



TRI-COUNTY COMMERCE PARK

±78,000 SF AVAILABLE MAY 2021

1000 ARMAND HAMMER BOULEVARD
POTTSTOWN, PA 19464



CORNERSTONE REALTY, INC.
YOUR FOUNDATION FOR BUILDING SUCCESS™

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TRI-COUNTY
COMMERCE PARK

POTTSTOWN, PENNSYLVANIA
±78,000 SF AVAILABLE MAY 2021



PROPERTY OVERVIEW & AVAILABILITY

OWNERSHIP:	BCW Associates, Ltd., an affiliate of Cornerstone Realty, Inc.
PROPERTY ADDRESS:	1000 Armand Hammer Boulevard
CITY, STATE:	Pottstown, PA 19446
MUNICIPALITY:	Lower Pottsgrove Township
ZONING:	HI - Heavy Industrial
PARCEL NUMBER:	42-00-00108-408
2020 PROPERTY TAXES	\$0.36/SF
BUILDING SIZE:	749,880 SF
COLUMN SPACING:	64' x 21' 5"
LIGHTING:	T-5 Lighting
HEATING:	Gas fired air-rotation units
POWER:	33 KV primary service provided by PECO Energy. There are four substations in the building.*
SECONDARY ELECTRIC:	Secondary service of 480/277 volts and 240/120 volts metered to each bay. There is 480 volt overhead buss duct distributed throughout.*
PARKING FOR VACANCY (F/G-BAY):	1.5/1,000 SF parking ratio with over 50 spaces for trailer storage.
LOADING:	(8) tailgate doors available
MINIMUM TRUCK COURT DEPTH:	115' - 140'
CLEAR HEIGHT:	21' 11"
SPRINKLER SYSTEM:	Wet sprinkler system comprising of a density of 0.48 gpm over 3,500 SF.
ROOF:	Firestone fully adhered rubber membrane roof with 20 yr. warranty. Installed on the entire building between 2009-2011.

*All occupied spaces are separately submetered.

PROPERTY OVERVIEW & AVAILABILITY

	DIMENSIONS	SQUARE FEET(+/-)	TOTAL SF AVAILABLE (+/-)
BAY A:	385' x 258'	98,685	0
BAY B:	385' x 279.5'	106,812	0
BAY C:	258' x 385'	98,685	0
BAY D:	341' x 344'	115,418	0
BAY E:	341' x 251'	87,280	0
BAY F/G:	341' x 537'	183,000	78,000
BAY X:	194' x 232'	45,000	0
Tech Center:	200' x 75'	15,000	15,000
TOTAL		749,880	93,000

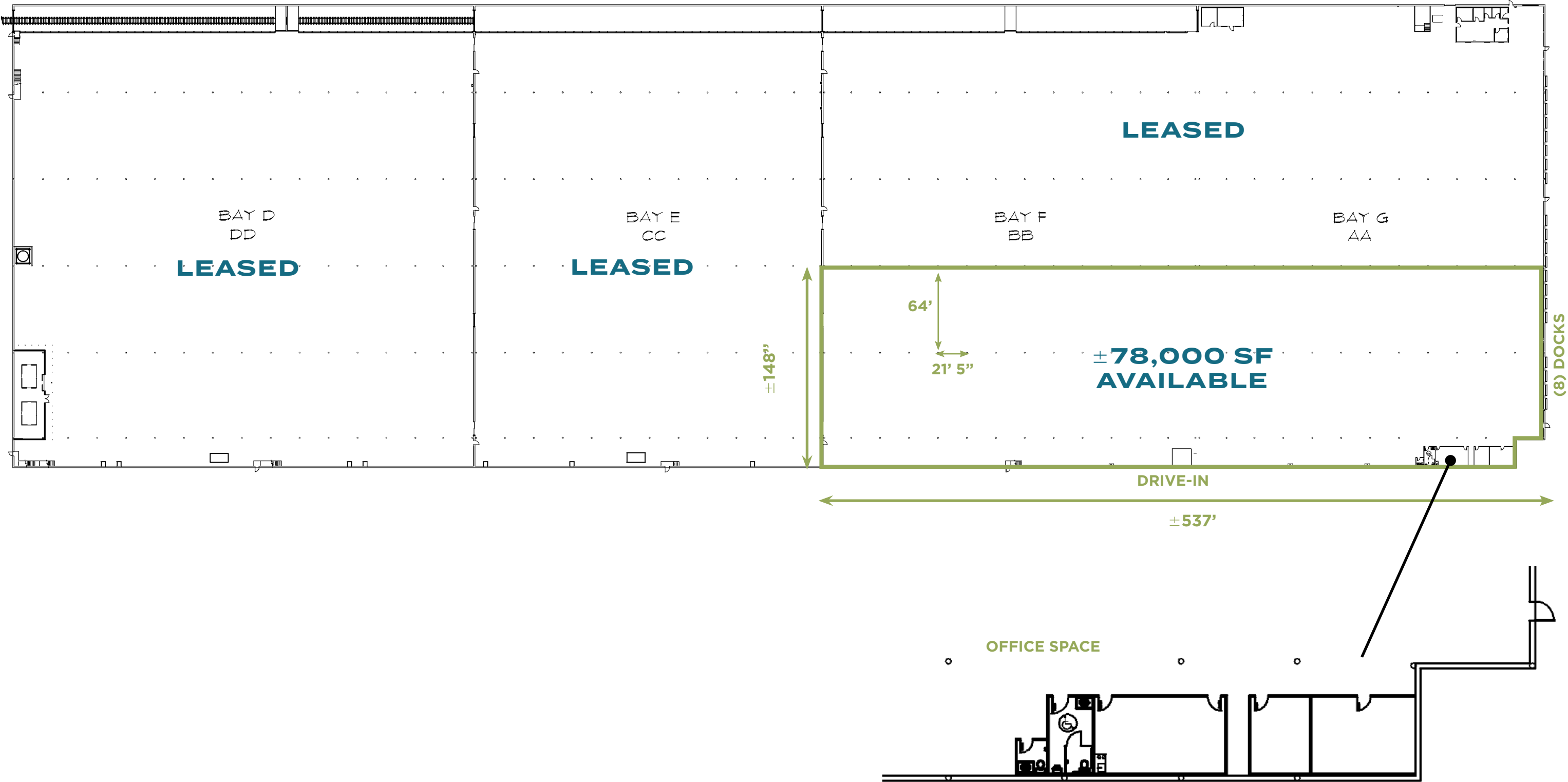


PROPERTY PHOTOS & PLANS

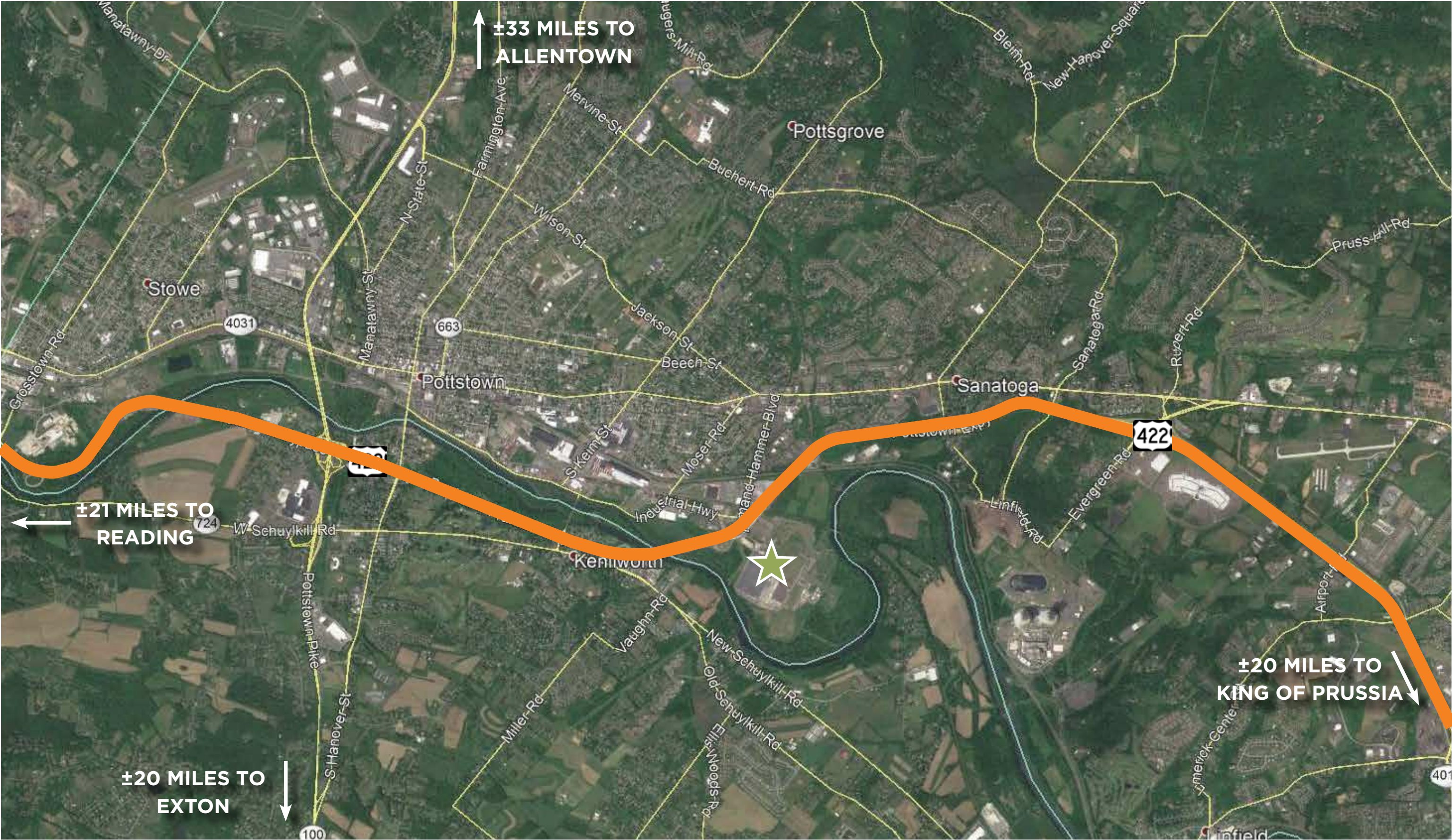


PROPERTY PHOTOS & PLANS

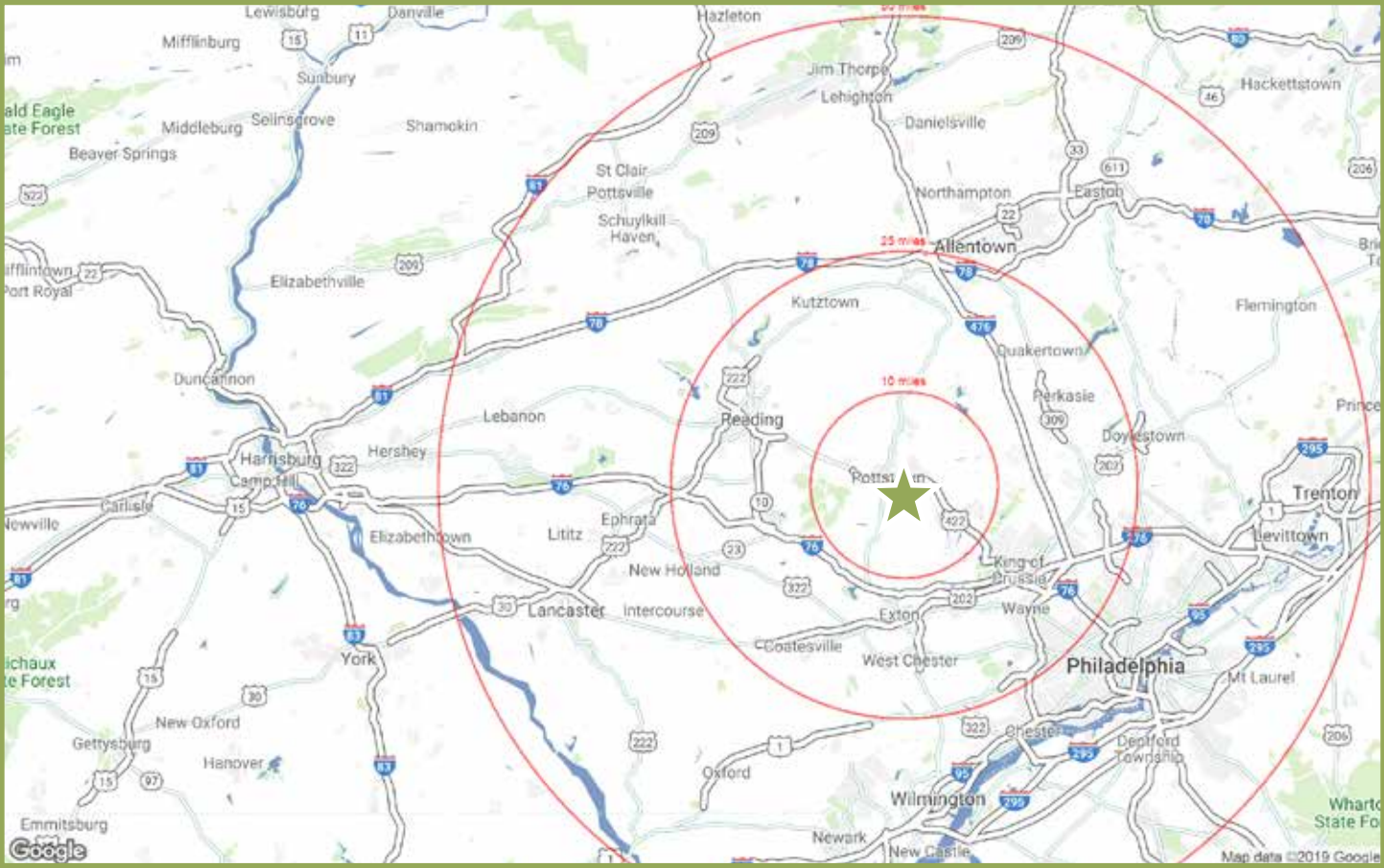




LOCATION

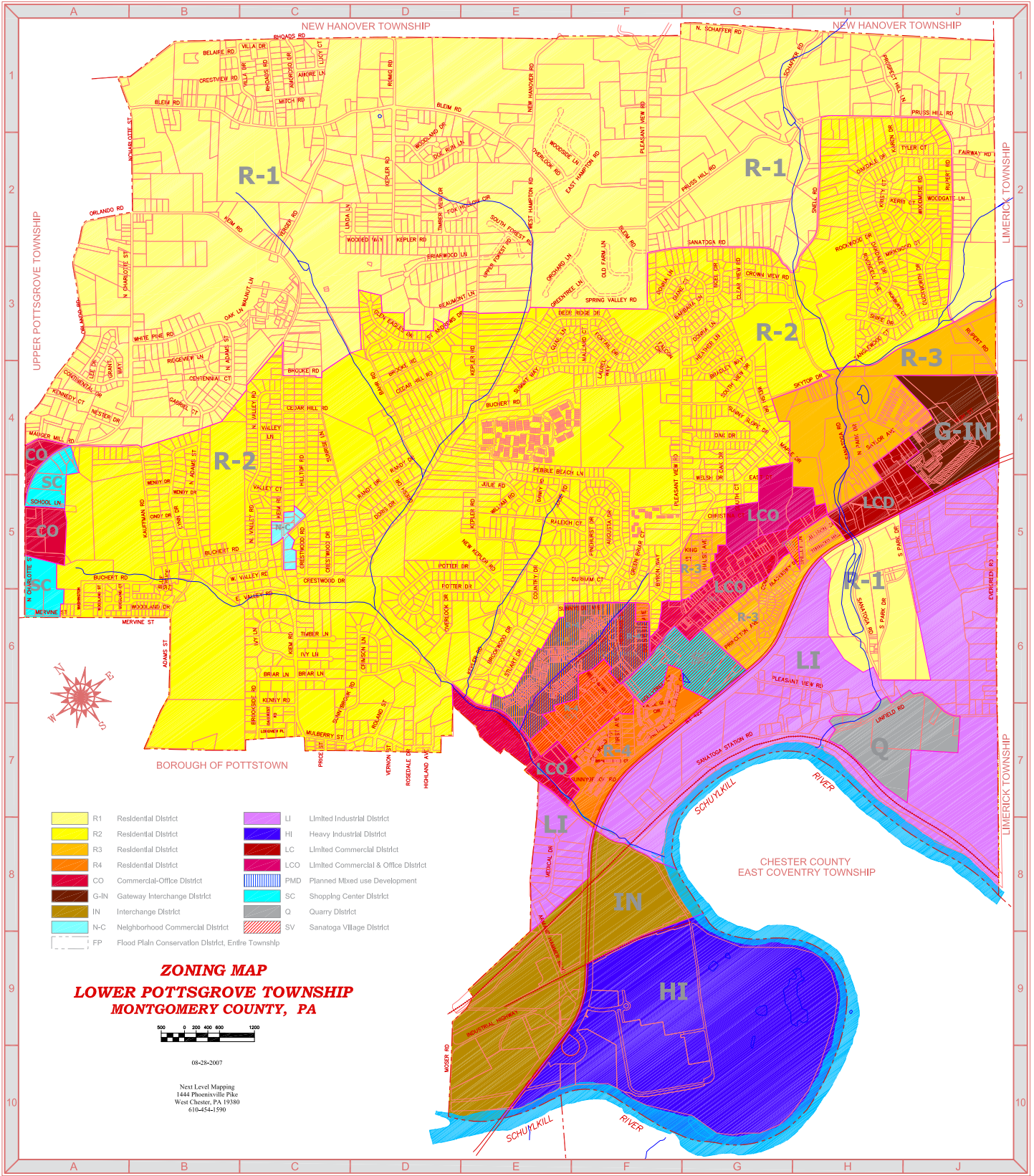


LOCATION



Collegeville, PA - 14 miles	Lehigh Valley, PA - 33 miles
Malvern, PA - 19 miles	Center City Philadelphia - 39 miles
Exton, PA - 20 miles	Wilmington, DE - 56 miles
King of Prussia, PA - 20 miles	Trenton, NJ - 61 miles
Reading, PA - 21 miles	New York City, NY - 124 miles
Coatesville, PA - 28 miles	*Mileages are approximate

ZONING INFORMATION



ARTICLE XXIII
HI Heavy Industrial District¹

§ 250-176. Declaration of legislative intent.

In expansion of the declaration of legislative intent contained in § 250-3 and the community development objectives contained in § 250-5, it is hereby declared to be the intent of the HI Heavy Industrial District to establish reasonable standards for the provision of major industrial operations and employment centers within Lower Pottsgrove Township.

§ 250-177. Use regulations.

The specific uses permitted in this district shall be the erection, construction, alteration or use of building or premises for the following uses and no other to be conducted wholly within a completely enclosed building or in a court enclosed on all sides by buildings except for on-site parking and loading incidental thereto:

- A. The manufacture, compounding, processing, packaging or treating of such products as candy, drugs, pharmaceutical and food products.
- B. The manufacture, compounding, assembly or treatment of articles of merchandise from the following previously prepared materials: bond, cellophane, canvas, cloth, cork, rope, cord and twine, plastics and natural and synthetic rubber, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plaster, metals, precious or semiprecious stones, shell, tobacco, textiles, wood, yarns.
- C. The manufacture of ceramic products using only previously pulverized clay.
- D. Printing, publishing, lithographing, binding and kindred arts.
- E. Central heating plant.
- F. Office and office record storage.
- G. Electric transforming substations, rail freight stations or other necessary public service and public transportation uses.
- H. Manufacture of musical instruments, toys, novelties and metal stampings.

1. Editor's Note: This article (originally Part 16 of Ch. 27 of the 1995 Code) was renumbered 12-3-2007 by Ord. No. 276 as Part 23.

- I. Storage buildings and warehouses.
- J. Manufacture and assembly of:
 - (1) Electrical or electronic devices, home, commercial and industrial appliances and instruments, including the manufacture of accessory parts or assemblies.
 - (2) Graphite and graphite products.
 - (3) Hair, felt and feathers (bulk processing).
 - (4) Ink, colors.
 - (5) Jute, hemp, sisal and oakum products.
 - (6) Machinery and machine tools, electrical equipment, motors (assembly and repair), railroad equipment.
 - (7) Metal and metal products' treatment and processing, such as enameling, lacquering, galvanizing and electroplating, metal casting and foundry products, metal alloys, reduction, refining and smelting of precious and rare metals only.
 - (8) Paper products.
 - (9) Rubber products, including tires and tubes.
 - (10) Shoddy and waste.
 - (11) Textile bleaching.
 - (12) Wax products, manufactured from paraffin.
 - (13) Textile or textile products including spinning and weaving.
- K. Laboratories, experimental, manufacturing and research.
- L. No hotel, tourist home, rooming house or motor court shall be permitted and no dwelling shall be permitted; provided, however, that dwelling quarters for watchman and caretaker employed on the premises shall be permitted in connection with any industrial establishment.
- M. Any of the following uses shall be permitted only when authorized as a special exception:
 - (1) Municipal dump or incinerator.
 - (2) Manufacture, processing or storage of explosives, paint, petroleum or gas.

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- (3) Abattoirs, breweries, meat packing, tanning, curing or storage of leather, rawhides or skins, manufacture or processing of fertilizer, wood pulp, disinfectants or soap.
 - (4) Lime kilns, flour mills, manufacture of cement.
 - (5) Any other use of the same general character as the above permitted uses, provided that the burden shall be upon the applicant to show the Zoning Hearing Board that provisions will be made to adequately reduce or minimize any noxious, offensive, dangerous or hazardous feature or features thereof, as the case may be.
- N. Accessory uses on the same lot therewith and customarily incidental to any of the above permitted uses and signs and off-street parking and loading facilities according to the provisions of Articles XXVI and XXVII herein.

§ 250-178. Development regulations. [Amended 6-3-1974 by Ord. No. 135]

In the HI Heavy Industrial District the following area, width and yard regulations and other development requirements shall apply.

- A. Area, width and yard regulations.
- (1) Lot area. A minimum lot area of three acres shall be required for development within the HI Heavy Industrial District.
 - (2) Building coverage. Not more than 60% of the area of each lot may be occupied by buildings.
 - (3) Yards. The following yard requirements shall apply in the HI Heavy Industrial District:
 - (a) Front yards. The required minimum depth of a front yard shall be 75 feet.
 - (b) Side yards. There shall be two side yards, one on each side of the building or group of buildings erected, each of which shall be not less than 50 feet in width, subject to Subsection A(3)(d) herein.
 - (c) Rear yards. The required minimum depth of a rear yard shall be 50 feet except along railroad trackage and subject to Subsection A(3)(d) herein.
 - (d) Exceptions for side and rear yards. In no case shall any building or structure be erected closer than 200 feet to

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- any residential district, nor any parking area be closer than 100 feet to any residential district, which one-hundred-foot area shall be maintained as a green area entirely covered by grass, shrubs or trees.
- (4) Height regulations. The maximum height of any building or structure erected or enlarged in this district shall be 50 feet except that the height of any such other building or other structure may be increased to a maximum of 70 feet or such increased height as may be warranted when approved by the Zoning Hearing Board as a special exception for such structures as water towers, chimneys, stacks, radio antennas and transmission towers, provided that for every foot of height in excess of 50 feet there shall be added to each yard requirement one foot.



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