CAPITAL
Commercial Real Estate Group
610-359-9700
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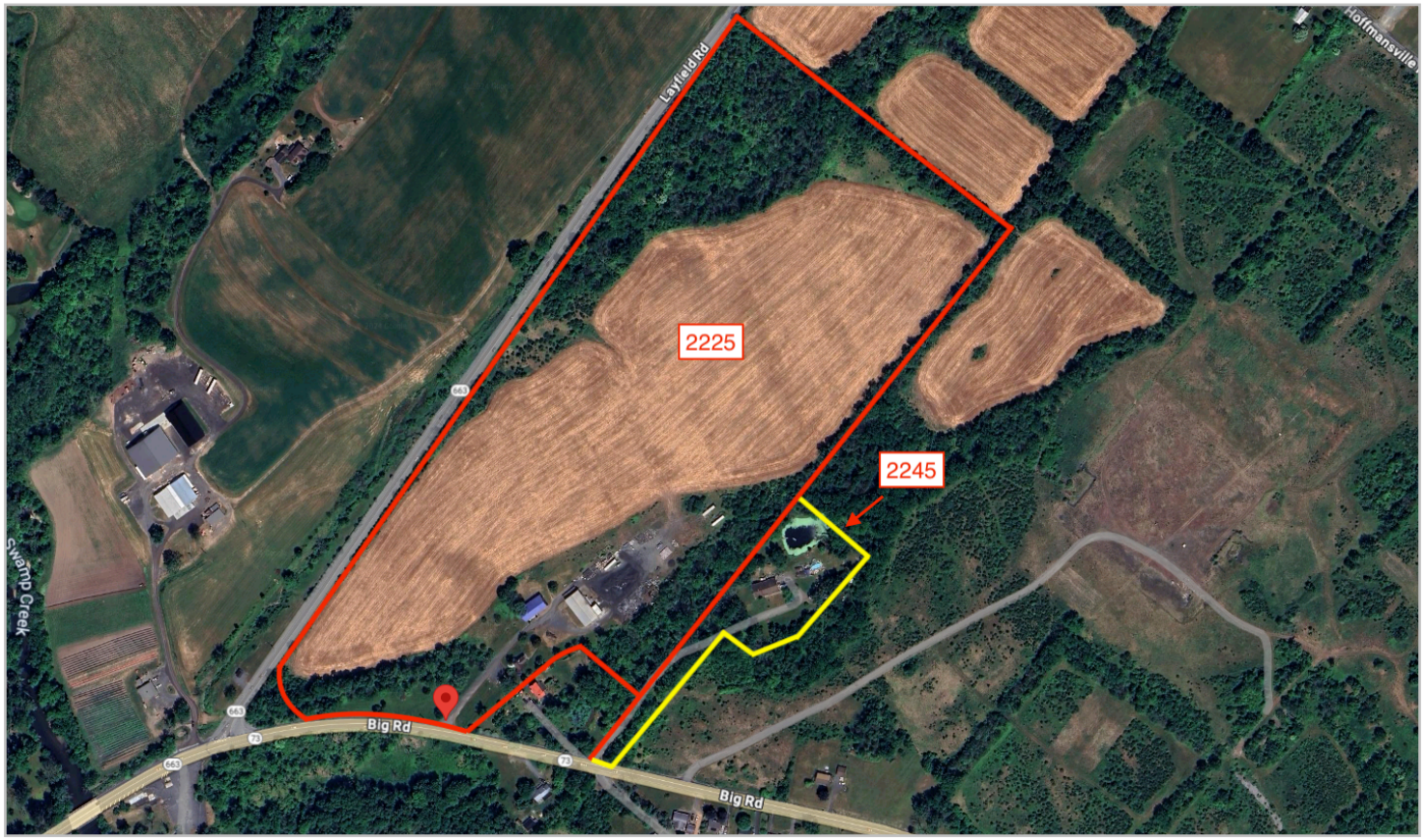
+/- 48 ACRES - LIGHT INDUSTRIAL



AVAILABLE

FOR SALE

Contact Us For Pricing

LOCATION: 2225 & 2245 Big Rd, Gilbertsville, PA 19525

PROPERTY HIGHLIGHTS:

- 2 Parcels: 48+ AC
- Currently Being Used as an Auction Facility
- 5,000 SF Barn: 4,000 SF Shop; 2,000 SF Renovated Residential Building
- 2225 & 2245 Big Rd Location On Google Maps
- Clean Environmentals
- Zoned Light Industrial: Allows for a Variety of Options from Multiple Automotive Uses Including Repair & Sales; Medical Office; Commercial School; Wholesale/Storage/Warehouse, Office, Veterinary Office, Golf Course and Much More! (Zoning Information Included)

Matt Phillips
Cell: 610-973-4823
Office: 610-359-9700
mphillips@capitalcomre.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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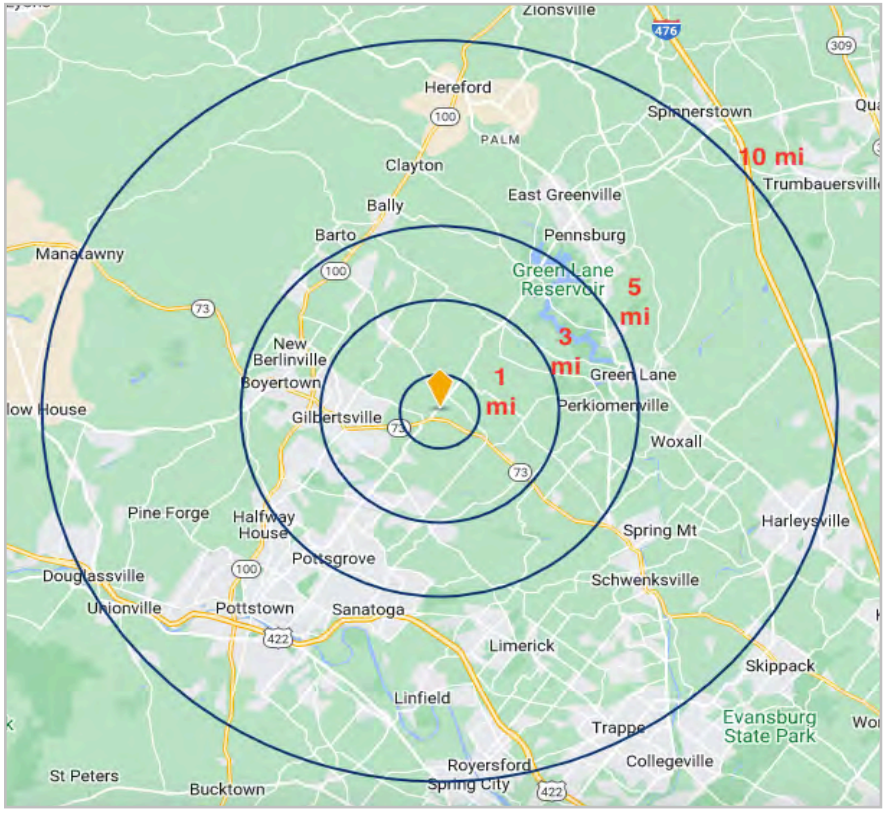





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Part 15
LI LIGHT INDUSTRIAL DISTRICT

§ 27-1501. Purpose. [Ord. 3/29/1990A, § 900]

1. The purpose of the LI Light Industrial District is to provide for industrial, office and laboratory uses with suitable open space and landscaping in keeping with the Township's rural character. Such developments should be planned with adequate improvements, sewer and water services, internal streets and compatibility among uses. Adverse impacts on neighboring residential developments must be avoided.

2. Within the LI Light Industrial District, a building may be erected, altered or used, and a lot or premises may be used when in conformance with the conditions of this chapter and the specific use, area and design regulations of this district.

§ 27-1502. Use Regulations. [Ord. 3/29/1990A, § 901; as amended by Ord. 93-2, 2/8/1993, § 91; Ord. 95-8, 9/25/1995, § 3J; Ord. 98-6, 6/22/1998, § 8; Ord. 05-06, 8/2/2005, § 22; Ord. No. 22-06, 6/2/2022; Ord. No. 25-03, 8/7/2025; Ord. No. 25-04, 8/7/2025]

1. Uses Permitted by Right.

   A. A1 General farming.

   B. A2 Nursery.

   C. A4 Forestry.

   D. A8 Farm unit.

   E. B10 Residential accessory building.

   F. C7 Municipal building or use.

   G. E1 Medical office.

   H. E2 Veterinary office.

   I. E3 Office.

   J. E4 Office park.

   K. F1 Commercial school.

   L. F12 Repair shop.

   M. F21 Golf course.

   N. F27 Automobile repair.

   O. F29 Truck and farm equipment sales.

   P. F31 Self-storage facility.

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Q. F33 Nonresidential conversion.

R. H1 Manufacturing.

S. H2 Research.

T. H3 Wholesale, storage, warehouse.

U. H4 Printing.

V. H5 Contracting.

W. H7 Crafts.

X. I1 Nonresidential accessory building.

Y. I2 Outside storage display.

Z. I9 Off-street parking.

AA. I10 Signs.

2. (Reserved)

3. Uses Permitted by Special Exception.

A. A3 Intensive agriculture.

B. A6 Kennel-commercial.

C. A7 Agricultural retail.

D. A9 Farm support facility.

E. F18 Outdoor motion picture.

F. F32 Dwelling in combination.

G. G1 Utilities.

H. G2 Emergency services.

I. G5 Cellular communications/telecommunications facility.

J. H6 Truck terminal.

K. H8 Lumber yard.

L. H9 Mill.

M. H13 Industrial Park.

N. I5 Oil and gas drilling.

O. I7 Air landing field.

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P. I8 Towers, masts, etc.

Q. H11 Junkyard.

R. H16 Commercial groundwater extraction, processing and exportation.

S. I3 Temporary structure.

T. I4 Temporary community event.

U. I6 Wind energy conversion system.

§ 27-1503. Area and Dimensional Requirements. [Ord. 3/29/1990A, § 902; as amended by Ord. 95-8, 9/25/1995, § 3K; Ord. No. 25-04, 8/7/2025]

1. Unless a maximum height regulation is stated in § 27-305, Use Regulations, for a specific use, no building or structure shall exceed 35 feet in height. For exceptions refer to § 27-1910.

2. Unless a greater area or dimensional regulation is stated in § 27-305, Use Regulations, for a specific use, all uses in the LI Light Industrial District shall meet the following requirements:

Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage	Maximum Imperv- ious Surface Ratio	Minimum Yards			Minimum Open Space Ratio
					Front (feet)	Side (feet)	Rear (feet)	
All other uses	87,120	200	30%	60%	50	30	50	30%
H3 Wholesale, storage, warehouse (under 50,000 sq ft)	87,120	200	35%	60%	50	30	50	30%
H3 Wholesale, storage, warehouse (50,000 to 99,999 sq ft)	87,120	200	35%	55%	60	40	60	30%
H3 Wholesale, storage, warehouse (100,000 to 199,999 sq ft)	87,120	200	30%	55%	70	50	70	35%
H3 Wholesale, storage, warehouse (Above 200,000 sq ft)	87,120	200	30%	50%	75	55	75	40%

A. Minimum site area for one or more lots or uses: 2.0 acres.

(1) Any existing lot smaller than two acres is permitted to continue its current use and expand the footprint of that use so long as that use does not further encroach upon any area and dimensional requirements and that the existing use is permitted within the zoning district.

(2) Any change of use to another permitted use on a lot smaller than two acres where the exiting structure is nonconforming to the area and dimensional standards shall seek a special exception to maintain the nonconforming area and dimensions for

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any existing or new structure.

B. Minimum distance between highway access points: 100 feet.

C. Minimum setback for improvements (other than building): 30 feet.

D. Minimum distance between buildings: 50 feet.

E. Maximum building length: 500 feet.

F. Maximum parking perimeter (radius): 600 feet.

G. The minimum front, side and rear yard abutting any residential district shall be 100 feet.

3. Refer to § 27-2101, Natural Resource Protection Standards, to determine the building envelope.

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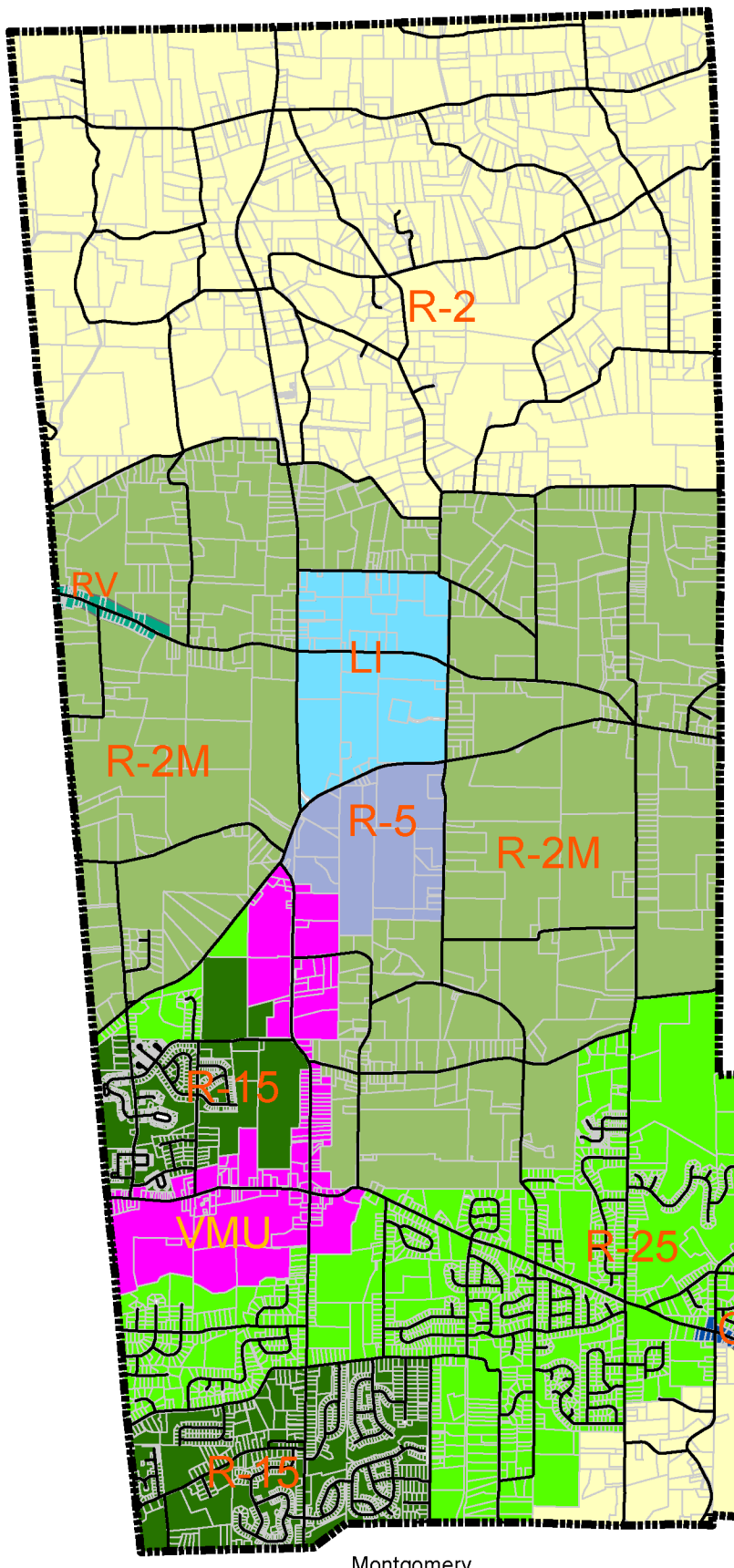
27 Attachment 7

[Amended 12-7-2021; and by Ord. No. 22-06, 6/2/2022]

NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



ZONING MAP

THIS IS TO CERTIFY THAT THE FOLLOWING SHEET COMPRISES THE OFFICIAL ZONING MAP OF NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ADOPTED THIS ____ DAY OF ___, 20__

_____
CHAIRPERSON

_____
SECRETARY

Legend

- New Hanover Boundary
- New Hanover Streets
- New Hanover Parcels

Zoning Districts

- LI Light Industrial
- VMU Village Mixed Use
- R-15 Residential
- R-2 Residential
- R-25 Residential
- R-2M Residential
- R-5 Residential
- RV Rural Village
- CC Convenience Commercial



Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610.278.3722 (f) 610.278.3941
www.montcopa.org/plancom

This map is based on aerial photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

0 1,8003,600 7,200 10,800 14,400
Feet