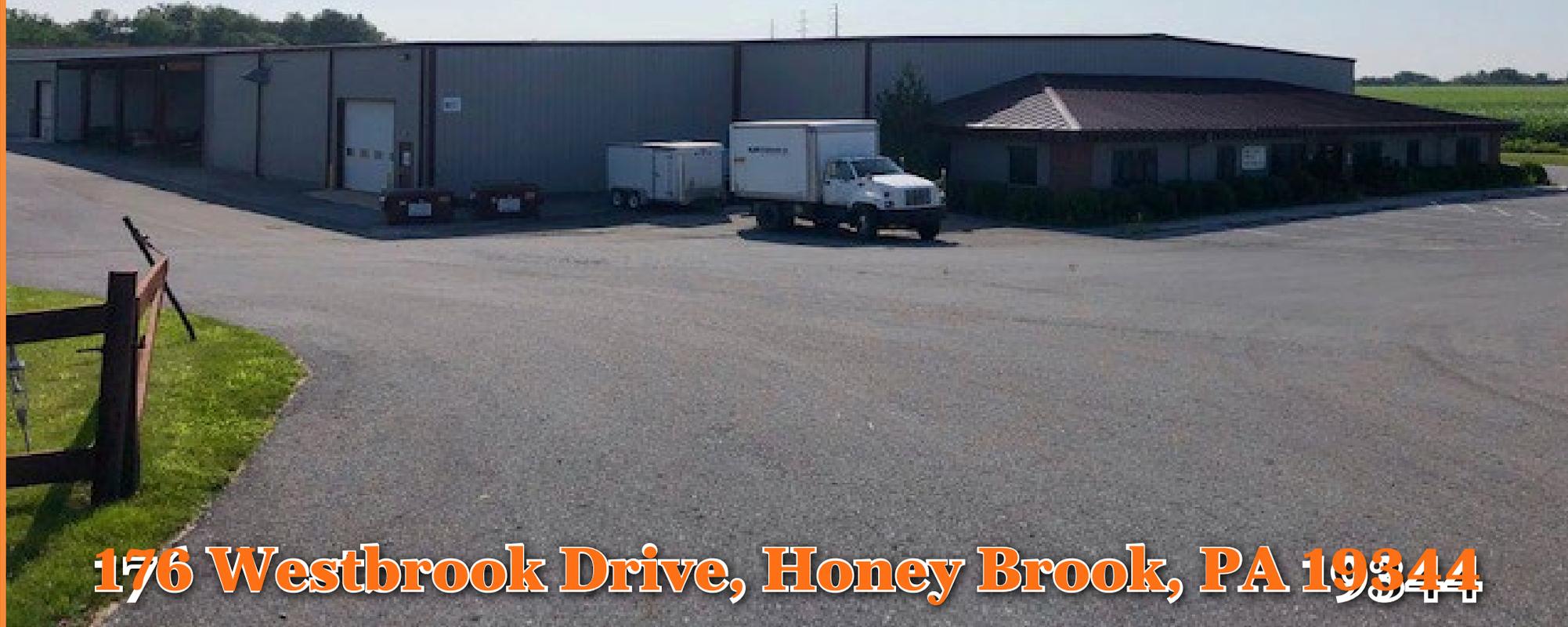


FOR LEASE
± 32,000 SF INDUSTRIAL WAREHOUSE
HONEY BROOK TOWNSHIP



176 Westbrook Drive, Honey Brook, PA 19344



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

SALIENT INFORMATION

LOCATION: 176 Westbrook Drive, Honey Brook Township, Chester County, PA 19344

BUILDING SIZE: ± 32,000 SF

ZONING: BI - Business Industrial

FEATURES:

Steel frame exterior	2 grade-level doors (14' x 16')
Metal roof	Fully sprinklered
Shared bathrooms	Natural gas heat
Mezzanine space for storage	30 parking spaces

ELECTRIC: 3-phase; 1200 AMP 480 volt

CEILING HEIGHTS:

22,000 SF section:	17'6" - 19'6" clear
6,000 SF section:	16'8" - 17'10" clear
4,000 SF section:	17' - 17'8" clear

WATER/SEWER: Public

DISTANCE TO:

PA Turnpike: ± 7 miles	Route 23: ± 7 miles
Route 222: ± 13 miles	Philadelphia: ± 52 miles

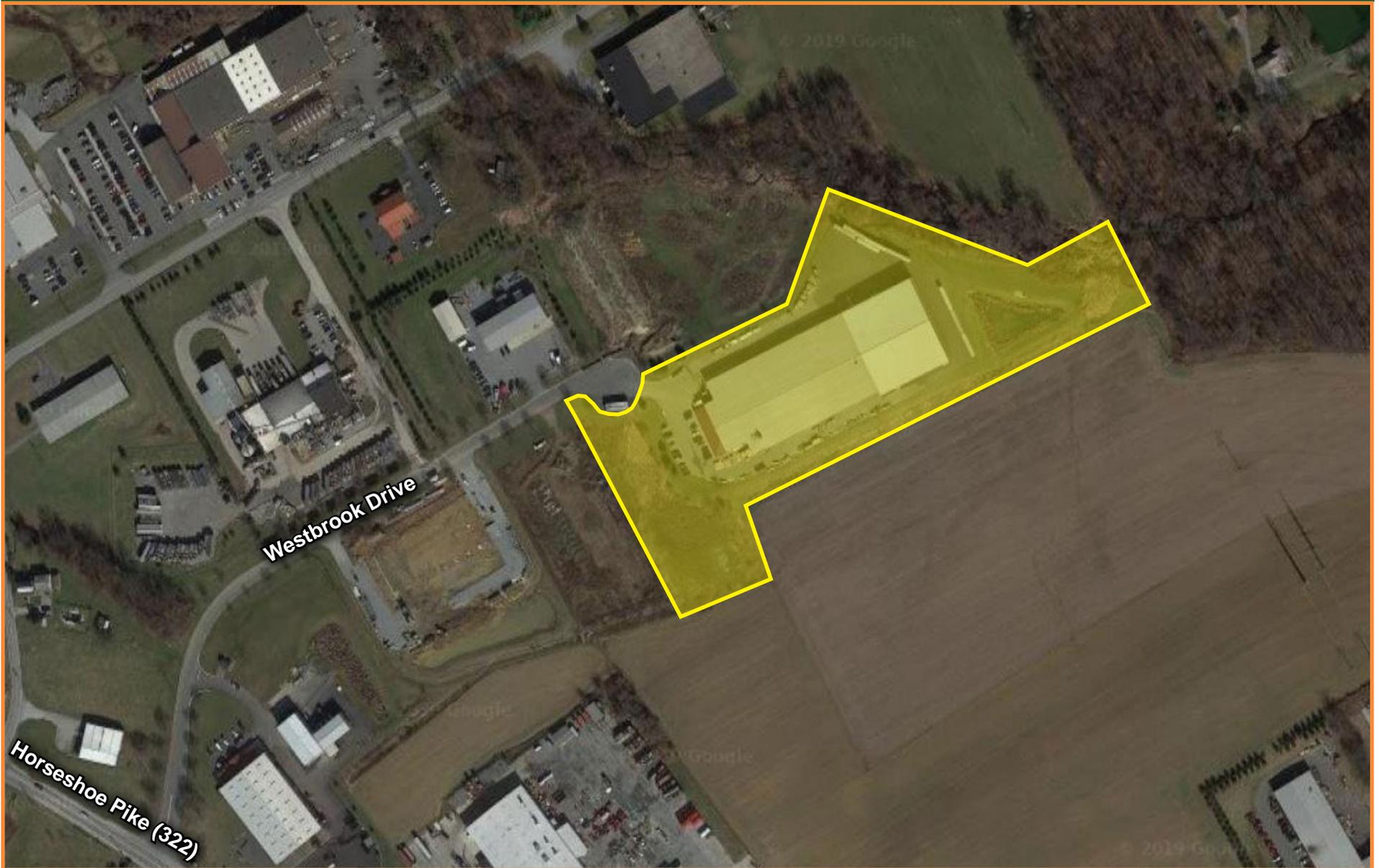
DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	1,850	7,886	25,690
Households	669	2,579	8,584
Average HH Income	\$88,517	\$102,150	\$98,846

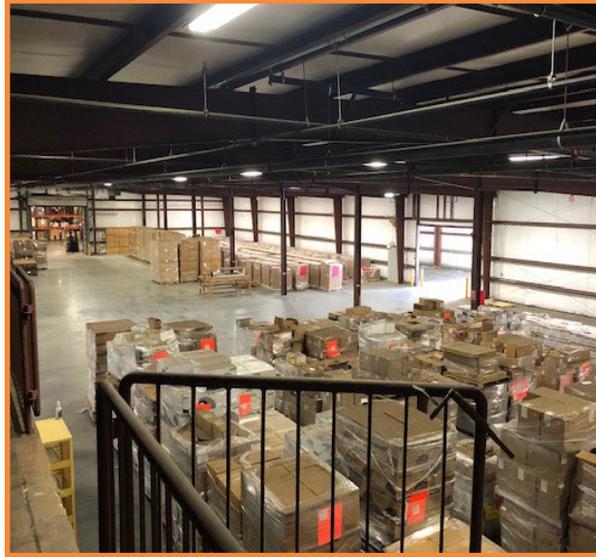
LEASE RATE: \$4.50 PSF NNN (Estimated expenses for 2019: \$1.00 PSF)



AERIAL



PHOTOS

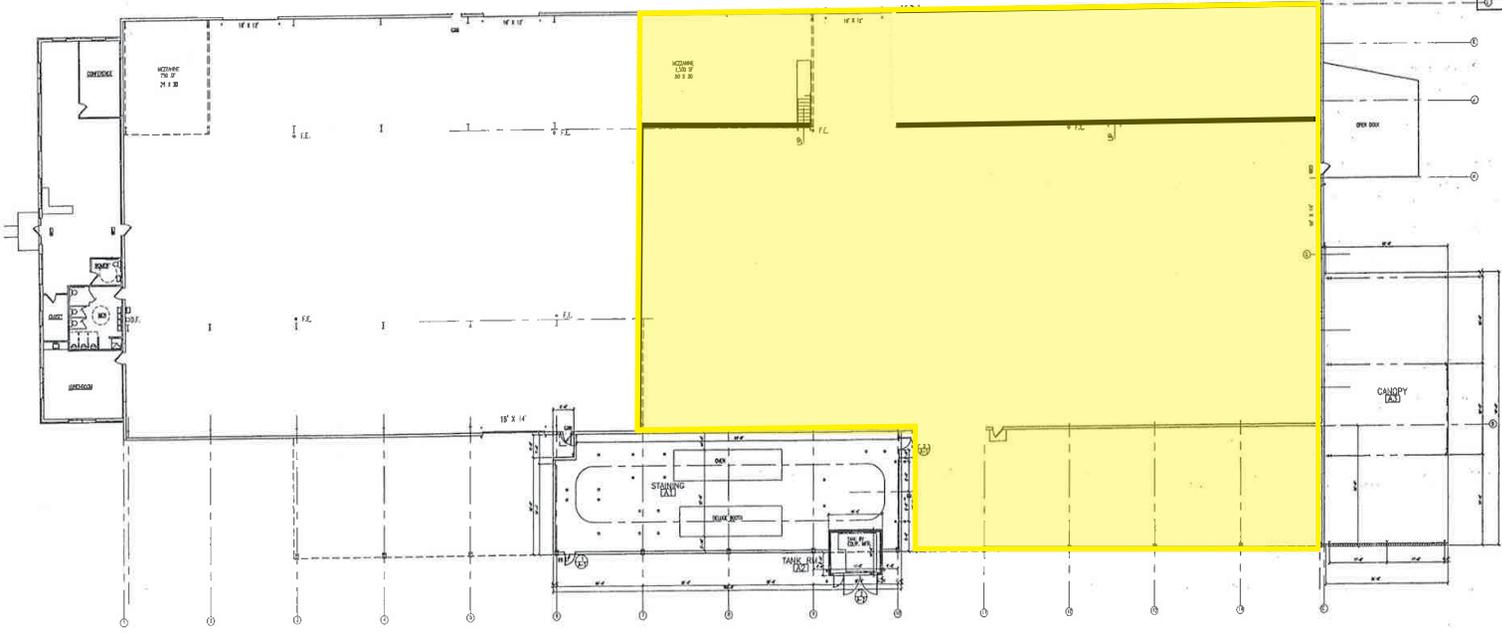


FLOOR PLAN

ISSUING OFFICE:	DATE:	SCALE:	SECTION:
FACTORY	10/11	AS SHOWN	F-1
CONSTRUCTION TYPE(S):	M	H & D	
NO. OF FLOORS:	---	1	
BAS. FLOOR AREA:	---	18,500	S03

WET SPRINKLER:	AREA:	CLASS:	NO. NOZ.
EXISTING	---	F	172
ADDITION	---	H	4
TOTAL	---	---	172

WET RESTRICTIVE FIRE-BARRIERS REQUIRED FOR NEW CONSTRUCTION	NO. REQ'D	CODE REF.
STRUCTURAL FRAME	0	TABLE 601
EXTERIOR WALLS	0	TABLE 601
EXITS & STAIRS	2	TABLE 603
SHAFTS	1	TABLE 603
COURTYARDS	1	MFA
ELEVATOR SEPARATIONS	1	MFA
SHAKE BARRIERS	1	TABLE 601
INT. EXTERIOR WALLS ETC.	0	TABLE 601
NON-GRD. PARTITIONS	0	TABLE 602
FLOOR ASSEMBLY	0	601
ROOF ASSEMBLY	0	601



FLOOR PLAN
SCALE: 1/8"=1'-0"

DAVID L. BRAVO
REGISTERED PROFESSIONAL ARCHITECT
1000 EAST 12TH STREET
PHILADELPHIA, PA 19107
TEL: 215-588-8888 FAX: 215-588-8822

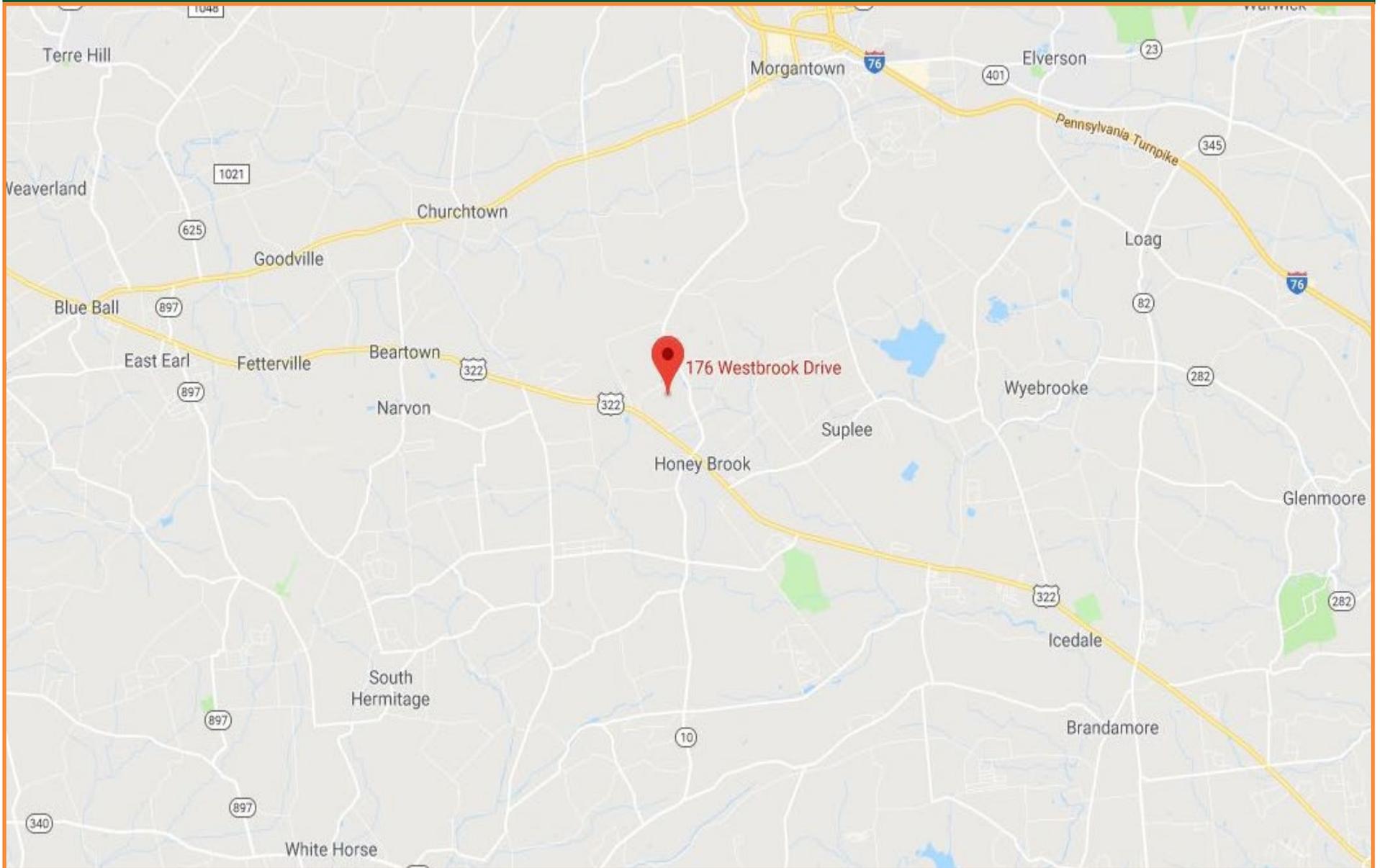
SCENIC RIDGE CONSTRUCTION
1000 EAST 12TH STREET
PHILADELPHIA, PA 19107
TEL: 215-588-8888 FAX: 215-588-8822

ADDITION
KING TABLES
LOT #10 MCCONNELL BUSINESS PARK
HONEY BROOK, PA 19344
HONEY BROOK TOWNSHIP, CHESTER CO., PA

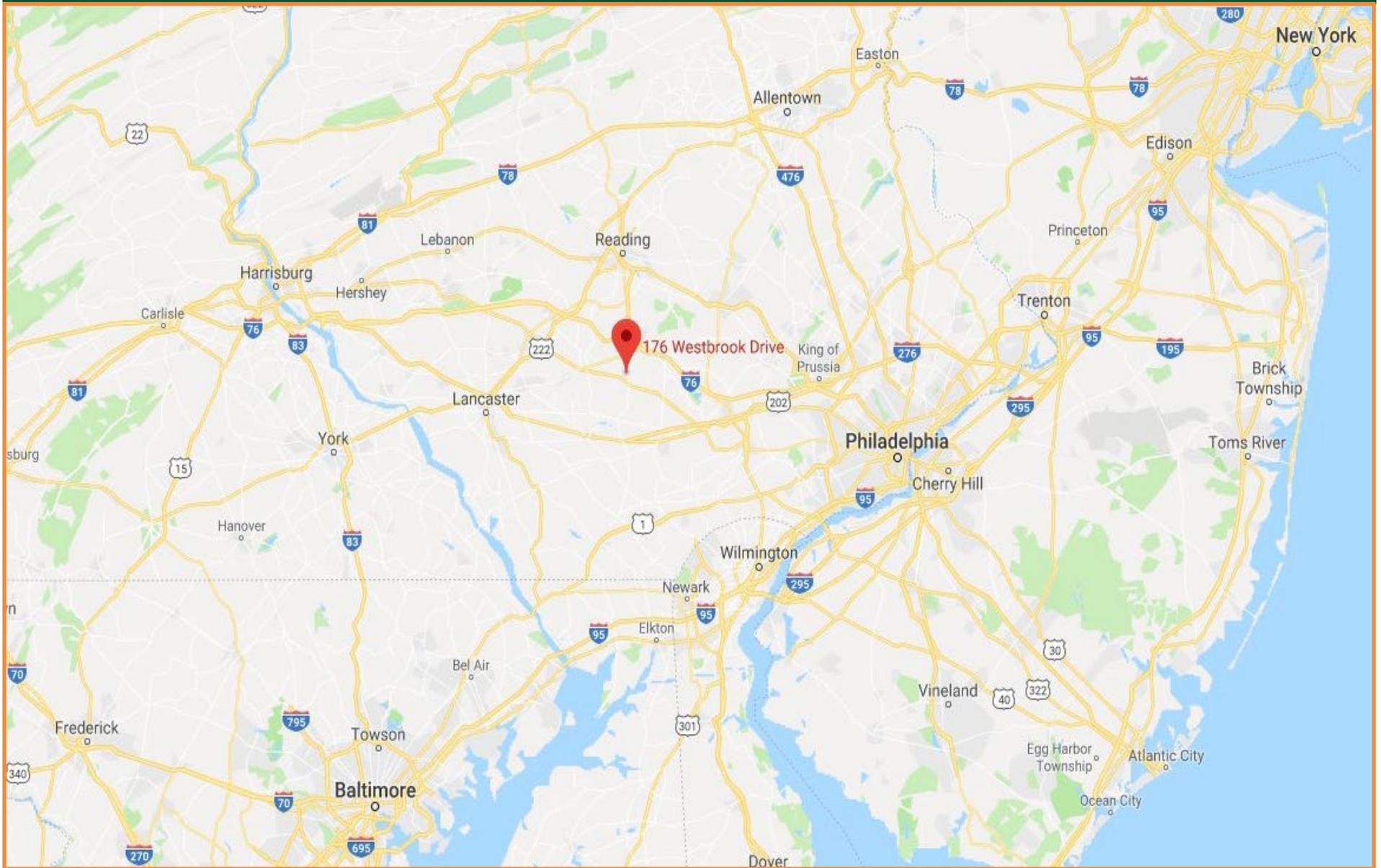
REVISIONS:

PROJECT NO.	0000
DATE:	09SEP00
SCALE:	AS NOTED
DRAWN BY:	DLE
REV. BY:	DLE
SHEET	FLOOR PLAN

LOCAL MAP



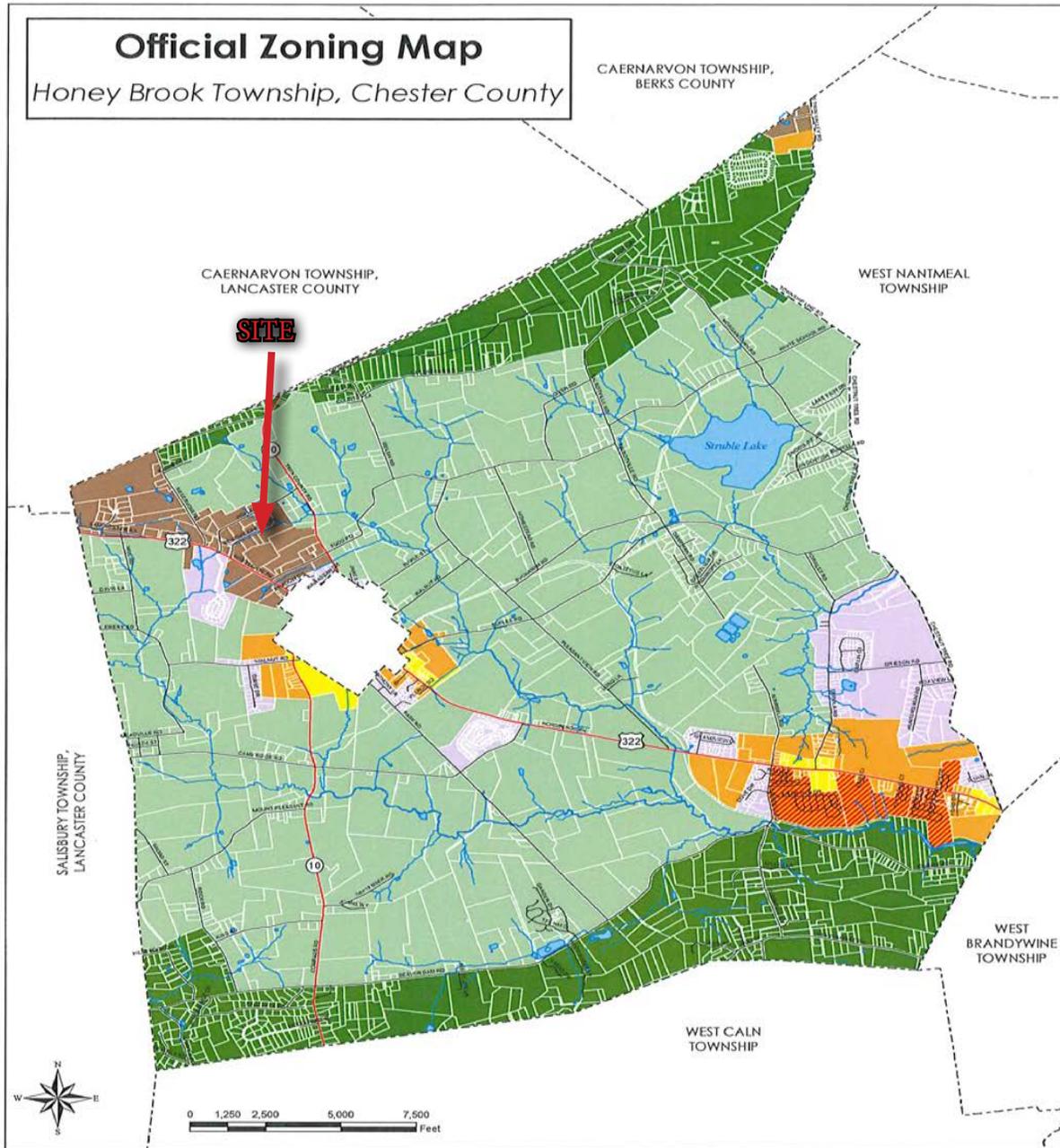
REGIONAL MAP



U.S. COMMERCIAL REALTY

www.uscommercialrealty.net

ZONING MAP



Legend

- Municipal Boundary
- Major roads
- Roads
- Streams
- Water Bodies
- Agricultural District
- Business Industrial District
- Mixed Use - Residential District
- Mixed Use - Commercial District
- Neighborhood Residential District
- Resource Conservation District
- Mobile Home Park Overlay District



**BRANDYWINE
CONSERVANCY**

PO Box 141,
Route 1,
Chadds Ford, PA 19317

THIS IS TO CERTIFY THAT THE OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED MARCH 14, 2007, AS PART OF ORDINANCE NO. 127-2008 OF HONEY BROOK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DULY ENACTED BY THE SUPERVISORS OF HONEY BROOK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA,
THIS _____ DAY OF _____, 2018, IN LAWFUL SESSION
DULY ASSEMBLED.

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

ZONING

Part 19 BI – Business Industrial District

§27-1901. Purpose.

In accordance with the planning goals of the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan, and the purpose statements and community development objectives set forth in Article I of this Ordinance, the BI- Business Industrial District is established to meet the business and industrial land use needs of Honey Brook Township and Honey Brook Borough. The BI District has been established in Honey Brook Township where convenient access to both highways and public services (sewer and water) exist, and where residential uses exist or are planned at a very low density. The BI District is intended to provide for a wide range of employment related uses which, in some cases, may exhibit characteristics such as excessive noise, dust, odor, or glare, that are incompatible with residential uses. The regulations set forth herein are intended to achieve the following specific purposes:

- A. To provide for industrial and larger-scale business, service, and automobile-oriented uses that generate employment, and which may not be compatible with the Borough's Town Center District or the Township's Mixed Use Residential or Mixed Use Commercial Districts.
- B. To provide for a variety of uses which will be an asset to the Honey Brook Borough and Honey Brook Township, from the standpoint of local service, and in the Township, in terms of diversification of the local tax base and manufacture of added-value products from nearby farms.
- C. To provide appropriate safe-guards to protect the public health and safety through the control of noise, vibrations, dust, and particulate emissions, sulfur oxides, smoke, odor, toxic matter, detonable materials, fire hazards, glare, heat, radioactive radiation, liquid or solid wastes, and electromagnetic radiation, and through access management and internal circulation standards.
- D. To provide opportunity and incentives for the receipt of Transferable Development Rights (TDR) within the Township through the use of this Chapter's Transferable Development Rights provisions.

§27-1902. Use Regulations. The following uses are permitted within the BI District when in compliance with the provisions of this district, the applicable provisions of Part 9, General Regulations, the applicable provisions of Part 10, Supplemental Use Regulations, and any other applicable provisions of this Chapter.

- A. Uses permitted by right.

A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of the Ordinance:

ZONING

1. Industrial activities involving processing, production, repair, packaging, or testing of materials, goods, and/or products by industries primarily performing conversion, assembly, or nontoxic chemical operations.
2. Wholesale distribution of commercial or industrial products, including lumber and coal yard, building material storage yard, contractor's equipment and storage yard, and commercial warehouse, subject to the standards of Section 27-1062.
3. Scientific or industrial research or engineering laboratory, product testing facility, and/or design center.
4. Business, professional or government office building, but excluding medical or dental offices.
5. Mini-warehouse (self-storage units).
6. Automobile/truck sales, service, and repair.
7. Mobile and modular home sales, service, and/or repair facility.
8. Restaurant, including take-out and outdoor cafe.
9. Studio for performing or visual arts.
10. Municipal use.
11. Recreational use, indoor.
12. Winery, distillery, or brewery.
13. Emergency services station.
14. Bus station.
15. Retail and wholesale plant nursery.
16. Solid waste transfer facility.
17. Recycling center.
18. Trade school.
19. Public utility building or facilities.
20. Hotel, motel, or inn.
21. Non-tower wireless communication facility.
22. Medical marijuana grower/processor.
23. Kennel, boarding kennel, or animal shelter.
24. Agricultural uses.
25. Forestry/timber harvesting.
26. Auto service station.
27. Fuel dispensing station.
28. Day care facility for children or adults.
29. Bus storage area.
30. Trucking or freight terminal.
31. Car or truck wash.
32. Food stands and fast food restaurant with drive-through service.
33. Electric substation.
34. Commercial use of water resources.
35. Wholesale agricultural produce sale, stockyard, or buying station.
36. Church or similar place of worship.
37. Dead animal composting facility.
38. Concentrated animal feeding operation (CAFO).

ZONING

39. Methane generator as a principal use.
40. Solar energy system as a principal use.
41. Tower-based wireless communication facility.
42. Retail stores, including grocery and convenience stores, involving the sale of goods or services to the general public, excluding drive-up or drive-thru services, automobile service stations, or fuel-dispensing facilities.

B. Uses permitted by special exception.

Within the BI – Business Industrial District the following uses may be permitted by the Zoning Hearing Board as a Special Exception in accordance with the provisions set forth in Part 14 and any other applicable provisions of this Chapter:

1. Outdoor farmers market.
2. Laundry, dry cleaning or dyeing plant.
3. Commercial flea market, antique auction and market.
4. Treatment center.

C. Uses permitted as conditional use.

Within the BI – Business Industrial District any one of the following uses shall be permitted when approved as a Conditional Use by the Board of Supervisors in accordance with Part 13 and any other applicable provisions of this Chapter:

1. Airport, helipad or heliport.
2. Quarrying.
3. Junkyard.
4. Municipal landfill.
5. Adult Commercial Use.
6. Any other use not elsewhere provided for in this Ordinance, or in the zoning ordinance of the Borough of Honey Brook, and which use is not explicitly excluded from this District, which: 1) is, in the judgment of the Board of Supervisors, of the same general character as the uses permitted herein; or 2) required by law to be permitted in a municipality.

D. Accessory Uses.

The following accessory uses shall be permitted, provided that they shall be incidental to any of the foregoing permitted uses and where in compliance with all applicable provisions of this Chapter:

1. Manure storage facility.
2. Display and sale of produce or nursery products.
3. Private garage or private parking area.
4. Agricultural and non-agricultural accessory buildings.
5. Non-commercial swimming pool/hot tub and tennis courts.
6. Non-commercial antennas and towers.

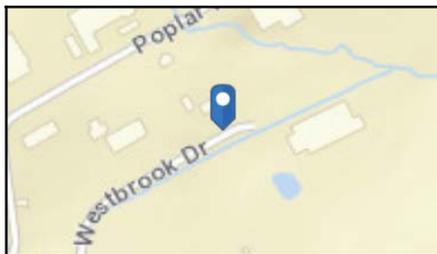
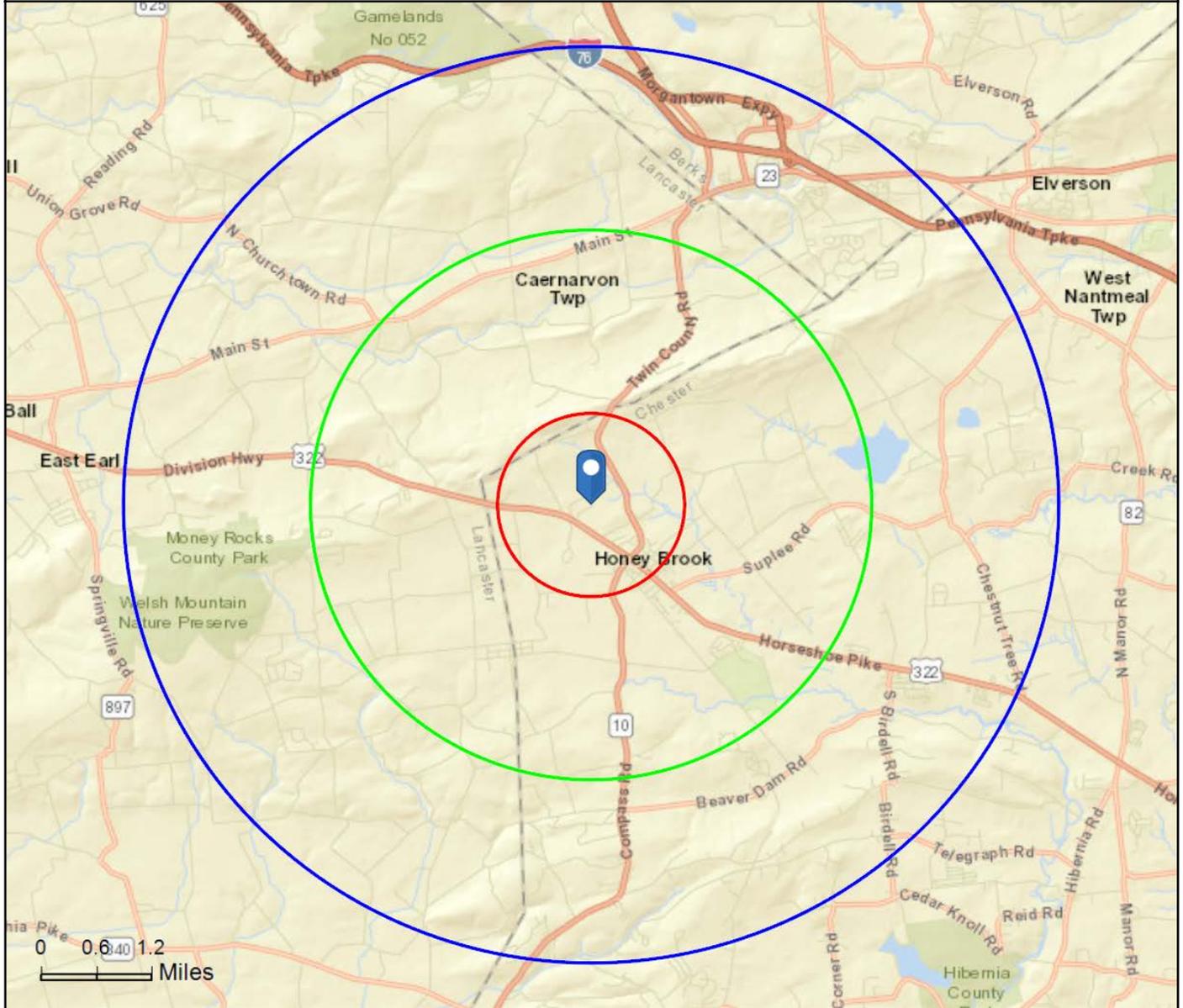
DEMOGRAPHICS



Site Map

176 Westbrook Dr, Honey Brook, Pennsylvania, 19344
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.10425
Longitude: -75.92131



DEMOGRAPHICS



Executive Summary

176 Westbrook Dr, Honey Brook, Pennsylvania, 19344
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.10425
Longitude: -75.92131

	1 mile	3 miles	5 miles
Population			
2000 Population	1,358	6,456	20,057
2010 Population	1,704	7,466	24,526
2019 Population	1,850	7,886	25,690
2024 Population	1,933	8,135	26,351
2000-2010 Annual Rate	2.30%	1.46%	2.03%
2010-2019 Annual Rate	0.89%	0.59%	0.50%
2019-2024 Annual Rate	0.88%	0.62%	0.51%
2019 Male Population	48.8%	49.2%	49.2%
2019 Female Population	51.2%	50.8%	50.8%
2019 Median Age	37.0	37.7	38.4

In the identified area, the current year population is 25,690. In 2010, the Census count in the area was 24,526. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 26,351 representing a change of 0.51% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	94.0%	95.6%	94.6%
2019 Black Alone	1.0%	1.0%	1.7%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	0.5%	0.7%	1.0%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	1.1%	0.7%	0.8%
2019 Two or More Races	3.3%	1.8%	1.8%
2019 Hispanic Origin (Any Race)	3.7%	2.6%	2.6%

Persons of Hispanic origin represent 2.6% of the population in the identified area compared to 18.6% 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 15.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	91	128	120
2000 Households	475	2,059	6,525
2010 Households	614	2,438	8,211
2019 Total Households	669	2,579	8,584
2024 Total Households	699	2,661	8,798
2000-2010 Annual Rate	2.60%	1.70%	2.32%
2010-2019 Annual Rate	0.93%	0.61%	0.48%
2019-2024 Annual Rate	0.88%	0.63%	0.49%
2019 Average Household Size	2.75	3.02	2.95

The household count in this area has changed from 8,211 in 2010 to 8,584 in the current year, a change of 0.48% annually. The five-year projection of households is 8,798, a change of 0.49% annually from the current year total. Average household size is currently 2.95, compared to 2.94 in the year 2010. The number of families in the current year is 6,530 in the specified area.



DEMOGRAPHICS



Executive Summary

176 Westbrook Dr, Honey Brook, Pennsylvania, 19344
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.10425
Longitude: -75.92131

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.0%	16.8%	17.4%
Median Household Income			
2019 Median Household Income	\$74,731	\$78,909	\$78,218
2024 Median Household Income	\$86,169	\$93,115	\$93,225
2019-2024 Annual Rate	2.89%	3.37%	3.57%
Average Household Income			
2019 Average Household Income	\$88,517	\$102,150	\$98,846
2024 Average Household Income	\$106,802	\$122,688	\$117,941
2019-2024 Annual Rate	3.83%	3.73%	3.60%
Per Capita Income			
2019 Per Capita Income	\$32,153	\$34,089	\$32,988
2024 Per Capita Income	\$38,800	\$40,985	\$39,315
2019-2024 Annual Rate	3.83%	3.75%	3.57%

Households by Income

Current median household income is \$78,218 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$93,225 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$98,846 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$117,941 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,988 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,315 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	132	128	121
2000 Total Housing Units	495	2,127	6,739
2000 Owner Occupied Housing Units	345	1,608	5,284
2000 Renter Occupied Housing Units	130	451	1,241
2000 Vacant Housing Units	20	68	214
2010 Total Housing Units	653	2,555	8,569
2010 Owner Occupied Housing Units	447	1,851	6,493
2010 Renter Occupied Housing Units	167	587	1,718
2010 Vacant Housing Units	39	117	358
2019 Total Housing Units	709	2,699	8,924
2019 Owner Occupied Housing Units	482	1,912	6,680
2019 Renter Occupied Housing Units	187	667	1,904
2019 Vacant Housing Units	40	120	340
2024 Total Housing Units	742	2,788	9,153
2024 Owner Occupied Housing Units	512	1,979	6,832
2024 Renter Occupied Housing Units	187	682	1,966
2024 Vacant Housing Units	43	127	355

Currently, 74.9% of the 8,924 housing units in the area are owner occupied; 21.3%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 8,569 housing units in the area - 75.8% owner occupied, 20.0% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 1.82%. Median home value in the area is \$278,138, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.55% annually to \$300,378.

