

14,000 SF OFFICE FOR SALE OR LEASE

840 & 841 SPRINGDALE DR., EXTON, PA



Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



PROPERTY FEATURES

- Two free-standing, one-story office buildings on 3 acres located in Whiteland Business Park
- Abundance of parking – 66 spaces (4.7/1,000)
- Zoning: O/R - Office/Residential
- Easy access to all major highways, shopping, and eateries
- Beautifully landscaped with outdoor seating and patio areas
 - 840 SPRINGDALE DRIVE
 - 7,000 SF single-story office building
 - Fully sprinklered
 - Lobby, reception, private perimeter offices, small and large conference rooms
 - 841 SPRINGDALE DRIVE
 - 7,000 SF single-story office/flex building with loading platform
 - Mix of private offices and large conference room with open area ideal for storage, research and development or lab

CONTACT INFORMATION

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

Tom Taylor

Senior Vice President

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Email: ttaylor@briterealty.com

Eric McCurdy

Senior Associate

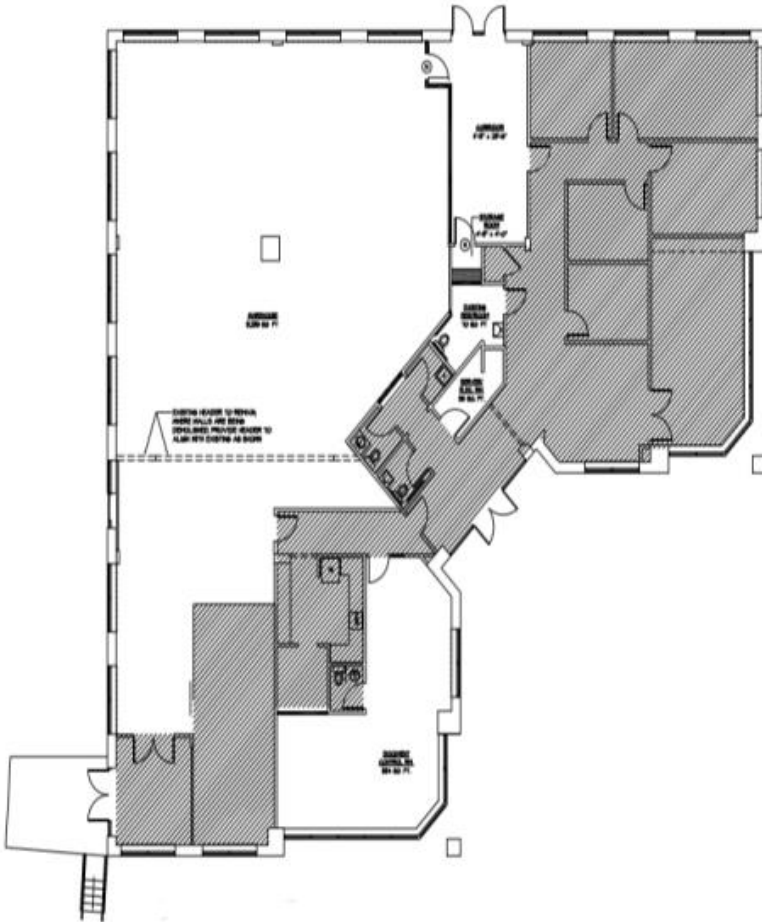
Direct: 610.561.6048

Email: emccurdy@briterealty.com

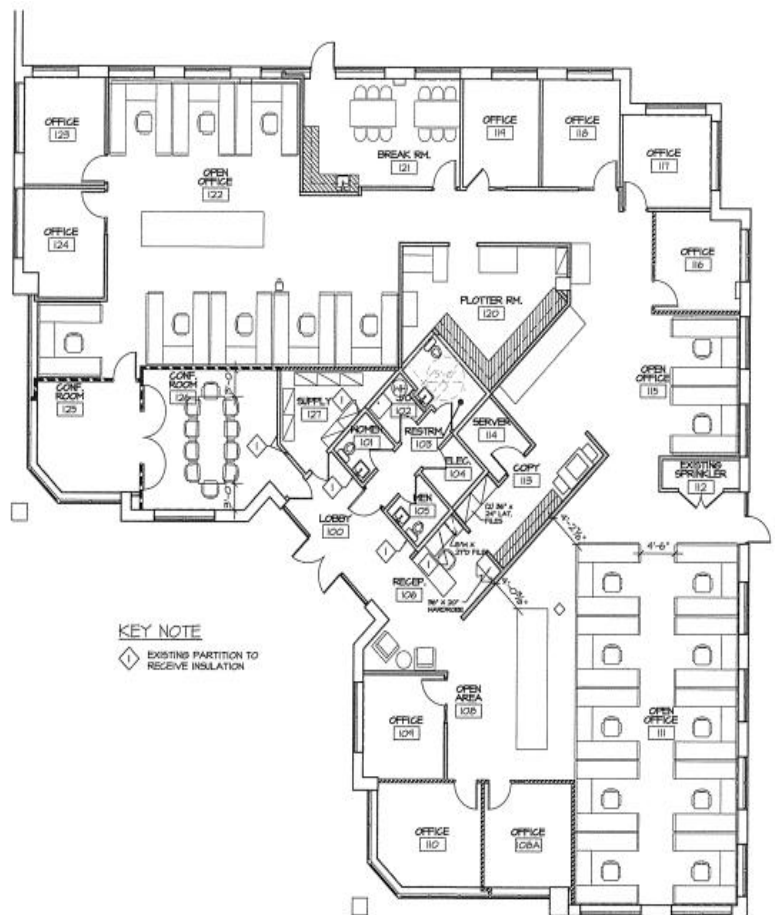
SALE PRICE: \$1,995,000
LEASE RATE: \$13.00/NNN

FLOOR PLANS

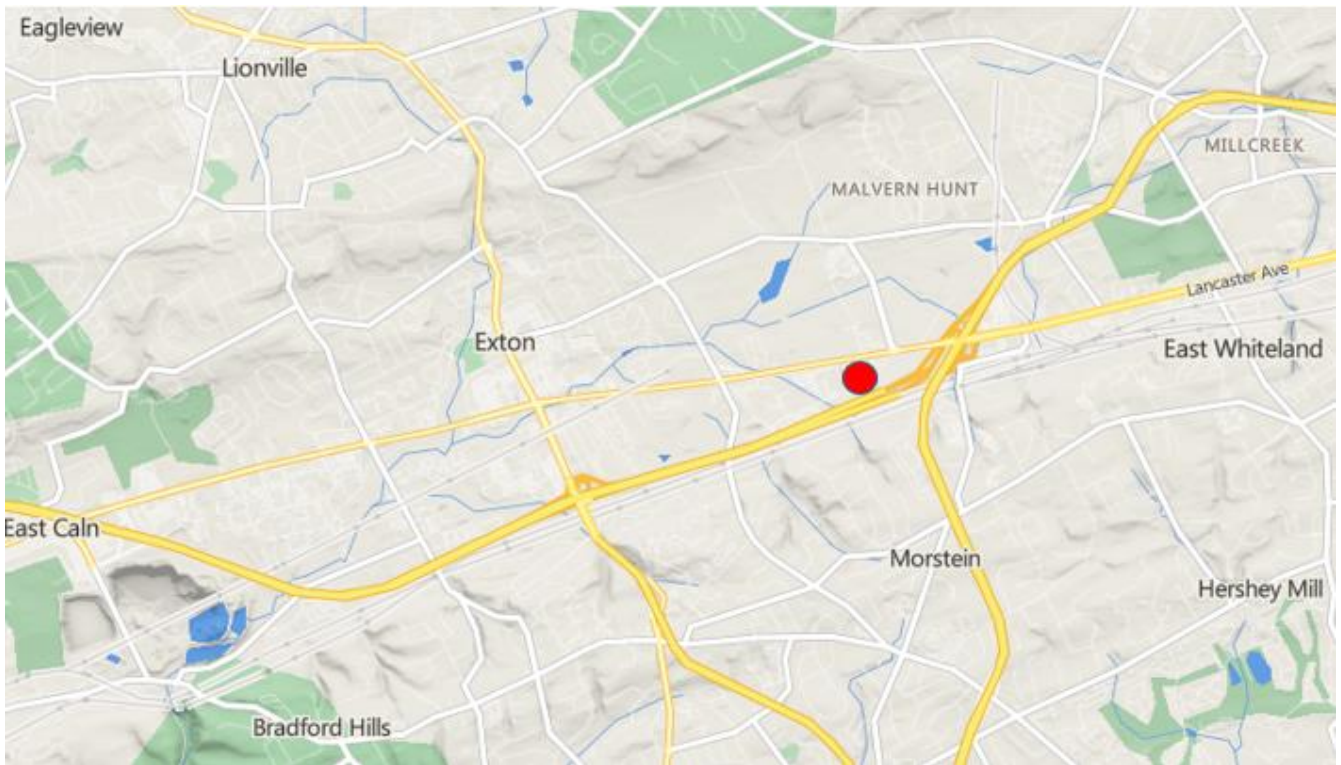
841 SPRINGDALE DRIVE



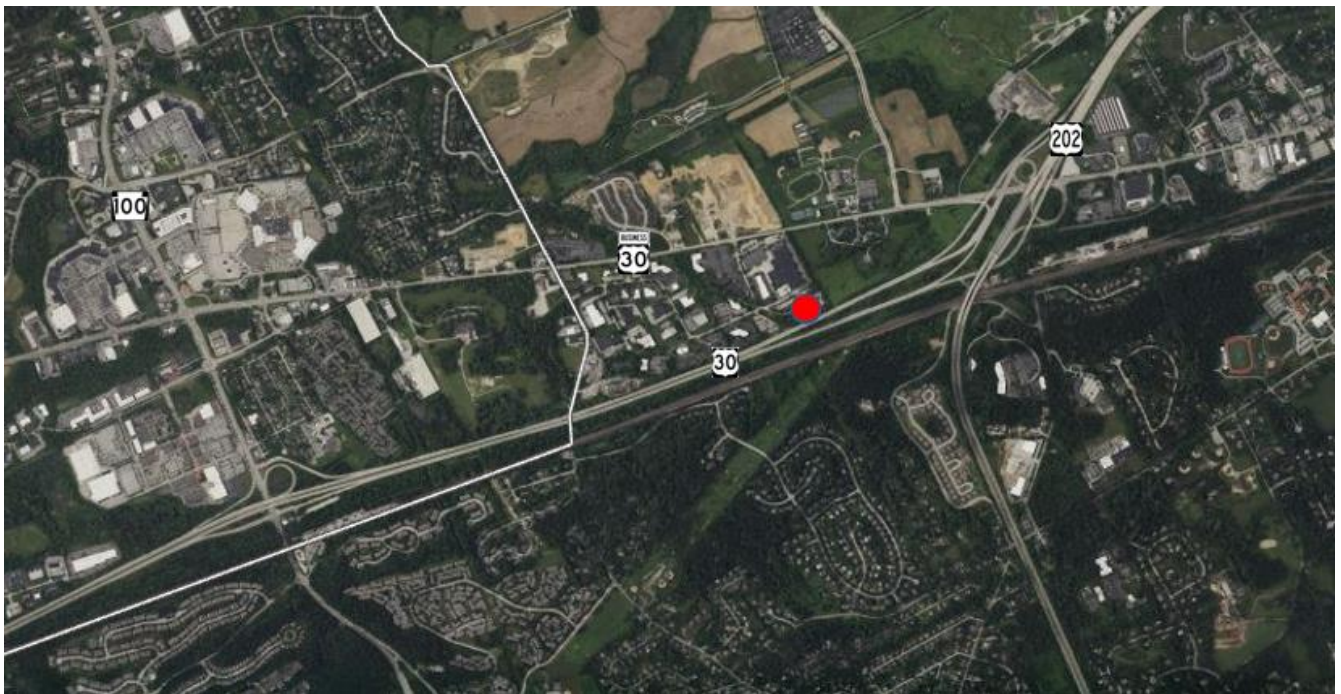
840 SPRINGDALE DRIVE



ROAD MAP VIEW



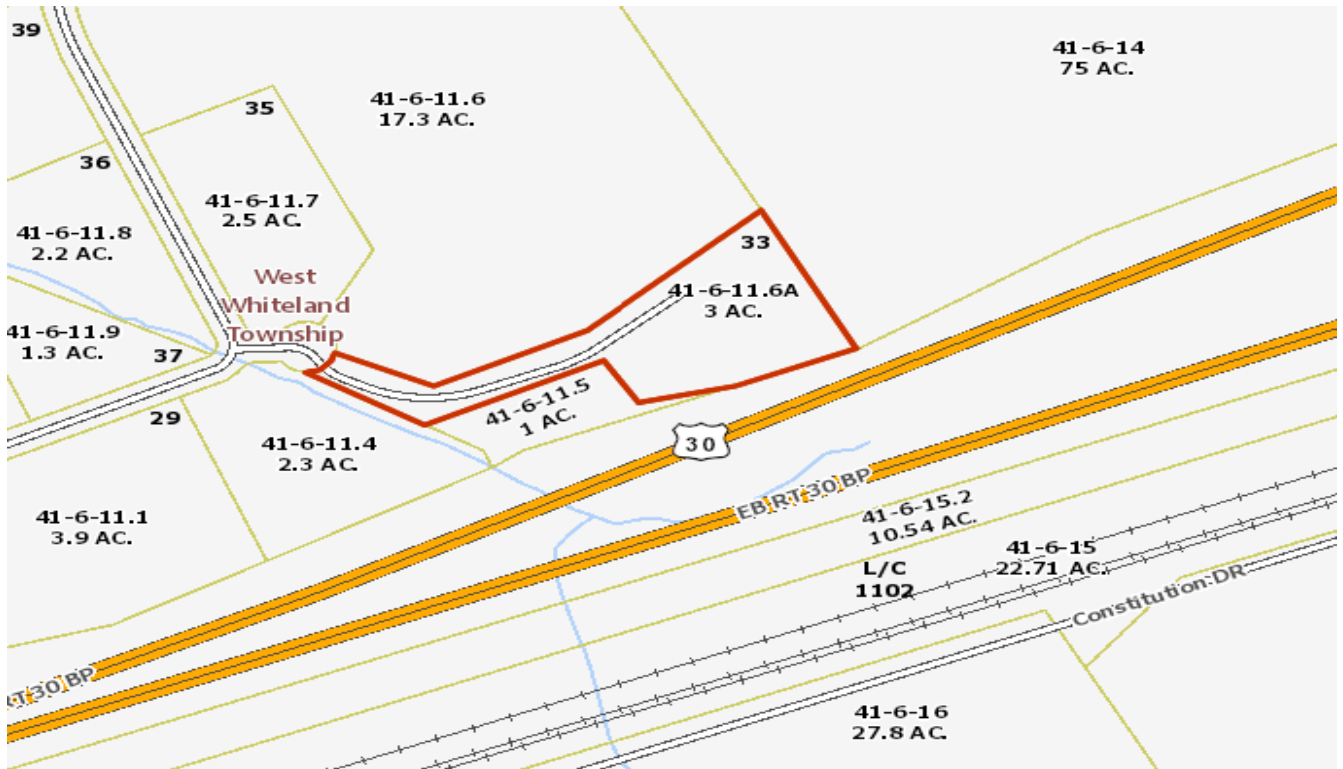
AERIAL VIEW



BIRD'S EYE VIEW



TAX MAP



ZONING

ZONING—West Whiteland Township O/R – Office/Residential District

- A. Purpose.**
- (1) To accommodate the development of projects that integrate residential and nonresidential uses to create live-work communities providing high aesthetic quality and facilitating transit by means other than private automobiles for daily needs.
 - (2) To provide suitable accommodation for uses that require the ease of access afforded by Lincoln Highway and nearby mass transit.
 - (3) To accommodate development that will serve as a transition between the higher density permitted in the Town Center district and the lower densities elsewhere in the Township, as well as between the highway-oriented uses along Lincoln Highway and residential uses.
- B. Use regulations.** A lot may be used for any one or more of the following purposes. Conditional use review shall be required only when a project exceeds one or more of the thresholds specified in § 325-124A of this chapter.
- (1) Office building.
 - (2) Research and development facility, including laboratories and similar facilities for engineering and/or testing of materials, processes, or products.
 - (3) Continuing education facility.
 - (4) Fitness facility.
 - (5) Day-care facility for adults or children, subject to compliance with the applicable provisions of § 325-27 of this chapter.
 - (6) Medical services.
 - (7) Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that article.
 - (8) Accessory uses incidental to those permitted above.
 - (9) Residential uses, subject to the provisions of § 325-15.1D of this chapter. [Amended 11-24-2015 by Ord. No. 428]
 - (10) Retail store/trade, provided that no part of any structure related to such use shall be farther than 750 feet from the intersection of the center lines of Lincoln Highway and Ship Road. Vehicle fueling stations are permitted only as a component of a convenience store. [Added 5-22-2019 by Ord. No. 447]
- (7) Minimum rear yard: 50 feet.
 - (8) Minimum side yard: 35 feet.
 - (9) Maximum structure height: 40 feet, except that this may be increased to 50 feet provided that: [Amended 10-11-2017 by Ord. No. 439]
 - (a) For each additional one foot over 40 feet, all other yard requirements shall be increased by one foot; or
 - (b) Due to topographic or other site conditions, the Board as advised by the Planning Commission determines the effect of the increased height to be in consequential with regard to internal site design and off-site visibility.

D. Regulations for residential uses and for structures that have a combination of residential and nonresidential uses. For the purposes of this section, facilities ancillary to and supportive of a residential community where the use of such facilities is limited to residents of that community and their guests shall be deemed a component of such residential use and shall not be interpreted as a nonresidential use. Such uses may include, but are not necessarily limited to, fitness centers swimming pools and other facilities for active recreation (whether indoor or out door), community rooms and gathering areas, game rooms, media rooms, and business centers.

(1) Single-family dwellings.

- (a)** Single family dwellings are permitted when in compliance with the area and bulk regulations of the R-2 Residential Zoning District.
- (b)** No lot to be developed with a single-family detached dwelling shall have frontage along Lincoln Highway.
- (c)** No individual single-family dwelling shall have direct driveway

(2) Two-family and multifamily dwellings. The provisions of this section are subject to modification in accordance with the terms of Exhibit 4, Bonus Menu, of this chapter. [2] Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review; in the event conditional use review is not required, such determination shall be made during the land development review.

- (a)** Minimum gross lot area: 10.00 acres.
- (b)** Maximum building coverage: 25% of net lot area.
- (c)** Maximum impervious coverage: 65% of net lot area.
- (d)** Minimum lot width at street line: 100 feet.
- (e)** Minimum lot width at building line: 150 feet.
- (f)** Minimum front yard:
 - [1]** Seventy-five feet from Lincoln Highway, Ship Road, and Whitford Road.
 - [2]** Twenty-five feet from all other public streets.
 - [3]** Ten feet from private streets and other motor vehicle accessways.
- (g)** Minimum rear yard: 50 feet.
- (h)** Minimum side yard: 50 feet.
- (i)** Maximum structure height: 40 feet, but not more than three stories above grade, except that this may be increased to 50 feet and four stories above grade, provided that:
 - [1]** For each additional one foot over 40 feet, all other yard requirements shall be increased by one foot; or
 - [2]** Due to topographic or other site conditions, the Board as advised by the Planning Commission determines the effect of the increased height to be inconsequential with regard to internal site design and off-site visibility.

(3) High-density single-family option. Tracts with a gross tract area of 40 acres or more shall be eligible for development under the high-density single-family option. This option allows eligible tracts to be developed with a combination of single-family detached dwellings, two-family dwellings, and townhouse dwellings in accordance with the following regulations.
[Added 5-22-2019 by Ord. No. 447[3]]

- (a)** Minimum gross tract area: 40 acres.
- (b)** Maximum building coverage: 25% of net tract area.
- (c)** Maximum impervious coverage: 65% of net tract area.
- (d)** At least 50% of the proposed dwelling units shall be single-family detached dwellings, which shall comply with the following regulations:
 - [1]** Minimum lot size: 7,000 square feet.
 - [2]** Minimum lot width at the building line: 70 feet.
 - [3]** Minimum front yard: 20 feet.
 - [4]** Minimum side yard: five feet; however, no portion of any single family detached dwelling shall be closer than 15 feet to any portion of any other single-family detached dwelling.
 - [5]** Minimum rear yard: 25 feet. Covered decks that are not permanently enclosed and patios shall be permitted to project a maximum of 10 feet into the rear yard.
 - [6]** Maximum structure height: 35 feet.
- (e)** Not more than 50% of the proposed dwelling units shall be two-family or townhouse dwellings, which shall comply with the following regulations:
 - [1]** Two-family and townhouse dwelling units may be placed on individual lots with front and rear yards, on individual building footprint lots, or developed as condominium units under the Pennsylvania Uniform Condominium Act, provided that twin and townhouse dwelling development is consistent with the area and bulk regulations below.
 - [2]** Minimum building setback:
 - [a]** From Lincoln Highway: 150 feet.
 - [b]** Whitford Road: 75 feet.
 - [c]** From all other public streets: 25 feet.
 - [d]** From private streets: 10 feet.
 - [e]** From tract perimeter where the perimeter is not defined by a street or otherwise provided for above: 40 feet.
 - [3]** Minimum building separation: 30 feet.
 - [4]** Maximum structure height: 40 feet, but not more than three stories above grade.

- (f) Minimum permanent open space: 30% of gross tract area.
 - [1] Lands within road rights-of-way or within any residential lot for private ownership shall not be counted toward this requirement. Environmentally constrained lands and lands within other types of right of-way may count toward this requirement; however, this section shall not be interpreted to supersede § 281-47 of the Subdivision and Land Development Ordinance, so if the permanent open space fails to satisfy the minimum requirements of that section, the developer may still be subject to payment of a fee in lieu of open space for the unmet portion.
 - [2] The distance from a residential lot to a permanent open space area shall not exceed 300 feet.
- (g) As a minimum, sidewalks shall be provided on one side of all streets, except that sidewalks shall not be required along Lincoln Highway if an alternative means of pedestrian access satisfactory to the Township is provided through the development to connect to existing streets on the perimeter of the tract.
- (4) Dwelling units in combination with other uses. Where units within a structure or upon a tract are to be owned under a condominium arrangement, the following regulations shall be applied to the entire area over which the pertinent condominium association has interest (i.e., all of the condominium units in the aggregate as well as all common property directly owned by the association) and not to the individual condominium units. The dimensions of the individual condominium units shall be at the discretion of the developer and need not comply with this section. The provisions of this section are subject to modification in accordance with the terms of Exhibit 4, Bonus Menu, of this chapter.[4] Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review; in the event conditional use review is not required, such determination shall be made during the land development review.
 - (a) Where a structure or tract includes dwelling units in combination with other uses, the regulations of § 325-15.1C, above, shall apply. [Amended 11-24-2015 by Ord. No. 428]
 - (b) Where dwelling units are provided pursuant to the provisions of Article X, Institutional District, then the regulations of said Article X shall be controlling in lieu of this Article VI.
- E. Industrial parks approved prior to December 8, 1998. The definition of "developable acreage" found elsewhere in this chapter shall not apply to industrial parks finally approved by the Township prior to December 8, 1998, pursuant to Sections 702(1)(i) and 704 of the West Whiteland Township Zoning Ordinance of 1986, as amended through November 30, 1998, and shall not apply to each lot created in such industrial parks (the aforesaid industrial parks and lots are referred to herebelow as "existing industrial parks"). The provisions of this chapter, including the above standards for the O/R Zoning District, are hereby modified as follows as applied to existing industrial parks:
 - (1) For purposes of area and bulk calculations, "developable acreage" shall mean the gross acreage of the tract or lot minus existing or future road rights-of-way, floodplain areas, wetlands, and areas with slopes of 25% and greater.
 - (2) Upon full development, the total impervious coverage of all of the lots in the existing industrial park shall be limited to 60% of the aggregate developable acreage, as defined in § 325-15.1E(1), above, of all of the lots in that existing industrial park. [Amended 11-24-2015 by Ord. No. 428]
 - (3) Except as modified hereabove, all other provisions and regulations of this chapter shall apply to existing industrial parks.