



Condominiums For Sale or Lease

1220 | **Ward Avenue**
West Chester, PA

Partnership. Performance.

AVAILABLE SUITES FROM 2,750 - 11,000 SF

Be A Part Of The Growing Brandywine Business Campus

- > Warehouse space available with tail gate and drive in docks
- > Continuous window lines
- > Emergency generator available
- > Located in the heart of Brandywine Business Park with QVC, Synthes, CTDI & UPS
- > Located less than 5 minutes from Route 202, Route 3, Route 30 and Paoli Pike
- > Less than 10 minutes to Downtown West Chester

CONDOMINIUMS FOR SALE OR LEASE



Downingtown

8.9 Miles
16 Minutes

Malvern

6.1 Miles
13 Minutes

King of Prussia

16.9 Miles
20 Minutes

Philadelphia Airport

25.4 Miles
30 Minutes

Philadelphia

33.8 Miles
35 Minutes

Demographics

	1 mile	5 miles
2017 Total Population:	3,190	124,028
2022 Population:	3,258	128,068
Pop Growth 2017-2022:	2.13%	3.26%
Average Age:	45.70	39.10
2017 Total Households:	1,308	47,253
HH Growth 2017-2022:	1.91%	3.45%
Median Household Income:	\$84,682	\$91,332
Avg. Household Size:	2.40	2.50
Median Home Value:	\$386,783	\$379,484
Median Year Built:	1982	1979

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1220 WARD AVE, WEST CHESTER, PA

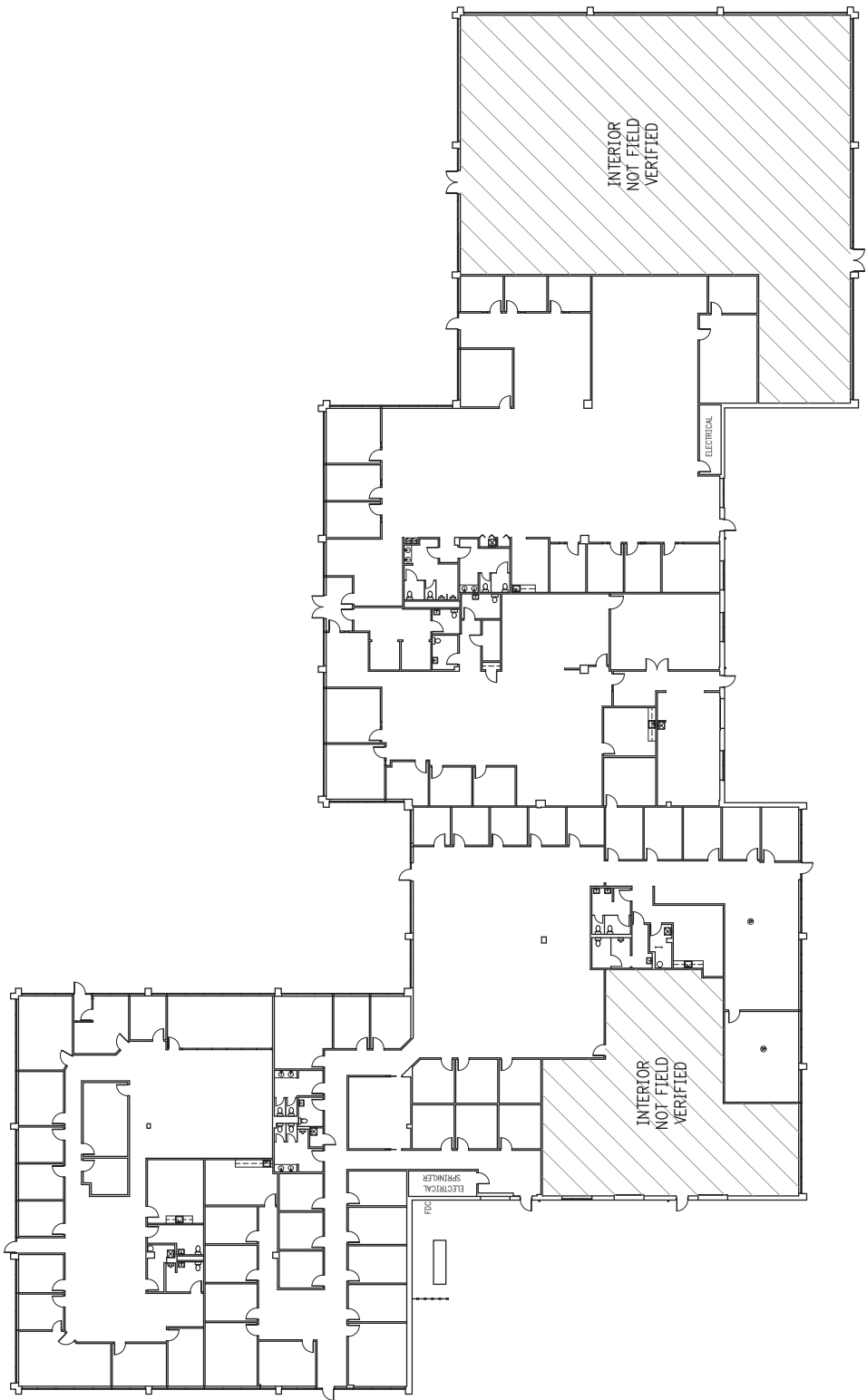
Site Aerial



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Floor Plan



FOR SALE OR LEASE: 44,000 SF OFFICE BUILDING

1220 WARD AVE, WEST CHESTER, PA

Zoning:

I-1 Campus Light Industrial Park

- District purpose and use regulations. The purpose of this district is to provide areas for industrial development seeking spacious and attractive settings. 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
 - Research engineering or test laboratory.
 - Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not including a retail activity on the lot and not including a junkyard or the slaughtering of animals.
 - Miniwarehouse or self-storage facility.
 - Wholesale sales, storage or distribution.
 - Microbrewery and brewery pub.
 - Offices.
 - Commercial airport
 - Public place of amusement or recreation; athletic club.
 - Financial establishment.
 - Agricultural use, as prescribed by the farm regulations in of this chapter
 - Radio and television studio, including the erection of microwave antennas for satellite communication and related equipment used for purposes of transmitting and receiving radio or electromagnetic waves from overhead satellites. The design standards of § 84-57.01D of this chapter shall apply.
 - Kennels.
 - Forestry, subject to the standards in § 84-57.8.
 - Mineral extraction.
 - 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.
 - 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 design standards of this article shall apply to all uses permitted by special exception in the Campus Light Industrial District.
 - Radio and television transmitter, including such as an accessory use, if it is of any type requiring licensing by the Federal Communications Commission (FCC).
 - Child day-care center, adult day-care center and group day-care center.
 - Retail sales as an accessory use, subject to the limitations imposed by § 84-53.
 - 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.

- Private club, provided that any building used for such use shall not be located within 500 feet of any residential use, subject to the area and bulk regulations, design standards and general performance standards of § 84-37B, C and D, and further provided that such club does not offer entertainment that would constitute a sexually oriented business.
- (Reserved)
- Public utility facility and gas and liquid pipeline facility subject to the standards in § 84-56.
- **Area and bulk regulations. The following area and bulk regulations shall apply:**
 - Lot size: four acres minimum.
 - Lot width at building setback line: 300 feet minimum.
 - Lot width at street right-of-way line: 50 feet minimum.
 - Lot coverage: 35% maximum.
 - Building setback line: 100 feet minimum.
 - Side yards: 60 feet minimum for each side yard.
 - Green area:
 - Under seven acres: 40% minimum.
 - Seven acres and over: 35% minimum.
 - Rear yard: 60 feet minimum.
 - Building height: 40 feet maximum.
 - Tower and chimney location: 60 feet minimum from any lot line.
 - Paved surface area: a maximum of 40% of the lot area.
 - Yard contiguous to a residential zoning district or a residential use, except for residential uses permitted by this chapter in any industrial district or industrial-commercial district established in Article XII of this chapter.
 - Rear yard: 100 feet.
 - Side yard: 100 feet.
 - The one-hundred-foot side/rear yards provided for in Subsection B(12)(a) and (b) shall be maintained as a buffer zone as follows:
 - The one-hundred-foot side/rear yards shall be treated as a buffer zone and shall be left and retained in their natural states, with all natural vegetation left undisturbed.
 - In the event that the screening requirements of § 84-55A are not met after application of § 84-37B(12)(c)[1], there shall be added to the undisturbed buffer zone the screening required by § 84-55A.
 - The buffer zone shall not be used for any industrial or accessory use, nor shall any

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structure, building, parking, roads or driveways be permitted within such zone, and the zone shall be left and maintained in its natural state.

- For purposes of this subsection, the words “natural vegetation” shall mean any plant life, including but not limited to grasses, bushes, trees, vines and any other flora located on a lot.
- Parking area setback from property lines:
 - Side or rear yard: 10 feet minimum.
 - Front yard: 50 feet minimum.
- **Design standards. The following design standards shall apply:**
 - Screening: as required by § 84-55A of this chapter, or as directed by the Zoning Hearing Board.
 - Storage: as required by § 84-55B of this chapter.
 - Landscaping: as required by § 84-55C of this chapter.
 - Access and traffic control: as required by § 84-55D of this chapter.
 - Interior circulation: as required by § 84-55E of this chapter.
 - Lighting: as required by § 84-55F of this chapter.
 - Loading: as required by § 84-55H of this chapter.
 - Parking: as required by § 84-55I of this chapter.
- **General performance standards. Uses located in the Campus Light Industrial Zoning District shall comply with § 84-57.1, General performance standards, located in Article XIV of this chapter.**

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