

# FLEX SPACE AVAILABLE FOR LEASE

RIDGEWOOD CORPORATE CENTER

408 Boot Road, Downingtown, PA



Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC

## PROPERTY FEATURES

- Suite 408 – 5,452 RSF of flex space available for lease.
  - 1,298 RSF of warehouse space with 17' ceiling height.
  - 1 loading dock with precast concrete ramp.
- Potentially up to 10,745 contiguous RSF available
  - Suite 400: 5,293 RSF of office space available for sublease
- Highly accessible location near Rts. 322, 30, 202 & 100
- Abundance of parking
- Zoning I-1 Industrial District – Permitted uses include laboratory, manufacturing, wholesaling, warehousing and distribution, food processing, etc.
- Convenient to Downingtown Borough, shopping, restaurants, and hotels

**LEASE RATE: \$14.00/NNN**

## CONTACT INFORMATION

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

**Tom Taylor**

Senior Vice President

Direct: 610.524.8331

Email: [ttaylor@briterealty.com](mailto:ttaylor@briterealty.com)

**Eric McCurdy**

Senior Associate

Direct: 610.561.6048

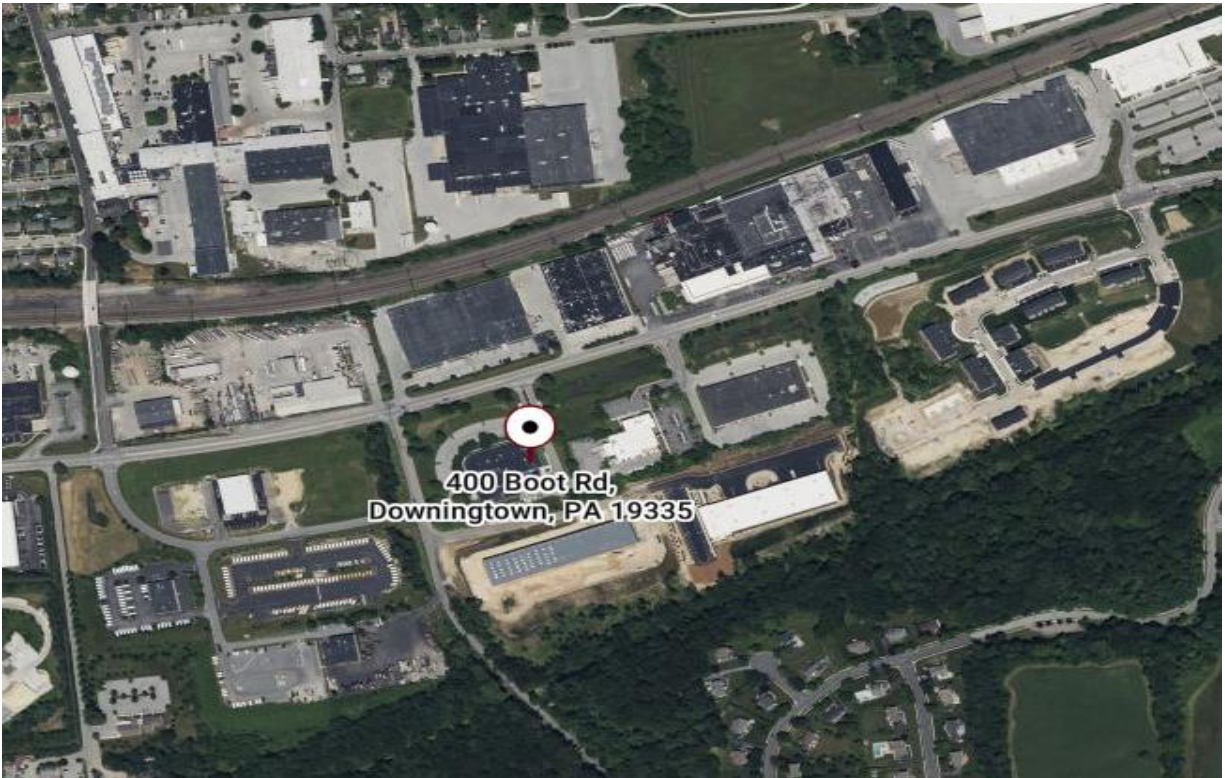
Email: [emccurdy@briterealty.com](mailto:emccurdy@briterealty.com)



ROAD MAP VIEW



AERIAL VIEW



# BIRD'S EYE VIEW



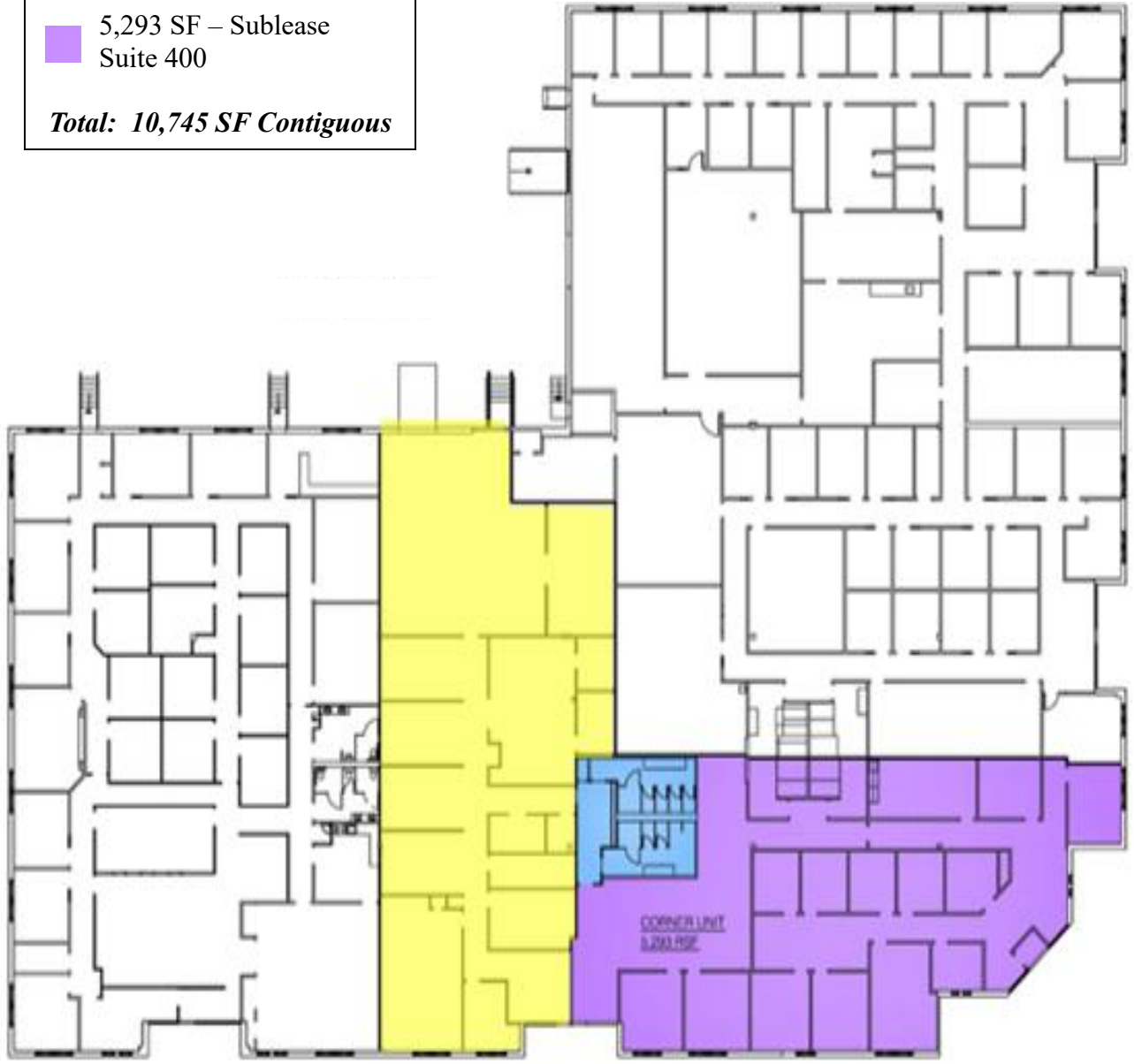
# TAX MAP



5,452 SF – Available  
Suite 408

5,293 SF – Sublease  
Suite 400

**Total: 10,745 SF Contiguous**



## ZONING

### § 225-13. I-1 Industrial District.

[Amended 3-20-1996 by Ord. No. 1996-1; 3-18-1998 by Ord. No. 1998-1]

A. Specific intent. It is the purpose of this district to encourage industrial development which is free from offensive noise, vibration, smoke, odors, glare, hazards of fire other objectionable effects. Industries which can meet the standards imposed in this district shall be permitted to locate in districts adjacent to commercial and residential uses and adjoining arterial highways, provided adequate landscaping and screening are employed. It is further the intent of this district to provide for suitable location for Transit Oriented Mixed Use developments when situated near rail and related commuter transportation infrastructure, and where legislatively established by the Zoning Code as a specific overlay map in the I-1 Industrial District.

[Amended 4-18-2019 by Ord. No. 2019-01]

B. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

#### (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)<sup>[1]</sup>

[1] *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.
- (l) Public utilities.  
[Added 9-21-2011 by Ord. No. 2011-03]
- (m) Any other lawful use not otherwise provided for by this chapter, subject to § **225-35**.  
[Added 9-21-2011 by Ord. No. 2011-03]
- (n) Renewable energy system as a principal use in accordance with § **225-14T**.  
[Added 5-21-2014 by Ord. No. 2014-02]
- (o) Tower-based wireless communications facility. (See § **225-14U**.)  
[Added 7-20-2016 by Ord. No. 2016-03]
- (p) Transit Oriented Mixed Use Development, where legislatively established by an overlay map in the I-1 Industrial District and subject to the Transit Oriented Mixed Use Development Standards set forth in § **225-13E**.  
[Added 4-18-2019 by Ord. No. 2019-01]