

For Lease

717.293.4477



5051 HORSESHOE PIKE
HONEY BROOK, PA 19344


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

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



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

Warehouse Space



5051 Horseshoe Pike
Honey Brook, PA 19344

Available Square Feet:

38,221 square feet

Lease Rate:

\$3.50/SF N/N/N

Description:

High Associates is proud to present this 38,221 square foot warehouse with plenty of grade level doors and a three trailer outside truck docks.

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BUILDING INFORMATION

Warehouse Square Feet:	38,221 square feet
Construction:	Steel
Condition:	Good
Floor:	Concrete
Number of Floors:	Three (office only)
Ceiling Height:	18' at eaves
Ceiling Type:	Flat with slight pitch
Heating:	Natural gas
Air Conditioning:	Central air conditioning in office
Electric:	PPL – 480 volt, 3-phase
Sprinklers:	Yes, wet system
Overhead Doors:	One 14' x 14' and two 10' x 10'
Bays:	Three trailer exterior truck dock loading Two mid-level doors

Water:	Public
Sewer:	Public
Gas:	Natural gas/UGI/Peco
Parking:	Ample
Zoning:	Industrial Zoning
Acres/Lot Size:	16.3 acres
Topography:	Level
Road Frontage/Access:	Horseshoe Pike
Security System:	No
Signage:	Yes
Price per Square Foot:	\$3.50/SF N/N/N
Monthly Rent:	\$11,148
Annual Rent:	\$133,773
Security Deposit:	One month's rent
Operating Expenses:	\$1.65/SF
Comments:	Gas and electric are billed to Landlord and then allocated to Tenants

GEOGRAPHIC INFORMATION

Location:	Honey Brook
Municipality:	Honey Brook Township
County:	Chester County



Information furnished regarding property for sale or 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.

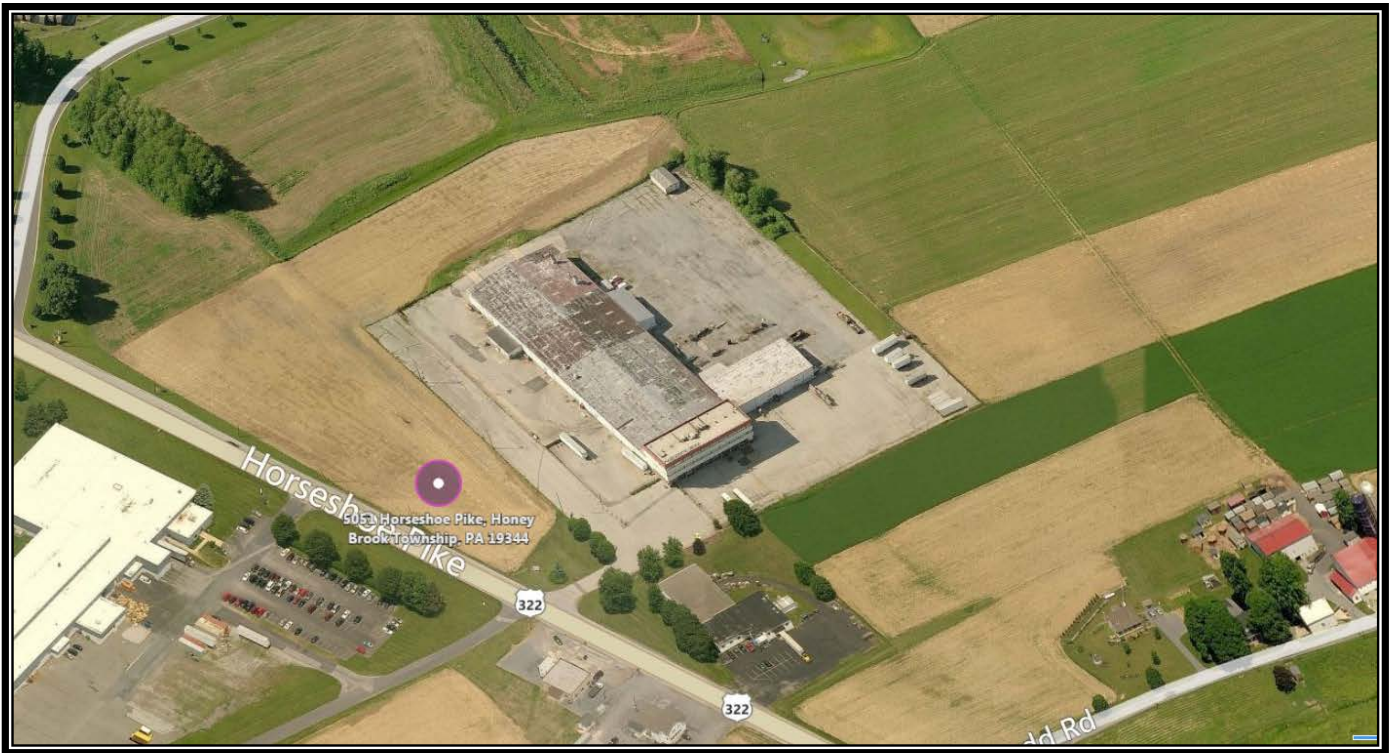
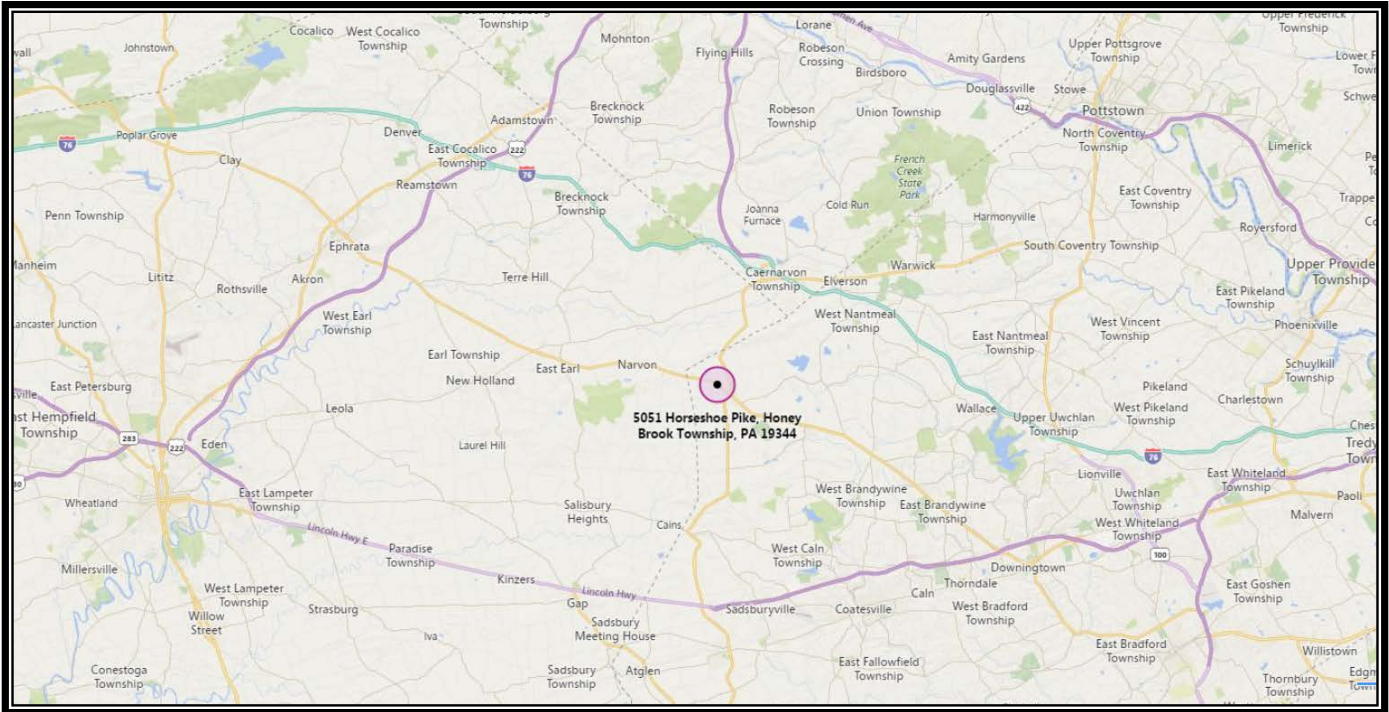


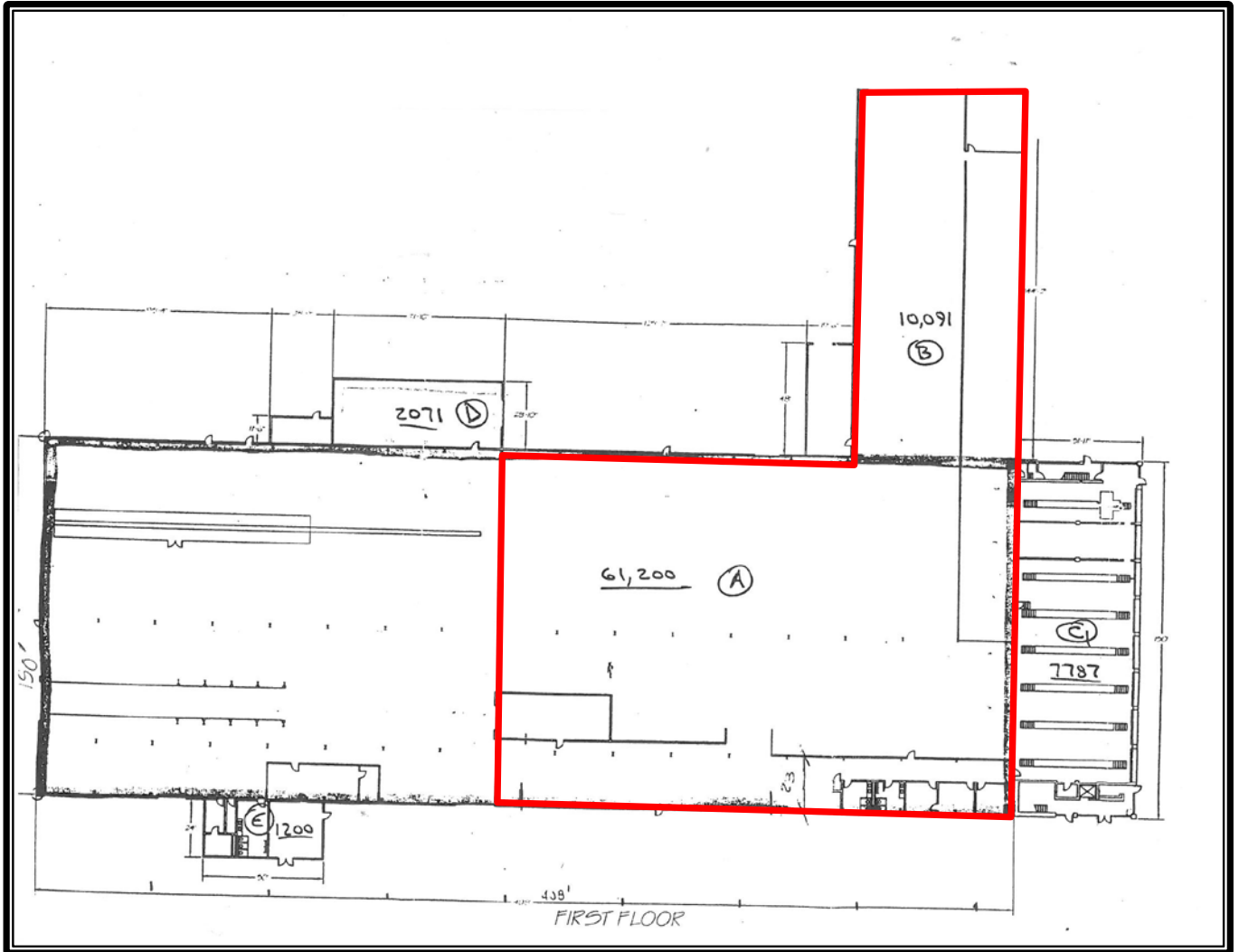




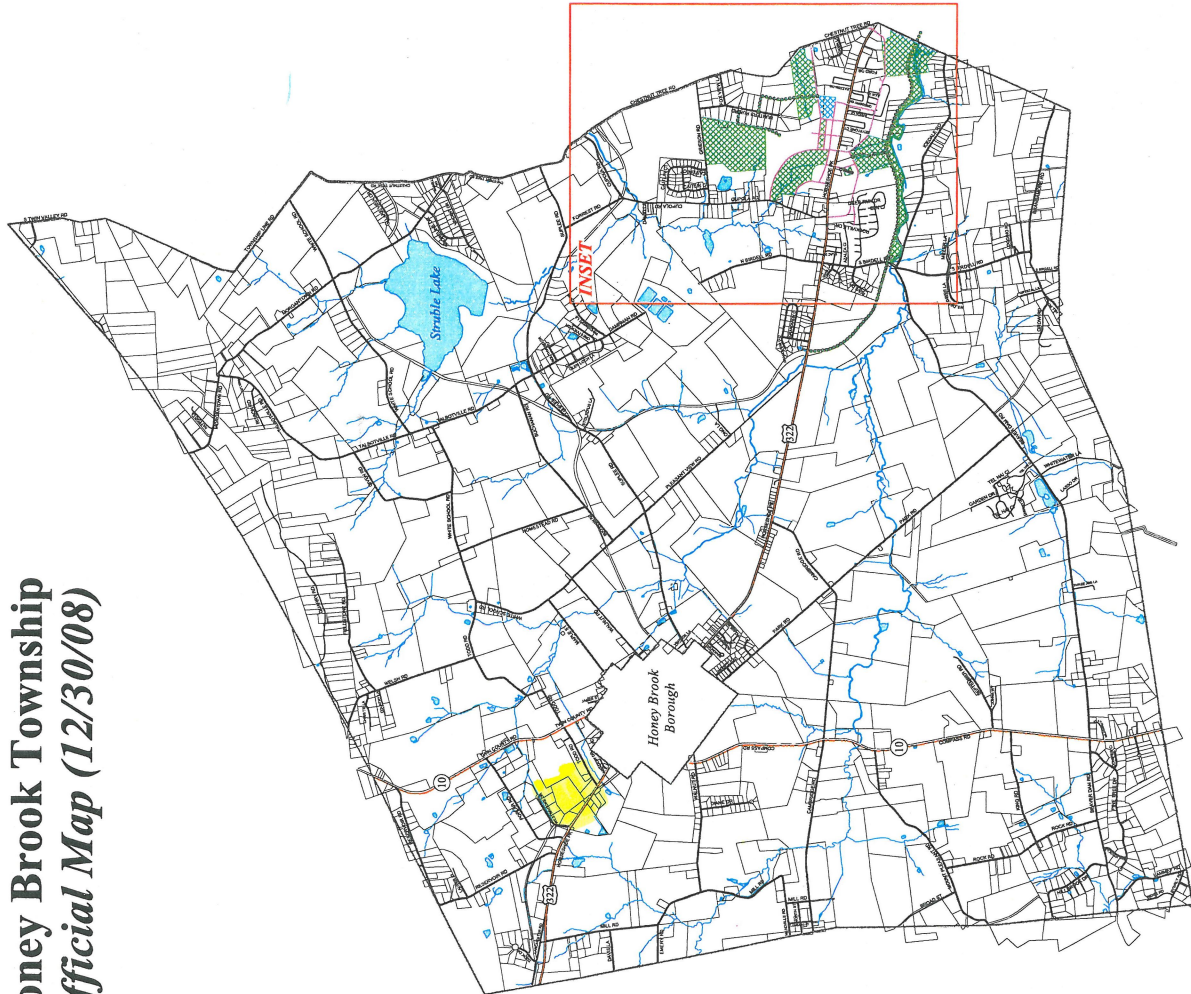
Location Map/Aerial

5051 Horseshoe Pike Honey Brook, PA 19344

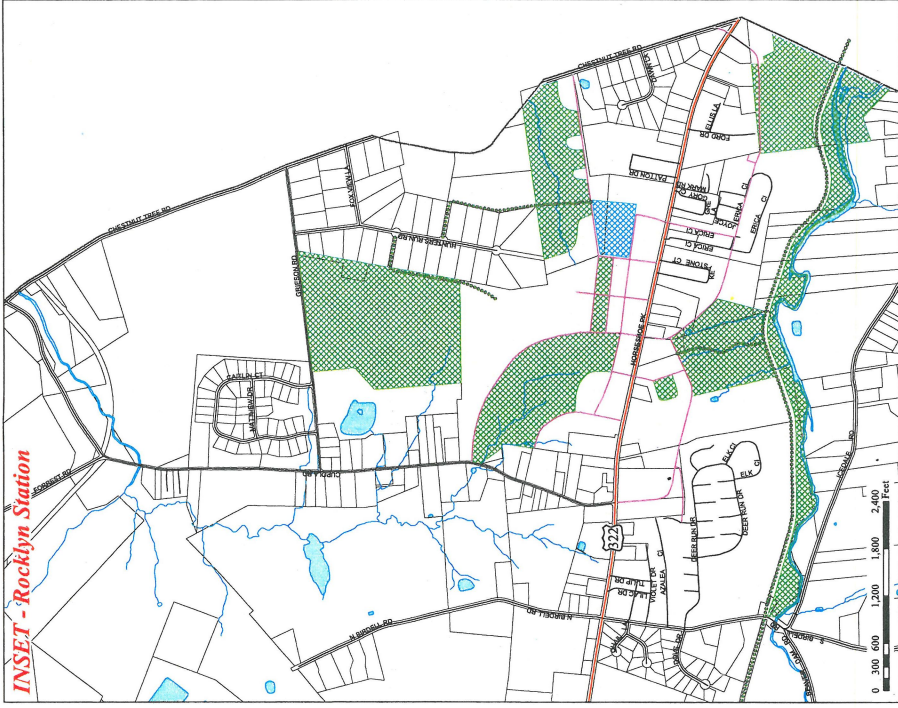




Honey Brook Township Official Map (12/30/08)



INSET - Rocklyn Station



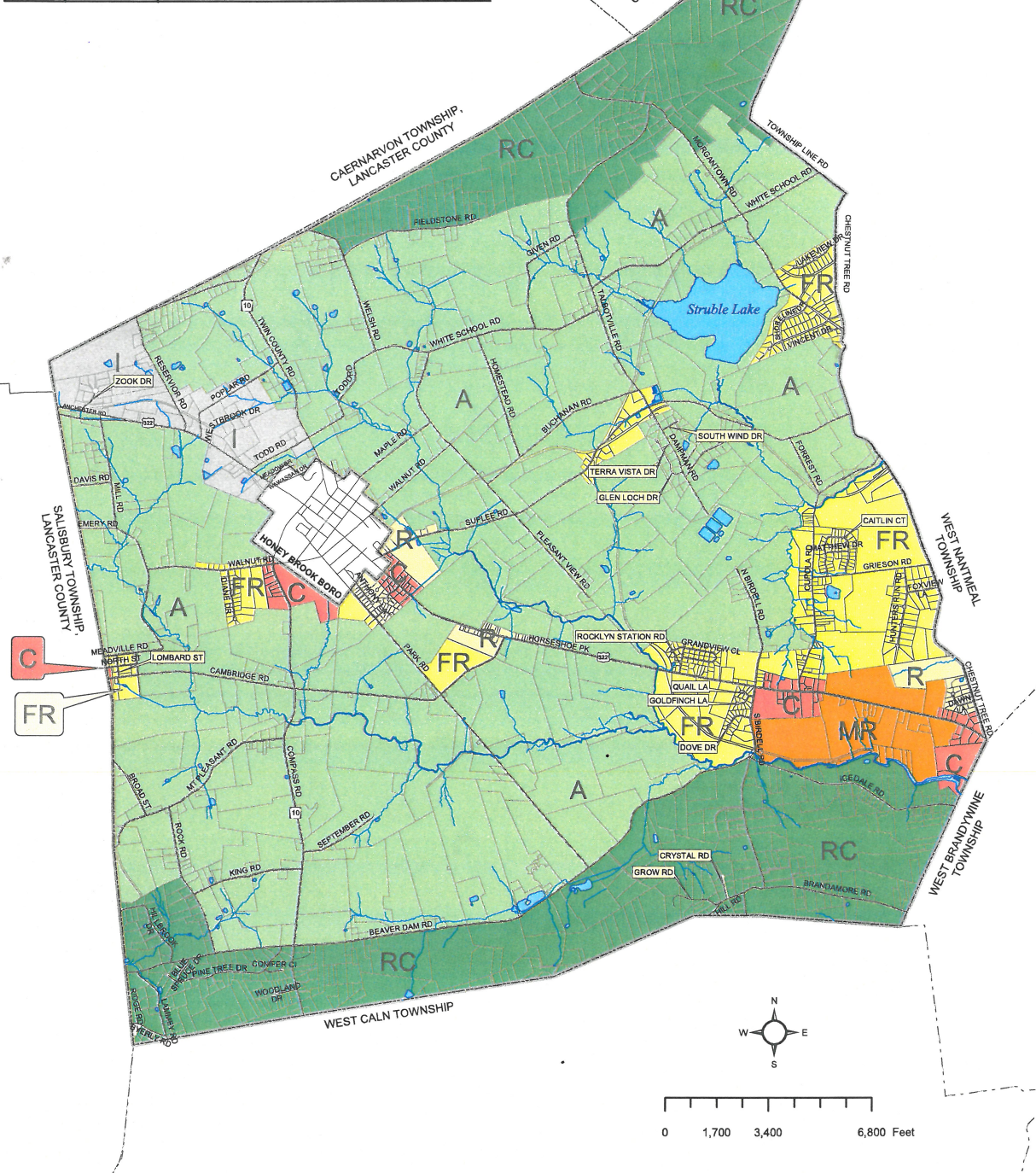
Legend

- Future trails
- Future roads
- Future park / open space / village greens
- Future school site
- Major roads
- Roads
- Streams
- Water bodies
- Tax parcels
- Township boundary



Brandywine Conservancy
Environmental Management Center
DATA SOURCE: Base data from Chester County GIS data distribution, 2005.
Map Created: December 30, 2008

REV #	DATE	DESCRIPTION
0	March 12, 2003	Map effective with zoning ordinance adoption
1	March 9, 2005	Ord. #114-2005
2	March 23, 2006	Ord. #119-2006
3	March 14, 2007	Ord. #127



Map Features

- RC - Resource Conservation
- A - Agricultural
- C - Commercial
- I - Industrial
- FR - Farm Residential
- R - Residential
- MR - Mixed Residential

Zoning Districts February 2007 Honey Brook Township

*Honey Brook Township,
Chester County, PA*

www.honeybrooktp.com

*Adopted on the 14th day of
March, 2007.*

- _____
Gregory M. Cary, Chairman
- _____
Donald E. Johnson, Vice Chairman
- _____
D. Weston Darby Jr., Member

Part 10**Industrial District****§27-1001. Statement of Intent.**

1. The I - Industrial District provides adequate sites for selected industrial, highway-oriented commercial, and office uses which are designed to prevent environmental problems and assure compatibility with other permitted uses within the Township. Land uses within the I - Industrial District are subject to performance standards to protect the health, safety, and welfare of Township residents, workers at such establishments, and visitors to the Township. Public health and safety shall be maintained through 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.

2. The Board of Supervisors also seeks to protect public health and safety through appropriate access management and internal circulation standards. The district also is intended to enable the transfer of development rights by allowing increases in nonresidential impervious surface or building floor area with the use of development rights.

(Ord. 104-2003, 3/12/2003, §1000; as readopted by Ord. 129-2007, 8/2/2007, §1)

§27-1002. Use Regulations.

1. *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, or any combination of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of this Chapter, including applicable standards for selected uses in §27-1602:

- A. All agricultural and forestry uses subject to the requirements of §§27-402.1.A and 27-402.1.B of this Chapter.
- B. Administrative or business office.
- C. Automobile/truck fuel retail sales.
- D. Automobile, truck, farm equipment, boat, other motor vehicle, and mobile and modular home sales, service, and/or repair facility.
- E. Automatic car wash facility.
- F. Bed-and-breakfast establishment.
- G. Day care facility for children or adults.
- H. Contractor's shop, including plumbing, heating, electrical, carpentry.
- I. Convenience store.
- J. Crematorium.
- K. Funeral home.
- L. Gasoline station, non-retail/membership only, when in accordance with the standards in §27-1602.E.

M. Hotel, motel, or inn, provided that individual dwelling units are not provided other than for the owner or operator.

N. 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.

O. Recreation facility, including health club.

P. Recycling center.

Q. Restaurant, including fast-food restaurant and drive-through service.

R. Retail sales, with less than 25,000 square feet of building floor area. [*Ord. 169-2013*]

S. Scientific or industrial research or engineering laboratory, product testing facility, and/or design center. [*Ord. 169-2013*]

T. Self-service storage warehouse. [*Ord. 169-2013*]

U. Municipal use. [*Ord. 169-2013*]

V. 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. [*Ord. 169-2013*]

W. Equestrian center. [*Ord. 169-2013*]

X. Billboard. [*Ord. 169-2013*]

Y. Emergency services station. [*Ord. 169-2013*]

Z. Home occupation, when in accordance with the standards in §27-1602.O. [*Ord. 169-2013*]

AA. Accessory dwelling, when in accordance with the standards in §27-1602.B. [*Ord. 169-2013*]

BB. Keeping of animals on residential lots, when in accordance with the standards in §27-1602.D. [*Ord. 169-2013*]

CC. Accessory buildings and uses customarily incidental to any permitted use, when in accordance with the standards in §27-1602.C and all other applicable provisions of this Chapter. [*Ord. 169-2013*]

DD. Manure storage facility, as a use accessory to agriculture, when in accordance with the standards in §27-1602.C(7). [*Ord. 169-2013*]

EE. Display and sale of produce or nursery products, as a use accessory to agriculture, when in accordance with the standards in §27-1602.C(6). [*Ord. 169-2013*]

FF. Day care facility for children or adults. [*Ord. 169-2013*]

GG. Outdoor storage as an accessory use to industrial uses permitted by right, when in accordance with the standards in §27-1602.R. [*Ord. 169-2013*]

[*Ord. 145-2009*]

2. *Uses Permitted by Special Exception.* The following uses shall be permitted when approved as a special exception by the Zoning Hearing Board in conformance with Part 20, the standards contained in §27-1603, and any other applicable provisions of this Chapter:

A. Elder cottage housing opportunity (ECHO), when in accordance with the standards in §27-1603.C.

B. Home occupations which do not conform to the criteria in §27-1603.O, but which are in accordance with the standards in §27-1603.D.

C. Junkyard, when in accordance with the standards in §27-1603-E.

D. Municipal landfill, when in accordance with the standards in §27-1603.G.

E. Wholesale agricultural produce sales and stockyards, when in accordance with the standards in §27-1603-I.

F. Communications antenna attached to or mounted on an existing structure, when in accordance with the standards in §27-1603.B. Applications for the collocation, modification or replacement of wireless telecommunications facilities previously approved by the Township shall not require a special exception when in accordance with the requirements of §27-1603.B(5). [*Ord. 165-2013*]

3. *Uses Permitted as Conditional Uses.* The following uses shall be permitted when approved as a conditional use by the Board of Supervisors in conformance with §27-1910, the standards contained in §27-1604, and any other applicable provisions of this Chapter:

A. Adult-oriented business, when in accordance with the standards in §27-1604.B.

B. Airport or heliport, when in accordance with the standards in §27-1604.C.

C. Bus station, when in accordance with the standards in §27-1604.D.

D. Retail sales in excess of 25,000 square feet of building floor area, when in accordance with the standards in §27-1604.Q. [*Ord. 169-2013*]

E. Commercial use of water resources, when in accordance with the standards in §27-1604.H.

F. Church and related uses, when in accordance with the standards in §27-1604.G.

G. Public or trade school, when in accordance with the standards in §27-1604.P. [*Ord. 148-2009*]

H. Treatment center, when in accordance with the standards in §27-1604.T. [*Ord. 148-2009*]

I. Kennels, boarding kennels, and animal shelters, when in accordance with the standards in §27-1604.M. [*Ord. 148-2009*]

J. Any use, not specifically permitted under the terms of this Section, that is: (1) deemed by the Board of Supervisors to be similar in its character and potential impacts to those uses specifically permitted; or (2) required by law to be permitted in a municipality.

[*Ord. 140-2008*]

(*Ord. 104-2003*, 3/12/2003, §1001; as amended by *Ord. 105-2003*, 10/8/2003; as readopted by *Ord. 129-2007*, 8/2/2007, §1; as amended by *Ord. 135-2008*, 4/9/2008, §4; by *Ord. 140-2008*, 12/10/2008, §15; by *Ord. 145-2009*, 5/13/2009, §4; by *Ord. 148-2009*, 12/12/2009, §§8, 13; by *Ord. 165-2013*, 6/12/2013, §9; and by *Ord. 169-2013*, 12/11/2013, §§3, 4)

§27-1003. Area and Bulk Regulations.

1. Agricultural, horticultural, animal husbandry, and forestry uses shall comply with the area and bulk regulations applicable to such uses in §27-403 of this Chapter.

2. Dimensional requirements for all other uses permitted in the I-Industrial District shall be as follows, unless otherwise specified in this Chapter in standards and criteria for a specific individual use:

- A. Minimum lot area: 2 acres.
- B. Minimum lot width: 150 feet.
- C. Minimum front, side, and rear yards: 50 feet.
- D. Maximum impervious surface:
 - (1) Without the use of transferable development rights: 50% of the lot area.
 - (2) With the use of transferable development rights: 70% of the lot area.
- E. Minimum vegetative cover area:
 - (1) Without the use of transferable development rights: 35% of the lot area.
 - (2) With the use of transferable development rights: 15% of the lot area.
- F. Maximum building height:
 - (1) Without the use of transferable development rights: 35 feet, but not more than two stories.
 - (2) With the use of transferable development rights: 45 feet, but not more than three stories.
 - (3) The maximum height of agricultural structures and other industrial accessory structures or elements such as smokestacks or similar facilities not intended for human occupancy shall be 85 feet, provided that the setback from adjacent lot lines is at least equal to the height of the structure. Such maximum height shall be permitted without the need of transferable development rights.
- G. Minimum lot width at street line: 50 feet. [*Ord. 105-2003*]

(*Ord. 104-2003, 3/12/2003, §1002; as amended by Ord. 105-2003, 10/8/2003; and as readopted by Ord. 129-2007, 8/2/2007, §1*)

§27-1004. Design Standards.

Uses in the I - Industrial District shall be governed by the terms of Part 17, "General Regulations," as applicable.

(*Ord. 104-2003, 3/12/2003, §1003; as readopted by Ord. 129-2007, 8/2/2007, §1*)

§27-1005. Industrial and Commercial Use Performance Standards.

1. *General Requirements.*

- A. All industrial and commercial operations shall comply with any applicable

Commonwealth of Pennsylvania and/or Federal regulations as may be required.

B. No building may be erected, altered, or used, and no lot or premises may be used which is noxious or offensive by reason of odor, dust, smoke, vibration, illumination, or noise; or which constitutes a public hazard whether by fire, explosion, or otherwise in the immediately surrounding area.

C. The performance standards contained in this Section shall be the minimum standards to be met and maintained by all industrial and commercial uses within the Township. Such uses shall be defined as those nonresidential uses permitted in §§27-902 and 27-1002 of this Chapter. To the extent that the standards in Part 17, "General Regulations," impose different or stricter require-

UPI: 22-3-69.1
Parcel ID: 2203 00690100
Street Concat: 5051 HORSESHOE PK
Owner 1: SWEETWATER BUSINESS PROPERTIES LP
Owner 2:
Mailing Address 1: 5051 HORSESHOE PK
Mailing Address 2: SUITE 240
Mailing Address 3: HONEY BROOK PA
ZIP Code: 19344
Deed Book: 7316
Deed Page: 1221
Deed Recorded Date: 11/29/2007
Legal Desc 1: E & REAR OF HORSESHOE PK
Legal Desc 2: 16.3 AC & IND PARCEL B
Lot Assessment: 201380
Property Assessment: 1380140
Total Assessment: 1582020
Last Sale Price: 3000000
Assessment Date: 12/18/2015
Fair Mkt 319:
Fair Mkt 515:
Acres: 16.3
Square Feet: 710028
Land Use (Asmnt): C-70
Class: C
Municipality: HONEY BROOK TOWNSHIP
School District: Twin Valley
Address Role: 1
No Address Code:
Subdivision Number: 9481
Subdivision Name:
Lot: B
Land Dev Id:
Plan Number:
Tax Year:
Juris:
PIN Common: 22-3-69.1
PIN Map: 2203 0069010
Code Name: Parcel