

# 320 BOOT RD

DOWNINGTOWN, PA • 19335



# AVAILABLE

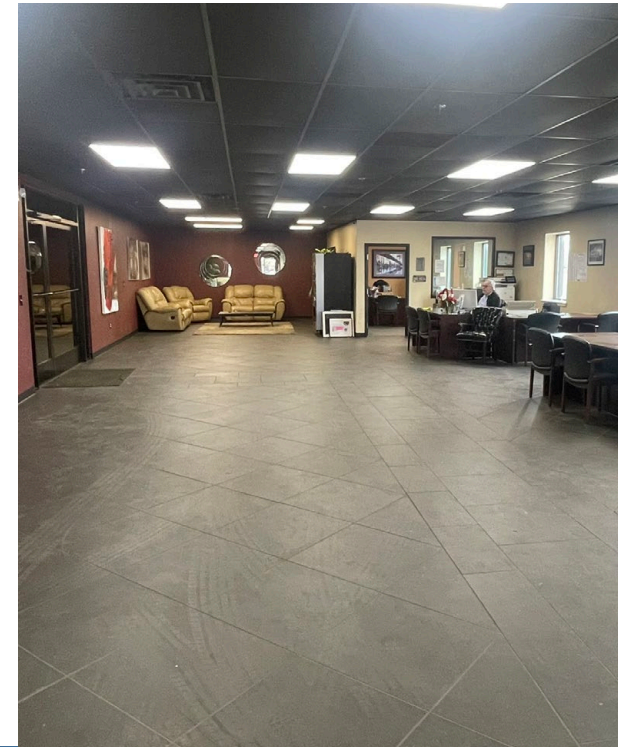
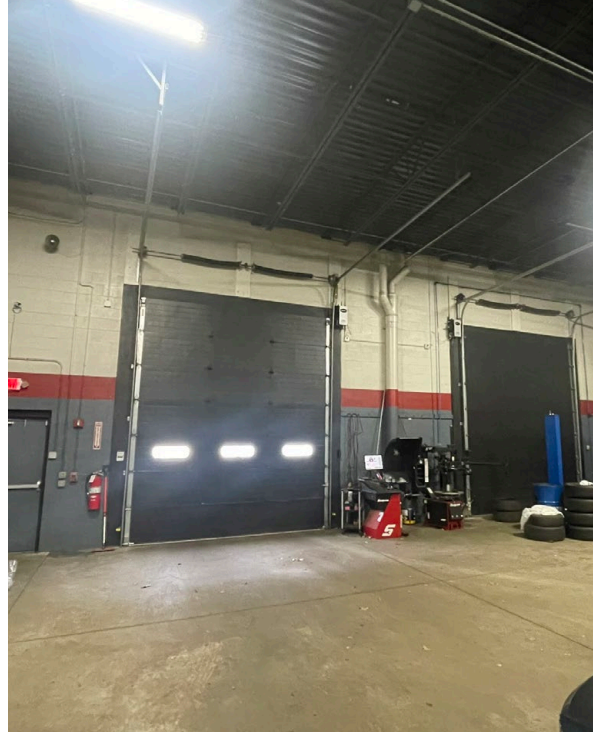
# PROPERTY HIGHLIGHTS

- $\pm 20,000$  SF (Demisable to 5,000 – 15,000 SF)
- Six (6) Drive-In Bays (12' x 14')
- 18'6" – 20' Warehouse Ceiling Height
- 30' Column Spacing
- Front Showroom/Office  $\pm 2,400$  SF
- Built: 2004
- Ample paved parking
- Outside Storage
- Great access to: Business 30 / Boot Road / Route 100
- Strong Surrounding Demographics



# ABOUT THE PROPERTY

- Township: East Caln Township
- School District: Downingtown
- Zoning: I-1
- Acre(s): 2.00
- Land SF: 87,120
- Sprinkler: Yes
- Parking: 5.25 Spaces Per 1,000
- Taxe(s): \$42,375 (\$2.12/SF)



# ZONING - EAST CALN TOWNSHIP

## I-1, INDUSTRIAL DISTRICT

### **(1) Permitted principal uses:**

- (a) Agriculture. (See § 225-21.)
- (b) Laboratory.
- (c) Manufacturing.
- (d) Food processing.
- (e) Machine shop.
- (f) Welding shop.
- (g) Wholesaling.
- (h) Warehousing and distribution.
- (i) Railroad operation including sidings.
- (j) Automotive repair shop. (See § 225-14B.)
- (k) Automotive sales agency. (See § 225-14A.)
- (l) (Reserved)  
Editor's Note: Former Subsection B(1)(l), Public utility, was repealed 9-21-2011 by Ord. No. 2011-03.
- (m) Office/warehouse.
- (n) Car wash. (See § 225-14P.)
- (o) Nontower wireless communications facility. (See § 225-14U.)  
[Added 7-20-2016 by Ord. No. 2016-03]

### **(2) Permitted accessory uses:**

- (a) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted principal and conditional uses. (See § 225-20.)
- (b) Parking. (See § 225-19.)
- (c) Signs. (See § 225-26.)

### **(3) Conditional uses** (Subject to the provisions of §§ 225-13C and D and 225-35.):

- (a) Multiple buildings on a single industrial lot.
- (b) Business or professional offices, banks, passenger station for public transportation, gasoline service station, restaurant and personal service shops, provided that such use are planned and incorporated as an integral part of multiple use industrial development.
- (c) Office buildings provided that the total floor area of the building is 35,000 or more square feet.
- (d) Communication and data service centers.
- (e) Truck terminal.
- (f) Heliport.
- (g) Junk yard.
- (h) Quarry operations and the expansion thereof. (See § 225-14M.)
- (i) Landfill and trash compacting station. (See § 225-14L.)
- (j) Any other use as determined by the Board of Supervisors to be the same general character as the uses under Subsection B(1) and (3) above.
- (k) Commercial recreation.

# MARKET AERIAL

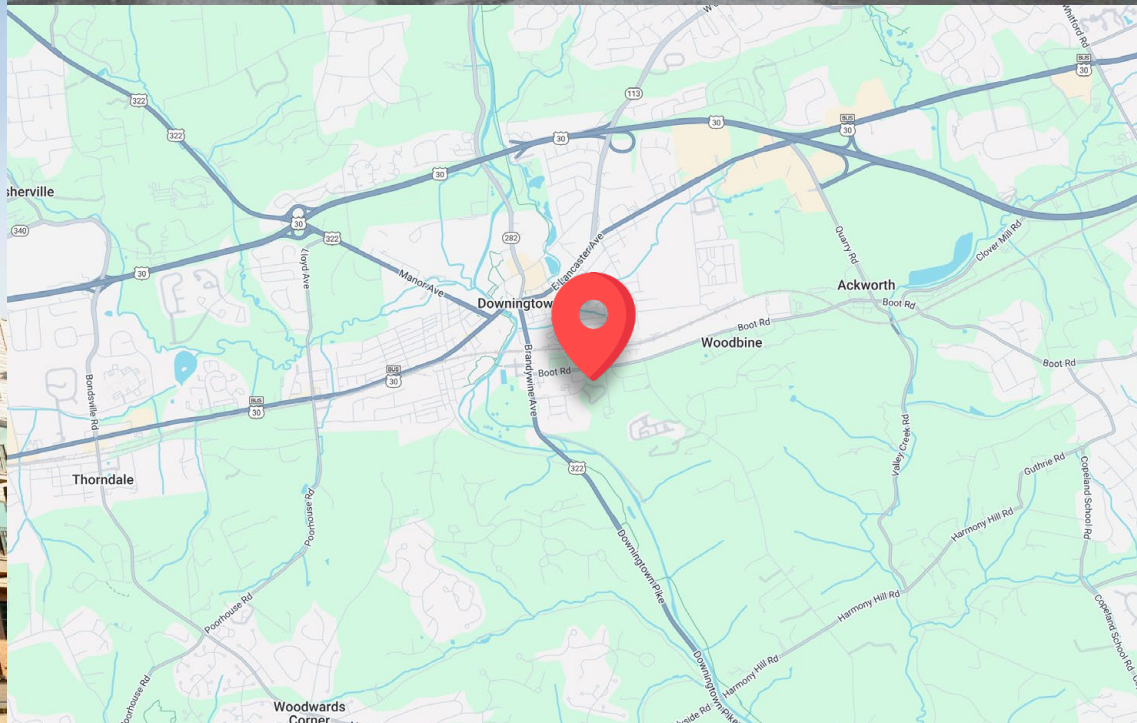


## DISTANCE TO:

BUSINESS 30	2.0 MILES
ROUTE 100	5.1 MILES
PA TURNPIKE	6.0 MILES
DOWNTOWN TRAIN STATION	1.3 MILES
WEST CHESTER, PA	7.1 MILES
EXTON, PA	4.7 MILES
PHILADELPHIA	36.8 MILES
HARRISBURG, PA	72.5 MILES
WILMINGTON, DE	22.7 MILES

# ABOUT THE AREA

- New Development
- River Station Apartments (420 Units) w/ Retail (Noble Goat, Twin Valley Coffee & Sweet Aloha Bowls)



## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### 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:



### Alec Werner

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### Jamie Schmidt

jschmidt@bennettwilliams.com

## 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.

