

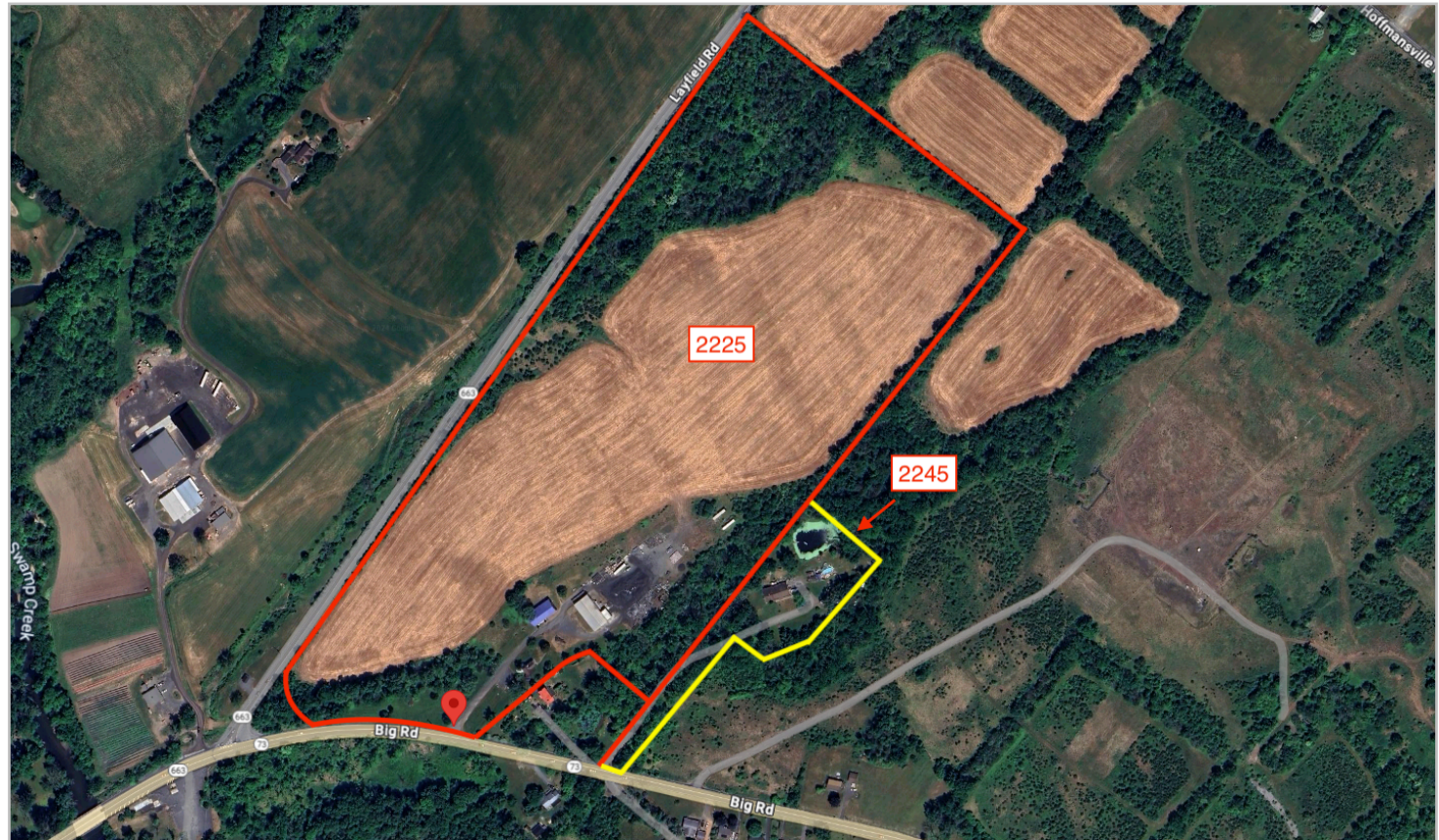


AVAILABLE

FOR SALE

**\$300,000
Per Acre**

+/- 48 ACRES - LIGHT INDUSTRIAL



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](#)
- ◆ 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

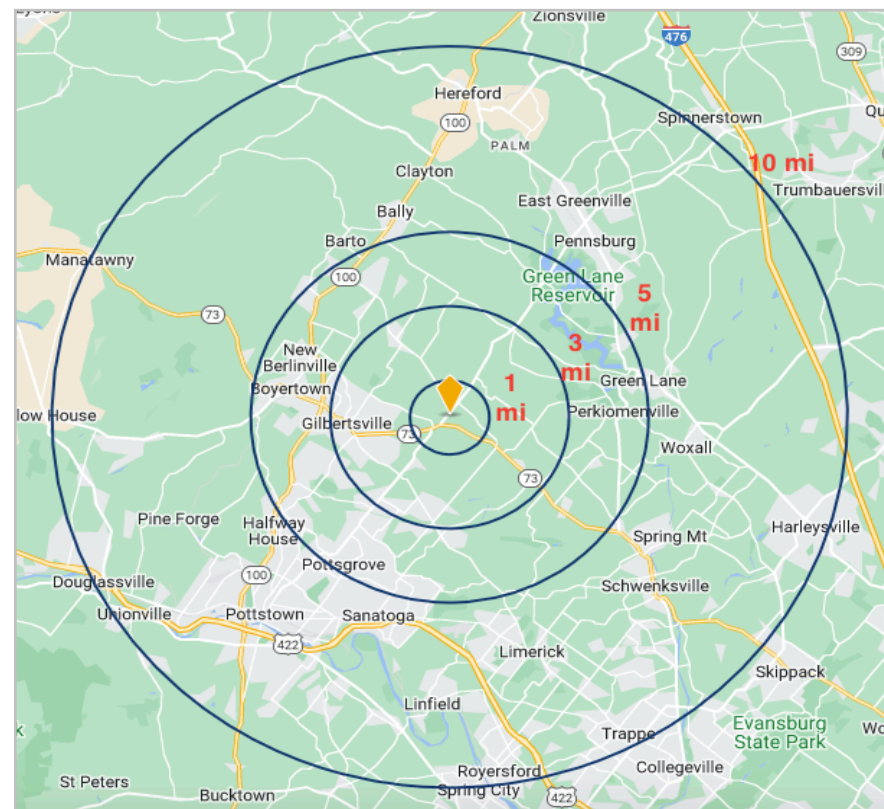
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm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

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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; by Ord. 95-8, 9/25/1995, § 3J; by Ord. 98-6, 6/22/1998, § 8; and by Ord. 05-06, 8/2/2005, § 22]

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 Miniwarehouses.

- 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. H16 Commercial groundwater extraction, processing and exportation.
- Y. I1 Nonresidential accessory building.
- Z. I2 Outside storage display.
- AA. I9 Off-street parking.
- BB. I10 Signs.
- 2. Uses Permitted by Conditional Use.
 - A. I3 Temporary structure.
 - B. I4 Temporary community event.
 - C. I6 Wind energy conversion system.
- 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.
- P. I8 Towers, masts, etc.
- Q. H11 Junkyard. [Added by Ord. No. 22-06, 6/2/2022]

§ 27-1503. Area and Dimensional Requirements. [Ord. 3/29/1990A, § 902; as amended by Ord. 95-8, 9/25/1995, § 3K]

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 Impervious Surface Ratio	Minimum Yards		
					Front (feet)	Side (feet)	Rear (feet)
All uses	20,000	200	30%	60%	50	30	50

- A. Minimum site area for one or more lots or uses: 2.0 acres.
 - B. Minimum distance between highway access points: 100 feet.
 - C. Minimum setback for improvements (rather than building): 30 feet.
 - D. Minimum distance between buildings: 50 feet.
 - E. Minimum open space: 30%.
 - F. Maximum building length: 500 feet.
 - G. Maximum parking perimeter (radius): 600 feet.
 - H. 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.

ZONING

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 1,800 3,600 7,200 10,800 14,400 Feet