



# Sublease: Conditioned Warehouse Space

## 249 Planebrook Road, Unit 2, Malvern, PA

Property Management

Facilities Management

Sales and Leasing

Lease Administration



Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



### PROPERTY FEATURES

- 2,000 square foot warehouse. Fully heated and air conditioned.
- All open space with powder room and small kitchen area
- Ceiling heights are 16'-18'
- Drive-in door is 10' x 12'
- Electric is 3-phase, 240 volt service
- Zoning: FC - Frontage Commercial (E. Whiteland Township—See attached zoning for permitted uses)
- Signage on marquee sign on Lancaster Ave.
- Location: At the lighted intersection of Route 30/Lancaster Ave. and Planebrook Road.
- Across from Wawa with easy access to Routes 202, 352, 401, 29 and the Route 30 bypass.

**\$2,200/month plus utilities**

**\*Term through August 31, 2020\***

### CONTACT INFORMATION

For more information on this property or to schedule an appointment, please contact:

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Senior Associate

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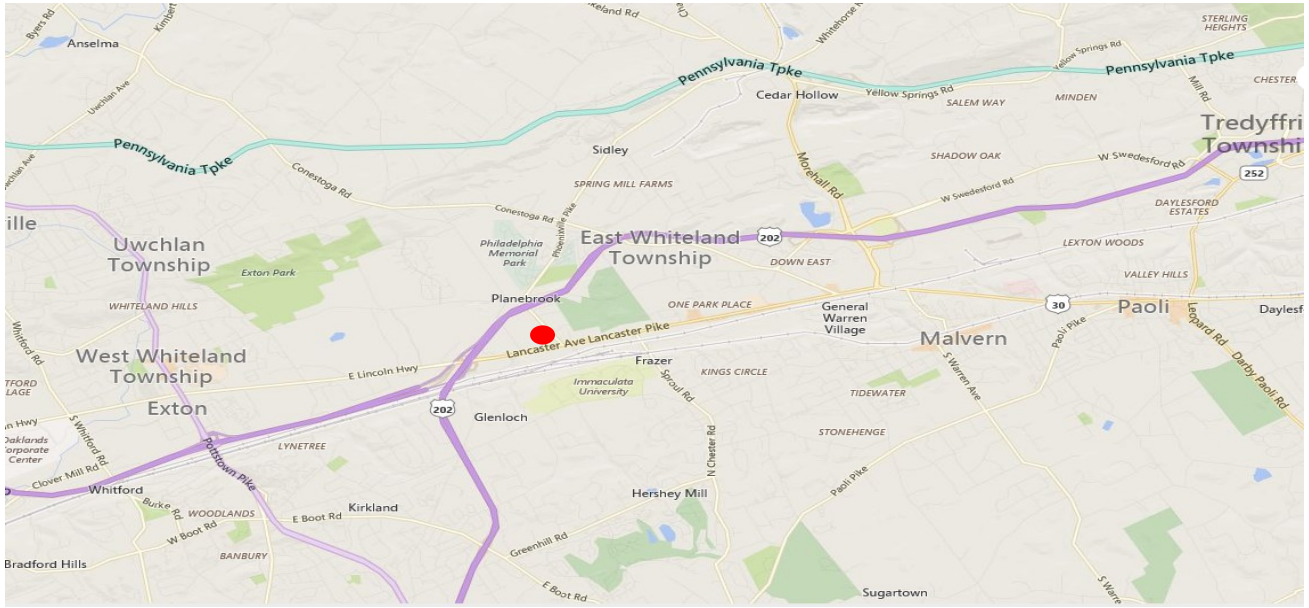
[emccurdy@briterealty.com](mailto:emccurdy@briterealty.com)



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610.524.8285

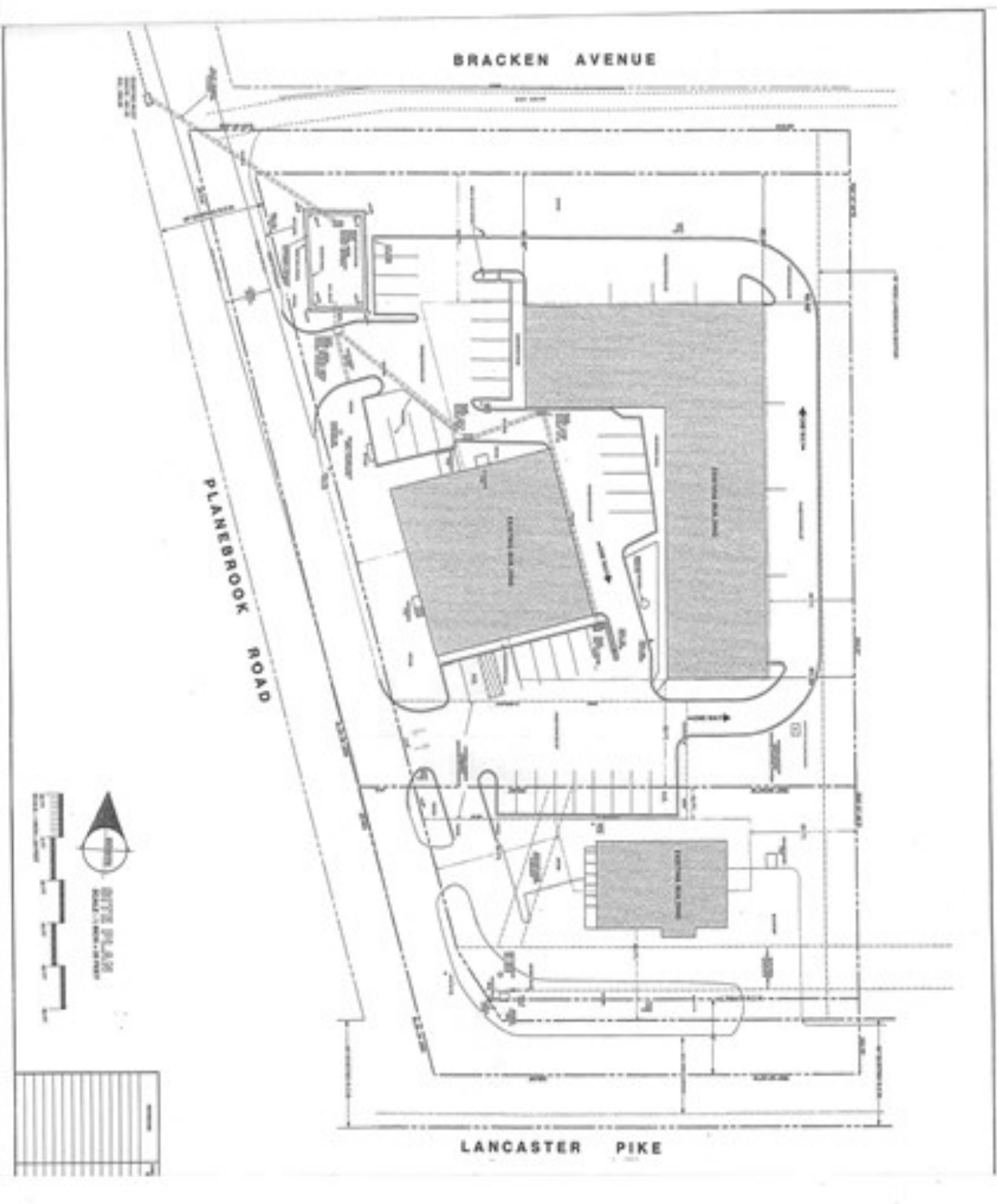
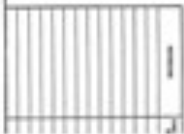
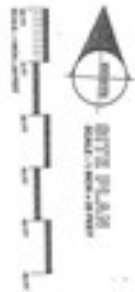




BRACKEN AVENUE

PLANE BROOK ROAD

LANCASTER PIKE



## ZONING

### 200 Attachment 6

**Table of Permitted Uses for Mixed Use Districts<sup>1</sup>**  
**Township of East Whiteland**  
**[Amended 11-14-2007 by Ord. No. 201-2007; 1-13-2010 by Ord. No. 221-2010]**

Use Classification	District					
	VMX	FC	ROC	O/BP	O/BPS	PO
<b>Retail commerce, including:</b>						
1. Stores and personal service shops dealing directly with customers	P	P	P		P	
2. Restaurants or other similar establishments, but excluding drive-in facilities	SE	P	P		P	
3. Banks, but excluding drive-in facilities	SE	P	P		P	
4. Cinemas or similar recreational or cultural establishments	CU	CU	P		CU	
5. Exercise or fitness facilities	P	P	P		P	
6. Studios for dance, art, music or photography	P	P	P		P	
7. Nursery schools or day-care centers, inclusive of both	SE	P	P	P	P	
<b>Business or professional offices, including: adult daycare and child day care</b>						
1. Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions, veterinarians (but excluding animal boarding facilities), insurance and stock brokers, travel agents and government entities	SE	P	P	P	CU	P
2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	P	P	P	P		P
Hotels, motels, inns, or conference centers	CU	CU	P		CU	
Bed-and-breakfast establishments	SE	P			CU	
Lawn and garden centers		P	P			
Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature	SE	P	P	CU	CU	CU
Public or private not-for-profit open space and recreation uses	P	P	P	P	P	P
For-profit open space and recreation uses	CU	P	P	CU	CU	
Transit stations or public utility facilities	P	P	P	P	P	P
Animal hospital, veterinarian, or kennel		P				
Single-family detached residential dwellings (SFD)	P					
Two-family residential dwellings (2F)	P					
Single-family attached residential dwellings (SFA)	CU					
Multifamily residential dwelling (MF)	CU					
Residences, in mixed-use commercial-residential or institutional-residential buildings	CU					
Drive-in facility		SE			P	
Nonnecessary antennas			SE	SE	SE	SE
Public garage, motor vehicle sales, service or repair shop, and gasoline service station		P	SE		SE	
Processing of food and beverages, medicine and personal care products (excluding soap), and similar in-kind uses				P		
Printing of paper, plastic, and metal				P		
Research, development, and testing of new products, laboratories				P		
Warehousing and distributing				P		
Accessory uses such as cafeterias and child day-care facilities				P	P	P
Light manufacturing, consisting primarily of the assembly of previously prepared components or, in the case of pharmaceutical products, the compounding and/or manufacture of drugs, medicine, and other pharmaceutical products				P		

P = Permitted  
 SE = Special Exception  
 CU = Conditional Use

**NOTES:**

<sup>1</sup> Permitted uses for ROC/R Districts are found in § 200-35. Permitted uses for CGO Districts are found in § 200-30.