

1085 ANDREW DRIVE

WEST CHESTER, PA | 19380

**±5,300-10,600 SF
FLEX INDUSTRIAL SPACE(S)
AVAILABLE FOR LEASE**



TOMMY CICCARONE | ALEC WERNER

For Leasing Information: 610.999.5800 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

AERIAL



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ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

3,199

68,908

130,238



TOTAL EMPLOYEES

7,514

41,138

71,415



AVERAGE HHI

\$214,043

\$155,167

\$168,361



TOTAL HOUSEHOLDS

1,241

26,486

50,283

PROPERTY HIGHLIGHTS

- Building SF: ±5,300-10,600 SF
- Clear Height: 18'
- Sprinklered: Yes
- Construction: Block
- Parking: .25 / 1000
- Loading: Up to 4 Docks
- Drive-in: None
- HVAC: Heating & Cooling throughout
- Township: West Goshen
- Zoning: I-2, Light Industrial District Restricted
- Power: 3-Phase
- Gas: Yes
- Sewer: Public
- Water: Public
- Rental Rate: \$14.00/SF
- Lease: NNN



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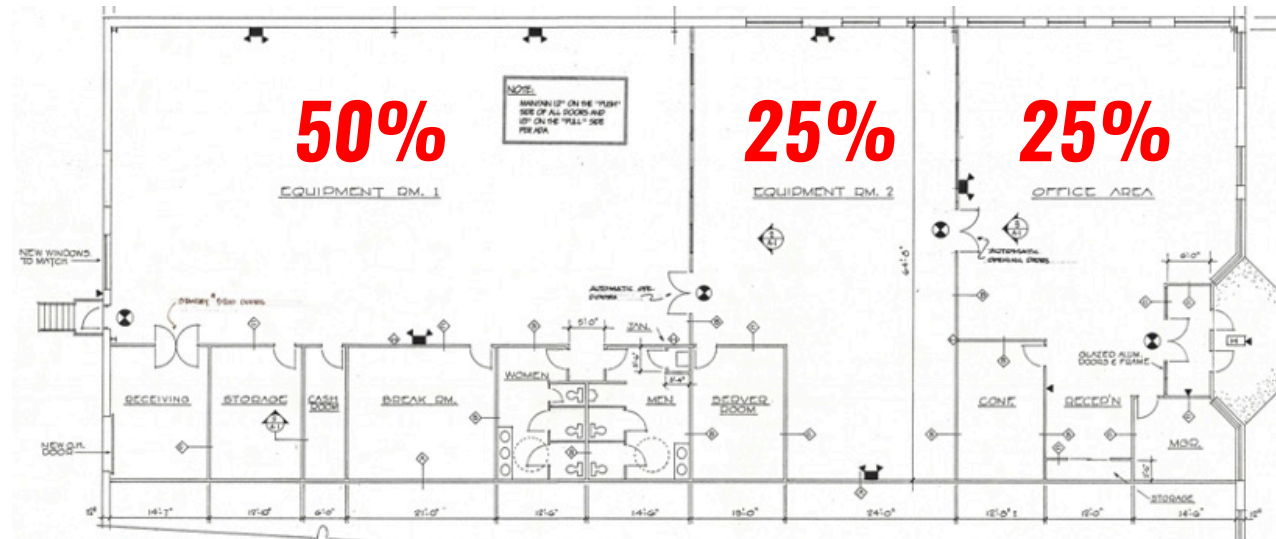
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

CURRENT FLOOR PLAN

OFFICE / WAREHOUSE RATIO:

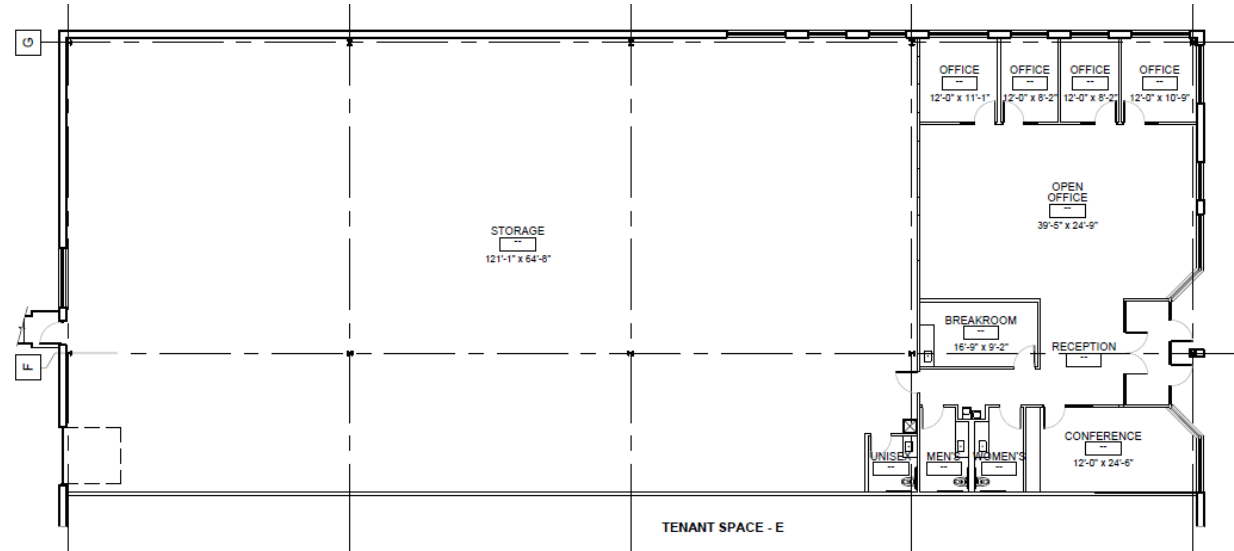
CURRENTLY 100% OFFICE, DEMISABLE UP TO 90% WAREHOUSE



PROPOSED INDUSTRIAL PLAN

OFFICE / WAREHOUSE RATIO:

APPROXIMATELY 25% OFFICE & 75% WAREHOUSE



ZONING: I-2 LIGHT INDUSTRIAL DISTRICT RESTRICTED

§ 84-40. I-2-R Light Industrial District—Restricted.

[Added 2-12-1980 by Ord. No. 1-1980; amended 11-9-1982 by Ord. No. 8-1982; 3-14-2007 by Ord. No. 9-2007]

A. Use regulations. 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.
 - (2.2) Wholesale sales, storage, or distribution.
[Added 7-8-2015 by Ord. No. 4-2015]
- (3) Municipal, county, state, and federal uses, including fire, police, and ambulance facilities.
[Added 10-8-2014 by Ord. No. 4-2014]
[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.
- (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 recreation facility; athletic club.
- (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.
- (12) Hotel/motel, provided that the minimum lot size for the use shall be three acres.
- (13) Forestry, subject to the standards in § 84-57.8.
- (14) Mineral extraction.
- (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.
 - c. Retail sales as an accessory use, subject to the limitations imposed by § 84-53.
 - d. Churches.

ABOUT WEST CHESTER, PA

**525 BUSINESSES IN
DOWNTOWN WEST CHESTER**

**13,000 BUSINESSES WITHIN A
10 MILE RADIUS**

10,400 DOWNTOWN EMPLOYEES

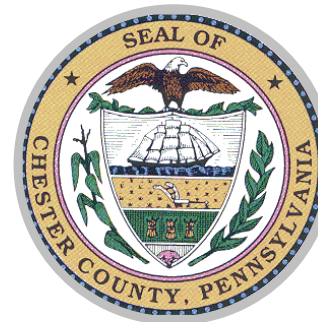
While West Chester may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University and companies such as Siemens Medical, DSM Biomedical, and various pharmaceutical headquarters drives demand for flex, manufacturing, and distribution space supporting research and development activities.



Total enrollment: 17,614 (2021)
Established: 1871
Endowment: \$47.2 million as of 2019
President: Christopher Fiorentino
Provost: R. Lorraine Bernotsky
Academic Staff: 695 full-time / 298 part-time



Beds: 248 licensed
Adult & Pediatric Admissions: 13,876
Outpatient Tests & Procedures: 434,381
Emergency Department Visits: 44,551
Births: 2,799
Employees: 2,561
Physicians: 687



West Chester is the official County Seat of Chester County, PA.

As of the 2020 census, the population of Chester County was 534,413, increasing by 7.1% from 498,886 in 2010.



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MARKET AERIAL



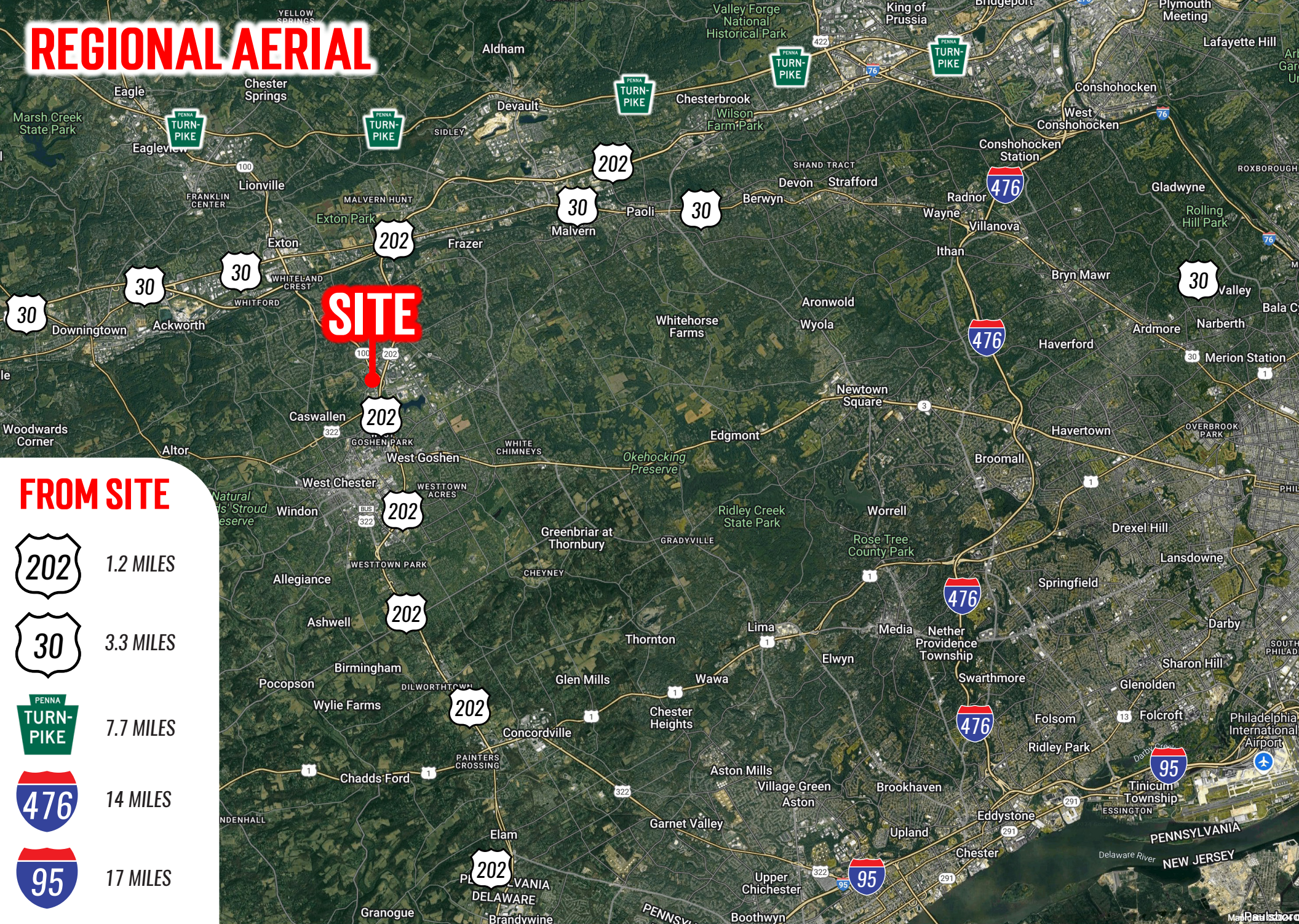
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REGIONAL AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



LISTING AGENTS:



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CONTACT US

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

