

**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FRIDAY 10/13/23

FEATURED PROPERTIES

&

MEETING RECAP



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

**Tri-County Suburban REALTORS® Board Room
1 Country View Road, Malvern PA 19355, Suite 201
Meeting Agenda – October 13, 2023**

8:15am – 8:30am

- **Networking / Coffee Available**

8:30am – 9:30am

- **Marketing Exchange**

Bring Your “Haves” and “Wants” – Plus Flyers!

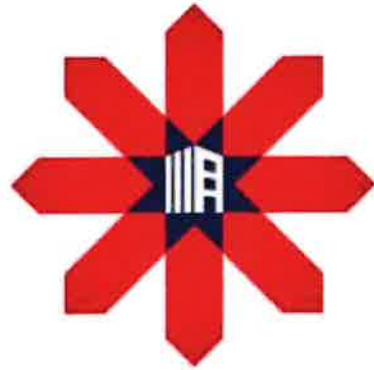
- Quick Pitches
 - Haves
 - cash
 - paper
 - property for sale
 - property for lease/sublease
 - business opportunities
 - with real estate
 - without real estate
 - products & services
 - Wants

9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday November 10: 8:15am – 9:30am**



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange 2023 Calendar

8:15am – 9:30am

Tri-County Suburban REALTORS®

1 Country View Road, Malvern PA 19355 / 610-560-4800

Jan 13	Joseph Gibson, CBRE – Market Forecast 2023
Feb 10	Marketing Exchange
March 10	SIOR with Colin Flynn
April 14	Marketing Exchange
May 12	Lender Panel with Joe Bergquist, Harleysville Bank
June 9	Marketing Exchange
July 14	Jeff Metzger – Food Trade News
August 11	Marketing Exchange
Sept 15	Environmental Panel with Scott Smith - EnviroSure
October 13	Marketing Exchange
Nov 10	Marketing Exchange
Dec 8	1031 Exchanges (Margo McDonnell)

Please bring your flyers to all marketing exchanges, or email to Mike Carlin (mcarlin@tcsr.realtor).
On days that a program is scheduled, we will hold an abbreviated session at the end of the program.



COMMERCIAL
CHAPTER
TRI-COUNTY SUBURBAN
REALTORS®

FRIDAY
10/13/23

Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

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~~YIP~~
25/21/01

Lori Livingston

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Kristie Bergen

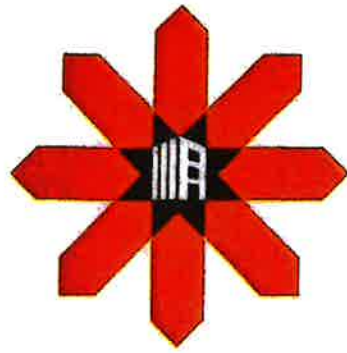
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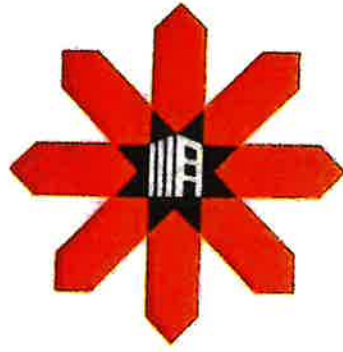


**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

HAVES



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR SALE

THE MERCURY BUILDING

For Sale



Attention Investors!

Be a part the revitalization of Pottstown with this amazing opportunity. **Whether** you choose to create the hotel plans or **your** vision is apartments with all the **amenities**, be one of the new destinations in town. The first floor can host a cafe, full restaurant or distillery/brewery.

PROPERTY FEATURES

- Located near Downtown
- Fully Remediated
- 35,840 Sq. Ft.

PROPERTY OPTIONS

- Hotel
- Short Term Renta
- Apartment
- Senior Living
- Commercial

30 N. HANOVER ST. POTTSTOWN, PA 19464



CHELE HALLMAN

COMMERCIAL & RESIDENTIAL REALTOR®

OPENINGANOTHERDOOR@GMAIL.COM

1885 SWAMP PIKE, SUITE 109

GILBERTSVILLE, PA 19525

484.975.6400

610.633.5796



REALTYONEGROUP

EXCLUSIVE

MLS# PAMC2062170

SCHEDULE A TOUR TODAY!

FOR SALE: 1515 West Chester Pike, West

Welcome to Westtown Professional Center located 1515 West Chester Pike, West Chester PA. This 1000 s.f. office unit has 4 offices, a recep.area, restroom, & copy/coffee Rm. The office complex is perfectly located only minutes from downtown West Chester in beautiful Chester County PA. See page 2 of flyer for further details...



\$179,000



Bud Emig

#0570879 NJ, #RS289586 PA

Devon

Mobile: (610) 715-1564 Office: (610) 225-7400

Bud@LNF.com



Mark Tierney

#2322149 NJ, #RS279514 PA

Devon

Mobile: (610) 580-4898 Office: (610) 225-7400

mark.tierney@lnf.com



LONG & FOSTER®
REAL ESTATE

***Forestville Bus. Park
Lot 7 Dalin Drive
Lincoln University, PA
Sale: Industrial Ground***



COMMERCIAL



Features:

- Light industrial lot – 3+/- acres
- Lot 7 – Upper Oxford Township
- U S 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Proximity to ports of Philadelphia, Wilmington & Baltimore
- Proximity to East Penn Rail
- Picture your new building here!

Price: \$ 235,000.00

Contact: Tom Walsh
Direct: 484-802-5818
E-Fax: 610-696-8424
tom.walsh@inf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.
709 East Gay Street
West Chester, PA 19380-4567
Office: 610-696-1100

Contact "Bud" Emig
Direct: 610-715-1564
bud@inf.com

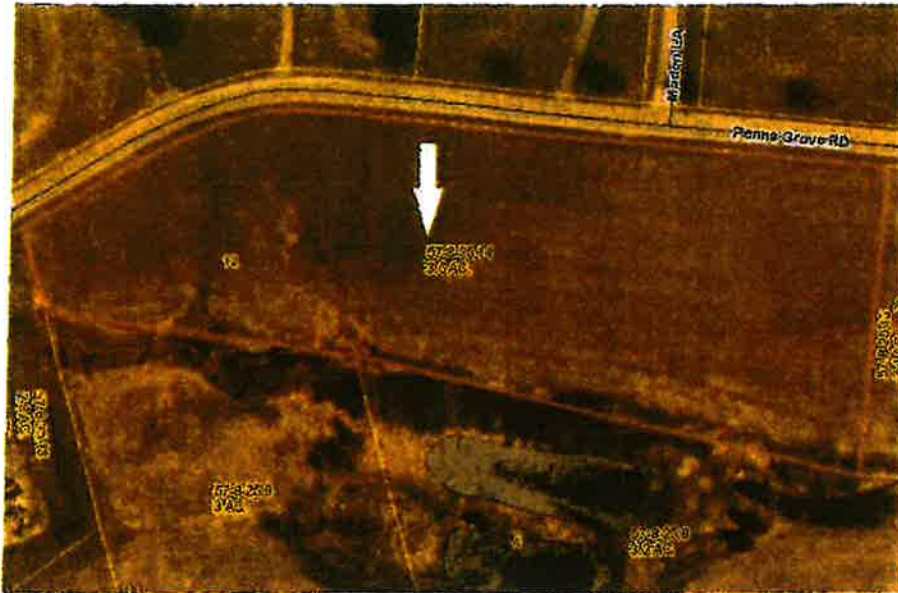
Chester County welcomes thee!

The information contained herein has been obtained from the owner of the property and/or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. All information should be verified prior to purchase or lease.

***Forestville Bus. Park
840 Pennsgrove Road
Lincoln University, PA
19352***



COMMERCIAL



Features:

- Light industrial lot – 3+/- acres
- Lot 12 – Upper Oxford Township
- U S 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Proximity to ports of Philadelphia, Wilmington & Baltimore
- Proximity to East Penn Rail
- 12+/- ac. assemblage potential

Price: \$ 285,000.00

Contact: Tom Walsh

Direct: 484-802-5818

E-Fax: 610-696-8424

tom.walsh@lnf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.

709 East Gay Street

West Chester, PA 19380-4567

Office: 610-696-1100

Fax: 610-696-2449

Contact: "Bud" Emig

Phone: 610-715-13564

bud@lnf.com

Chester County welcomes thee!

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Designed by The Write Connection, West Chester, PA. 610-692-1708



COMMERCIAL

Tom Walsh, GRI

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

Direct: 484-802-5818

Main: 610-696-1100

E-Fax: 610-696-8424

Site Overview: Lot 7 Dalin Drive and/or 840 Pennsgrove Road, Lincoln University, PA 19352 (Upper Oxford Township)

This site is located in southern Chester County at the intersection of Route 896 and the four-lane divided highway known as U.S. 1. The four-lane divided portion runs from Kennett Square to the Maryland State line and is parallel to Interstate 95. The site is officially known as the Forestville Business Park with four of the thirteen light industrial lots being vacant. We are offering two lots (lot 7 @ 3 +/- acres and lot 12 @ 3.6 +/- acres) with a potential assemblage of up to 12 acres. The site has proximity to major highways in the tri-state area, the ports of Philadelphia, Wilmington, and Baltimore plus PHL Airport, BWI Airport, and the G. O. Carlson Airport (Coatesville). In addition, transload rail service is available at nearby Avondale by the East Penn Railroad that interchanges with the Norfolk Southern at Coatesville and the CSX at Elsmere Junction, Delaware.

This is the main growth corridor in southern Chester County, and it includes the Boroughs of Kennett Square, Avondale, West Grove, and Oxford. The region is known for its agricultural, food processing and small businesses. Educational facilities include Lincoln University and the technical program of the Delco Community College located at Pennock's Bridge. Penn Medicine, CHOP, and the Christiana Care Health System all have facilities along the corridor. Four school districts, numerous golf courses, and over-55 facilities are a key part of this region.

Explore the possibilities of this site with your clients. We can put you in touch with the Chester County Economic Development Council, Southern Chester County Chamber of Commerce, and/or the Upper Oxford Township officials. Shopping destinations include Historic Kennett Square and Oxford plus New Garden, London Grove Village, the Shoppes at Jenner's Village, Oxford Commons and Oxford Square shopping centers.

Chester County Welcomes Thee!

709 East Gay Street – Suite 1, West Chester, PA 19380-4567



Property Flyer

1600-10 S 18th St, Philadelphia, PA 19145

\$1,750,000

MLS #: PAPH2286310

Price/Sq Ft: \$104.48 **Type:** Special Purpose

Building SqFt: 16,750 / Estimated

Business Type: Religious Facility

Remarks:

This property consists of multiple buildings including a primary multi-faceted church and an adjacent building suitable for a variety of assembly and related uses (1600-10 S 18th and 1612 S 18th - must be sold together). Currently a stunning spacious House of Worship featuring a large, beautiful sanctuary, dining hall, a large full sized commercial kitchen, bathrooms, meeting and conference rooms, studies, offices on each floor, studies, a large basement (which spans the entire footprint of the building) and plenty of storage areas. The sanctuary offers loads of space, choir loft, balcony, vaulted dome, and wooden ceiling. This unique property located in the up-and-coming Point Breeze neighborhood of South Philadelphia sits on over 7500 square feet of lot space (both parcels combined). The sale presents an exciting opportunity for investors and developers as an adaptive reuse with its enormous potential for transformation with its spacious layout, architectural character, soaring ceilings, and ample natural light. Alternatively, the site could accommodate approximately seven single family homes. The location of the property benefits from significant development and growth in the area, making it an attractive location for various real estate ventures. Whether you are interested in repurposing the church, undertaking a residential development project, or exploring other possibilities, 1600-1612 S 18th Street is a compelling canvas for your vision. Do not miss the chance to be part of the dynamic growth in this desirable neighborhood. Neighborhood amenities include trendy restaurants and coffee shops, parks, University City and Center City, sports stadiums, art galleries, easy access to I-76, I-95, Philadelphia Airport, Amtrak Station, and Walt Whitman Bridge. The property is being sold in as-is condition. Architecturally significant items such as stained glass, wood work, moldings, doors, etc may be sold separately and not included in the asking price.

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2455 and 2501 MILL ROAD, JAMISON PA., BUCKS COUNTY PA

\$4,000,000.00 - LAND AND BUILDINGS FOR SALE

MLS# PABU2046166 AND PABU2048664

INTRODUCTION:

Welcome to 2455 and 2501 Mill Road located in beautiful Jamison, Warwick Township, Bucks County PA. These properties are being sold as one property and include 2 single family homes and a carriage house situated on 10.45 acres of spacious land.

The property located at 2455 Mill sits on 6.46 acres and the home is a 2-story colonial with 4 bedrooms, 2 full baths and a half bath. The home was built in 1965 and has recently been renovated and updated. The property located next door at 2501 Mill Road sits on 3.99 acres and includes a single family home with a carriage house and a detached 4 car garage. This home is a 2-story colonial with 3 bedrooms and 1 full bath and a ½ bath and has all the upgrades!

The properties have on-site well water, on-site sewage system, and the home is heated with oil and electric backup and electric Air conditioning.

These properties are Zoned "RA" – Residential Agricultural District, which may have several potential uses which include, Senior Living up to 65 units, Professional Offices, Equestrian use, and more as per the Township Zoning requirements provided by the listing agent. The property has a premier location as described in the Demographics below.

Make an appointment to see these unique properties and potential opportunity!

DEMOGRAPHICS:

Warwick Township is located 20 miles north of Philadelphia PA and 10 miles west of Trenton New Jersey and 6 miles from Doylestown PA., the Borough and County seat of Bucks County PA. This 10.45 acre property is located on Mill Road and is a premier location surrounded to the south with a Shopping Center and major Retailers. Across Mill Road, from the Site, are newer Townhome Developments and direct access to the highly traveled Old York Road (Hwy Rt 263). To the north and west of the subject Site are existing Residential Single Family Homes.

Population = 19,323 (2018)

Area = 11.12 square miles

Median Household Income = \$132,205

Average Household Income = \$159,803

Traffic counts at nearest major highway (Old York Road - Rt. 263) = 38,000 AADT (annual average daily traffic)

Zoning: RA – Residential Agricultural Districts

Information was obtained from the official Warwick Township Website, AADT, and The U.S. Census Bureau 2018

ZONING INFORMATION:

This property is Zoned "RA" – Residential Agricultural District, which has many potential uses which include, but are not limited to, Senior Living / Continuing Care up to 65 units, Professional Offices, Day Care, Recreational, Equestrian Uses, Wind Energy and Solar Energy systems, and several more uses. The property has access to public water, sewer, and gas services on the road. The Listing Agent will provide additional information regarding the various uses that are permitted for the property by Right, Special Exception and Conditional Use upon request.



Bud Emig
Residential and Commercial Real Estate Sales and Leasing
2022 Commercial Real Estate Leadership PA-NJ-DEL
GOLD TEAM 2021 Top Producer award
Long and Foster Real Estate
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610-715-1564 609-425-7448

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296 POPLAR NECK RD BIRDSBORO, PA

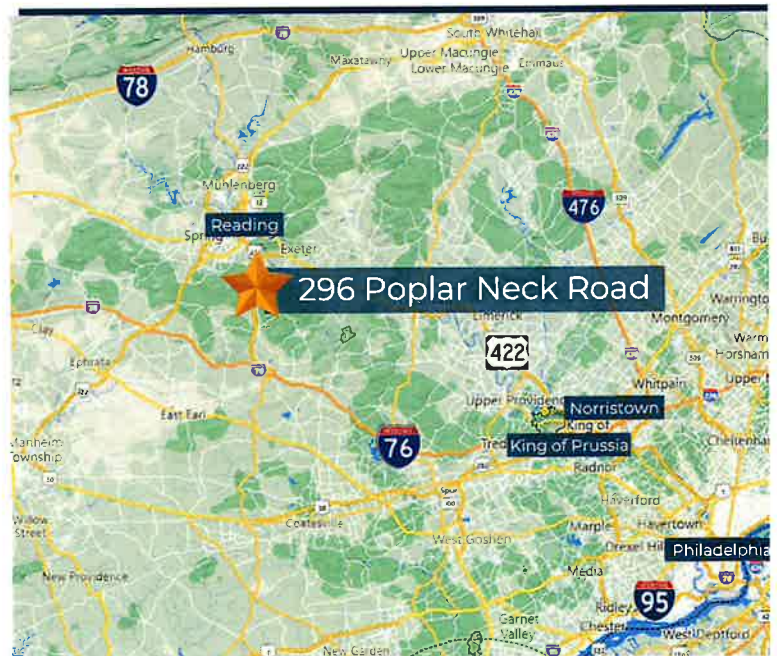


**FOR LEASE OR SALE
164 ACRES**



Property Highlights

- +/- 164 Acres - divisible
- Zoned Heavy Industrial
- Rail Served: Norfolk Southern
- Heavy Power; 2 Substations Onsite
- Highway Access
- Will Divide



Neil DeRiemer | 610-804-1122 | nderiemer@jacksoncross.com

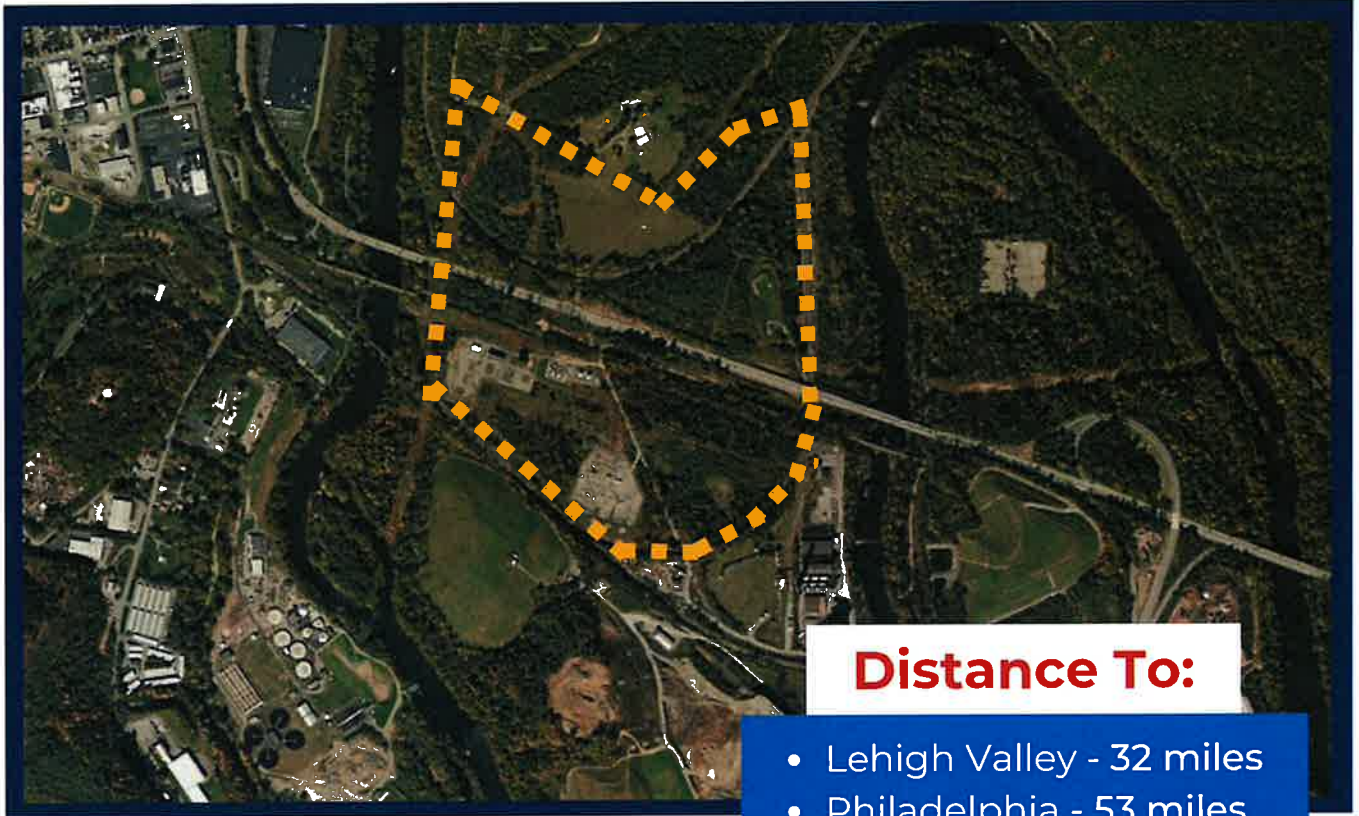
Nick Adams, SIOR | 484-868-3722 | nadams@jacksoncross.com

Harry McKenna | 610-996-8543 | hmckenna@jacksoncross.com

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly.

Jackson Cross Partners | 151 S. Warner Road, Wayne PA 19087 | 610-265-7700 | www.jacksoncross.com

296 POPLAR NECK ROAD BIRDSBORO, PA



Distance To:

- Lehigh Valley - 32 miles
- Philadelphia - 53 miles
- Harrisburg - 65 miles
- New York - 108 miles
- Baltimore - 96 miles

Allowed Uses

- Cold Storage
- Warehousing
- Manufacturing
- Billboards
- Cell Towers
- Marijuana Growers
- Trans Loading
- "Lay Down" Outside Storage Areas
- Trailer Parking
- Vertical Farming
- Recycling Operations

plus many more!

Corporate Neighbors

- Old Dominion Freight Lines
- Timac Agro
- Rahns Material Co.
- Boscov Distribution Center
- Godiva Chocolate
- New Castle Landscape
- Ridgewood Soils

Neil DeRiener | 610-804-1122 | nderiener@jacksoncross.com

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**COMMERCIAL
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**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR LEASE

***Historic Town Center
18 North Church Street
Borough of West Chester
Lease: 2nd/3rd Floor Offices***



COMMERCIAL



Features:

- **LEASE: Great office space.**
- **Select the size you need!**
- **700+/- SF to 2200 +/- SF available**
- **Located between Historic Courthouse and County Justice Center**
- **Quality shops and restaurants**
- **Across from major redevelopment**
- **44 West Building & Plaza**

Price: \$950.00 to \$2,950.00 mo.

Contact: Tom Walsh

Direct: 484-802-5818

Fax: 610-696-0485

tom.walsh@lnf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.

709 East Gay Street

West Chester, PA 19380-4567

Office: 610-696-1100

Contact: "Bud" Emig

Direct: 610-715-1564

bud@lnf.com

West Chester welcomes thee!

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FOR LEASE: 216 W Bristol Road, Warminster PA



\$2500 / MO

This beautiful 1380 SF Office space is centrally located in Ivyland / Warminster PA. This 2nd floor open layout unit includes 4 private offices, waiting room & receipt area, storage / file rm, & eat-in kitchen. The 1st main entrance foyer area is well maintained w/ modern features. The Foyer has a wide stairway and elevator to the 2nd floor. The unit has updated men's / ladies' restrooms in the hall immediately outside the unit. Plenty of private parking. This space is available for immediate possession. Please contact the listing agents for a tour of the office building and space



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Mark Tierney
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The information contained on this flyer is deemed reliable but should be independently confirmed by the viewer. The information has not been verified, is not guaranteed and may be subject to change.



LONG & FOSTER®
— REAL ESTATE —

Approx 1380SF of very nice, well maintained & unique office space available in Ivyland Boro (\$17.50SF)
Quiet Cul de Sac type location set back off West Bristol Road - Level main floor entry to lobby with
elevator & stairs to second floor "Suite A" at the end of the building - Waiting room area with private
reception room - Four private offices with closet, window(s) and solid wood doors - Separate storage /
file room - Eat in kitchen (No stove or frig) Two story original beamed open space in center of offices
with rear door to small deck - There are updated & tiled mens / ladies rooms in the hall immediately
outside the suite - Plenty of level parking - Owners take care of common area maintenance, snow
removal, landscaping, trash & water - Tenant responsible for their share of gas & electric - Interior
sprinkler system - Hard wired smoke detection - Timed exterior lighting according to township
regulations - This is a former early 1900's coal / stone / grain shed that has been fully & thoughtfully
converted in to great space and fully leased other than "Suite A" - Available for immediate possession -
Currently nine total units in the building - Just a few minutes drive to Costco, WaWa & other local
businesses & a very brief walk to popular Tony's Place Bar and Grille - A lower level garage unit MAY be
coming up for lease soon too

BUD ENIG
610-715-1564
BUD@LNF.COM

110 Garden Golf Blvd, North Wales



Matt Bates 610-241-0212

Lexington Real Estate Partners 610-429-4600

110 Garden Golf Blvd

Restaurant | Single tenant | 3,315 sq. ft.

\$22/SF/YR

\$1.83/SF/MO

Property Type	Restaurant	Tenancy	Single
Total Building SQFT	3,315	County	Montgomery County

Building Description

Lexington Real Estate is proud to offer this great opportunity for restaurant space at the center of North Wales and heart of Montgomery County. This 3,315 SF large, stand alone property is directly across from the Montgomery Mall and is at the intersection of Bethlehem Pike, Dekalb Pike and Rt 202. Over 20,000 Vehicles per day travel directly in front of this building on Bethlehem Pike with another 14,000 traveling on Dekalb Pike and over 31,000 VPD on 202 with the ramp directing traffic in front of the store. Simply put this is a very active and growing area as a strong suburb of Philadelphia. In addition to the excellent location this property offers, the previous restaurant was fully built out with much of the equipment remaining to allow for a fast transition. Previously approved for 136 occupants inside the large dining area, this space also has outdoor seating with heaters and awnings for use throughout the year. Please call with any questions.

Building Highlights

- Excellent location and visibility; At the heart of Montgomery County where Rt 202, Bethlehem Pike and Dekalb Pike meet. Across from the Montgomery Mall and amongst national retailers and anchor brands.
- Ready to adapt to new restaurant; existing fitout set up for large restaurant with much of the kitchen equipment, walk in freezer, and chairs/tables on site. Very close to turn-key.
- Attention grabbing design, large indoor and outdoor dining spaces including sunshades and space heaters. Attract customers year round. Surplus of parking.

Details

Listing Type	Direct	RSF	3,315 SF
Parking	50+	Rate (Per SF)	\$22 / SF / YR
Lease Type	NNN	Lease term	Negotiable





126 E Lincoln Hwy - Retail Unit

Retail | Single tenant | 3,000 sq. ft.

\$12/SF/YR

\$1/SF/MO

Property Type	Retail	Subtype	Restaurant, Medical, Professional, Office, Service
Tenancy	Single	County	Chester County
Building Description			

This is a great opportunity for your business to be in the heart of Coatesville! One of the best locations in the city, within walking distance of the arts center, restaurants and transportation. New restaurants including a steak and seafood restaurant and brew pub are coming on either side of this property. Coatesville is planning for a new sport complex coming soon as well as a new train station being built for the city to be completed by 2024/2025. Come be apart of the growing Coatesville city and downtown!

This +/- 3000 SF unit is one of the largest offered downtown. Previously a billiards hall and pizza shop, this unit can accommodate a wide range of uses and offers a large, open layout. Glass windows and doors give the storefront a clean and upscale look while allowing customers and local traffic to see your business in action. Timing is everything and now is the time to get your piece of the action.

Building Highlights

- Central downtown Coatesville, amongst most attractive businesses in the city.
- Open layout and large glass storefront
- Great timing with improvements and investments coming into the city such as an expected sports complex and train station.

Details

Listing Type	Direct	RSF	3,000 SF
Rate (Per SF)	\$1 / SF / MO	Lease Type	NNN
Lease term	Negotiable	Total Monthly Rent	\$3,000





**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

WANTS

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Have/Want - Cash/Buy/Sell/Lease/Sublease/Business with RE/Business without RE

Investor/User/User-Investor

Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size - 2,000 +/-

Price -

Location - Downtown Phoenixville

Comment section:

I have a client that needs about 2,000 \pm of office type space to BUY in downtown Phoenixville Borough.

Contact section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)
Firm - Keller Williams Realty - Collegeville, PA
Phone - (610) 792-5900 400 Arcola Rd, Ste A5
Email - prilleguy@gmail.com Collegeville, PA 19426

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Have/Want - Cash/Buy/Sell/Lease/Sublease/Business with RE/Business without RE

Investor/User/User-Investor

Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Flex

Data section:

Size - ~4,000 to ~5,000 +/- #

Price -

Location -

Greater Phoenixville, Limerick, Pottstown Areas

Comment section:

I have a client that needs about 4,000 to about 5,000 square feet of Automotive type space to BUY in the Greater Phoenixville, Limerick, Pottstown areas. visibility NOT important, Price driven.

Contact section:

Name - Joseph Scott McArdle C.C.I.M. (RS141715A)

Firm - Keller Williams Realty - Collegeville, PA 19426

Phone - (610) 792-5900

Email -

pvilleguy@gmail.com

400 Arcola Rd, Ste A5
Collegeville, PA 19426

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Have/Want - Cash Buy Sell/Lease/Sublease/Business with RE/Business without RE

Investor User User-Investor

Ground/Apartment/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size - 6,000 - 12,000 \pm

Price -

Location - Phoenixville Area, Pottstown, Limerick, Malvern

Zip Codes: 19460, 19465, 19464, 19468, 19475, 19355

Comment section:

I have a client that needs between 6,000 to 12,000 square feet of Retail Space to BUY in these areas for their Retail Store.

Contact section:

Name - Joseph Scott McArdle, C.O.I.M. (RS141715A)

Firm - Keller Williams Realty - Collegeville, PA 19426

Phone - (610) 792-5900 400 Arcole Rd, Ste A5

Email - pvilleguy@gmail.com Collegeville, PA 19426



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)*

Keyword section: Industrial

Have/Want: Industrial land & existing flex

Cash (Buy) / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 100k+ SF

15+ acres

Price:

Location: General Greater Philadelphia area, City and collar
counties

Comment section:

Contact section:

Your Name: Zach Hurst

Your Firm: The Henderson Group

Phone: 610-247-0247

Email: zhurst@hendersongroupinc.com



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Keyword section:

Have/Want:

GAS STATIONS w/ C-STORE

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size:

Price: UP TO \$2M

Location: CHESTER, LANCASTER, YORK, BERKS,

Comment section: MONTGOMERY CTS.

Contact section:

Your Name: LORI LIVINGSTON

Your Firm: EXP COMMERCIAL, LLC

Phone: 484-947-7137

Email: lori.livingston@expcommercial.com



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(If you do not have a flyer with your Haves and Wants,
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Keyword section: *Industrial Warehouse*
Have/Want:

Cash Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: *5000 SF - 10,000 SF*

Price: *\$500,000 - \$3M*

Location: *CHESTER, MONTGOMERY, LEHIGH COUNTIES
LANCASTER*

Comment section:

OUTDOOR STORAGE LOTS

Contact section:

Your Name: *LORI LIVINGSTON*

Your Firm: *EXP COMMERCIAL, LLC*

Phone: *484-947-7137*

Email: *Lori.Livingston@EXPCommercial.com*



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TRI-COUNTY SUBURBAN
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*(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)*

Keyword section: 1) Value Add Flex, 2) Religious Facility/ Event Hall

Have/Want: Want- Properties for Sale

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 1) Flex Between 10k-100k SF
2) 5-15K SF Religious Facility or Event Hall

Price: 1) 1M-5M+
2) 500k-2M

Location: 1) Philadelphia suburbs, South Eastern PA
2) Exton, Malvern, West Chester, Downingtown, Chester Springs area

Comment section:

) Looking for occupied or vacant Warehouse, Flex, Industrial and/or these property types with land to grow.
Must be value add or facility in need of repairs, not interest in new construction.

) Open to buying or converting different building types that allow church and/or event hall. Need ample parking

Contact section:

Your Name: Matt Bates
Your Firm: Lexington Real Estate Partners
Phone: 6102410212
Email: Matt@Lexingtonltd.com



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Keyword section:

Have/Want:

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 240 SF 1830 SF
480 SF 1500 SF

Price: 18-19.50 SF (includes all utilities)

Location: 1 N. Bacton Hill Road
Malvern, PA

Comment section:

Great office property next to Chester Valley Trail.
Offices have been freshly painted and move-in ready.

SALE / LEASE

319 S. High Street.
West Chester, PA 19382
Student Rental - \$4K/mo.
Office - 1200 SF +
full basement - vacant
\$800,000. - Sale
Office - \$2,200/mo.
One month free rent
per year.

Contact section:

Your Name: Scott Smith (owner)

Your Firm:

Phone: 610.405.1959

Email: scott@envirosureinc.com



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Key Word Section

Have: Buyer/Investors

Want: 1. Shopping Centers – Up to \$2,000,000.00 – Chester, Montgomery, or Bucks

2. Flex Space – Up to \$1,500,000.00 – Chester, Montgomery, Bucks

3. Warehouse Space – 50,000 sf or more – anywhere & any price

Data Section - SEE ABOVE

Price:

Location:

Comment Section

Contact Section

Name: Bud Emig

Firm: Long & Foster Real Estate, Inc. – Devon & Avalon/Stone Harbor

Phone: 610-715-1564 (cell) – 610-225-7400 (office)

Email: bud@lnf.com



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(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)

Keyword section:

Have/Want:

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 170,000 SQ FT WAREHOUSE

Price: LEASE w/ OPTION TO BUY

Location: KEIM ST / INDUSTRIAL HWY · POTTSTOWN

Comment section:

LOOKING FOR PARTNERS FOR A LUMBER DISTRIBUTION

RELOAD FACILITY * RAIL ACCESS *

- OPEN
 - NO FIRE PROTECTION
 - NO HEAT
- } AT THIS POINT.

• CANFOR
• HOME DEPOT
• LOWES
POTENT. PARTNER

* IF THIS INTERESTS YOU FOR ANOTHER USE, PLEASE REACH OUT!!

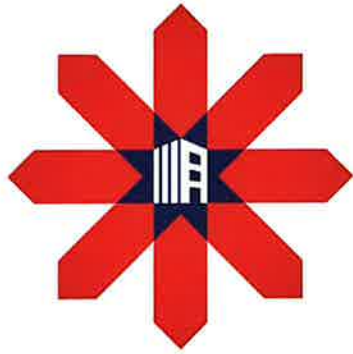
Contact section:

Your Name: CHELE HALLMAN

Your Firm: REALTY ONE GROUP EXCLUSIVE

Phone: 610. 633. 5796

Email: OPENINGANOTHERDOOR@gmail.com.

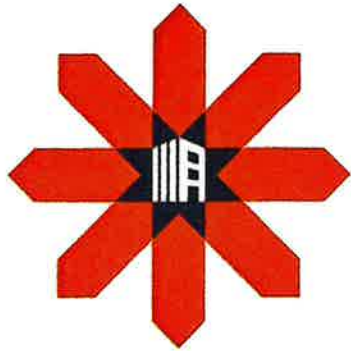


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**TRI-COUNTY SUBURBAN
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Commercial/Industrial Marketing Exchange

COMING SOON



**COMMERCIAL
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PRODUCTS & SERVICES



EnviroSure Inc.

FIRM BACKGROUND

EnviroSure is strategically located to provide reliable and cost-effective environmental and industrial hygiene services across DE, PA, MD, NJ, and NY. Our personnel deliver customized professional environmental services for assessing and addressing environmental liability.

PROFESSIONAL STAFF

EnviroSure's staff of certified and registered professionals include:

- Asbestos Consultants
- Environmental Engineers
- Environmental Scientists
- Field Technicians
- Hazardous Waste and Regulatory Compliance Specialists
- Indoor Environmental Consultants
- Industrial Hygienists
- Lead Consultants
- Licensed Site Remediation Professionals (LSRPs)
- Microbial Consultants
- Professional Geologists
- Safety Professionals

LOCATIONS

EnviroSure has offices located in Pennsylvania, New Jersey, and Delaware.

QUALITY. INTEGRITY. RELIABILITY.



Environmental Consulting Services

- Brownfields redevelopment
- Due diligence CERCLA protection
- Environmental compliance audits
- Expert witness testimony
- Groundwater sampling
- Hazardous building materials surveys
- Phase I and Phase II environmental assessments
- Preliminary assessments
- Property condition assessments
- Risk assessments
- Site remediation and closure (PADEP, NJDEP, DNREC, and NYS DEC)
- Soil and groundwater contamination
- Stormwater sampling/analysis
- Underground Storage Tank (UST) removal/assessment

EnviroSure delivers reliable and cost-effective environmental and industrial hygiene services, customized to meet our client's needs. Our experienced staff is fully committed to meeting our clients' project goals through active communication and precise coordination. Our professional and responsive team is focused on keeping your site safe and functional by listening to your needs and delivering environmental services that mitigate risk, keep employees safe, and limit downtime.

Industrial Hygiene & Occupational Safety Services

- Asbestos and lead surveys
- Asbestos and lead management plans
- Confined space entry program design
- Hazard communication plans
- Health and safety plan preparation
- Hearing conservation programs
- Indoor air quality investigations
- Moisture and mold investigations
- Mold clearance testing
- Noise monitoring
- OSHA Personnel exposure assessments
- Respiratory protection program design



CONTACT US: 610.696.8980 or info@envirosureinc.com



Save Money With a Solar Energy System for Commercial Buildings

Take advantage of federal and state tax credits and utility incentives for clean energy!



Why Solar for your properties?

- ✓ Save Money, Cut Operational Costs
- ✓ Increase Property Value
- ✓ Highest Tax Incentives Ever
- ✓ Accelerated Depreciation
- ✓ Protect from Rising Utility Rates

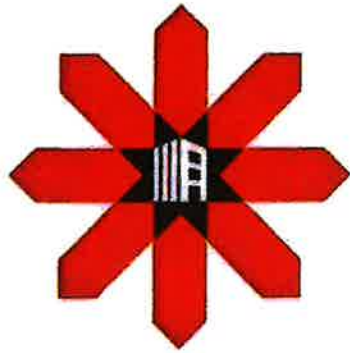
Additional Benefit of Solar

- ✓ Renewable Clean Energy Source
- ✓ Boost Brand / Meet ESG Goals
- ✓ Great Return on Investment
- ✓ Low Maintenance and Reliable
- ✓ Affordable Financing

Let's Talk!

Jerry Mark
610-715-1185
jmark@sigmaenergygroup.com



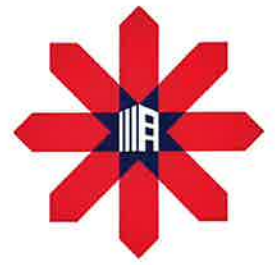


**COMMERCIAL
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Commercial/Industrial Marketing Exchange

UPCOMING EVENTS



**ALL SESSIONS FREE
FOR TCSR MEMBERS**

CRE BOOT CAMP

**\$25 PER SESSION FOR
NON-MEMBERS
ALL ARE WELCOME**

ABOUT

The Commercial Real Estate Boot Camp is designed for PA real estate licensees interested in potentially transitioning to a commercial real estate based practice. The seminars will be led by experienced Commercial Real Estate practitioners eager to introduce you to their world. Attendees will gain the most benefit by attending all four sessions but each is designed to stand alone.



Session 1: Oct 3rd **The ABC's of** **Commercial Real** **Estate**

Learn the basics of commercial real estate and how it differs from residential. The session includes definitions of common terms in commercial real estate as well as listing and buyer representation.

Session 2: Oct 10th **Commercial Real** **Estate Sales**

Understand the advantages and disadvantages of a Letter of Intent. Students will also be introduced to the Commercial Agreement of Sale.

Session 3: Oct 18th **Commercial Real** **Estate Leasing**

Learn the differences between commercial residential leases and clauses. Students will also be introduced to concepts in property management for commercial real estate.

Session 4: Oct 24th **Title & Commercial** **Financing**

Learn the nuances of commercial lending and title to ensure a smooth and timely closing and how best to protect their clients' assets.





The Insider's Guide to Commercial Real Estate

Learn the Ins and Outs of Commercial Real Estate

Course Information:

The Insider's Guide to Commercial Real Estate

November 2nd
9:00am-4:30pm

Location:
Association of REALTORS®
School, Malvern

Instructor:
Andrew Crawford

Cost: \$75.00—FREE with MCE
Season Pass Promotion

Credits:

- 7 hours 2022-2024 PA License Renewal
- 6 hours NJ License Renewal
- 6 CLE Credits (Substantive)

Insider's Guide to Commercial Real Estate will introduce students to the ins and outs of commercial real estate. It is ideal for licensees learning the commercial real estate industry. It offers a true general education course in an entire field of real estate, beginning with the basics, such as property types and commercial real estate culture, moving on to math, finance, and contracts that every professional needs to master, ending by exploring several entry-level career options.

How to Register:

Online: tcsr.realtor (once logged in, click "Events" then "Upcoming Classes")

Phone: 610-560-4900

Email: mleister@tcsr.realtor

Questions? Contact Michelle Leister, Director of Student Services via 610-560-4900





Tri-County's Commercial Chapter is excited to once again join SIOR-Philadelphia Chapter, PA-NJ-DE CCIM Chapter, CIRC, DREW and the Appraisal Institute for the premier commercial real estate event of the holiday season.



2023 JOINT NETWORKING EVENT & HOLIDAY DINNER

November 16th, 2023

5:30 pm - 8:30 pm

Harry's Savoy Ballroom

2020 Naamans Road, Wilmington, DE 19810

**Keynote Speaker : Gerard H. "Jerry" Sweeney,
President & CEO/Trustee of Brandywine Realty Trust**

Tickets

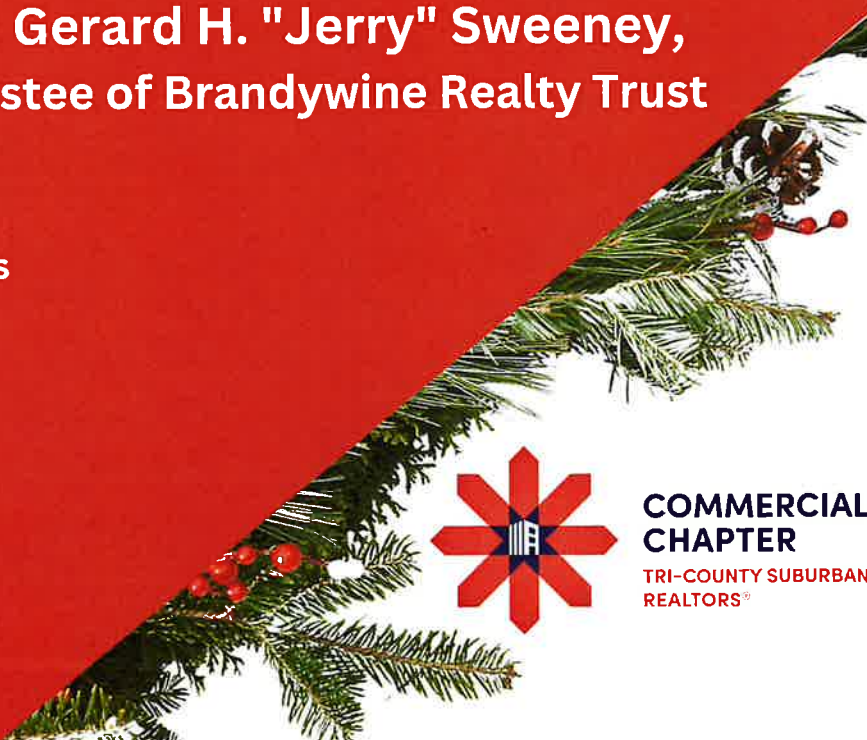
\$80 - Commercial Chapter Members

\$80 - Tri-County Members

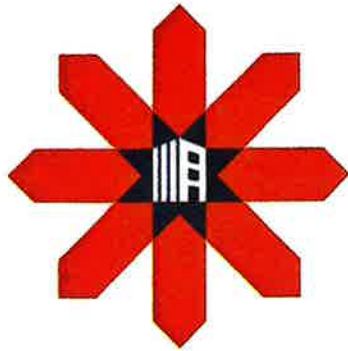
\$90 - Non-Members

Ticket Includes Dinner,
1 Free Drink Ticket & Cash Bar

Visit <https://tcsr.realtor/events/>
or call **610-560-4800** to purchase.



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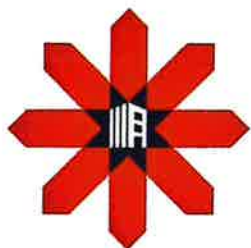


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**JOIN THE
COMMERCIAL CHAPTER**



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Join Now for Just \$25/yr!

Tri-County Suburban REALTORS® Commercial Chapter Membership



Are you a Tri-County Suburban REALTOR®/Affiliate who has a majority of their business in commercial real estate? If so, Tri-County offers you an exciting new opportunity: Membership in the Commercial Chapter!

Name _____

Company _____

Contact Phone _____

Email _____

Do you have a CCIM Designation? ☐ Yes ☐ No

Do you have a SIOR Designation? ☐ Yes ☐ No

Other Designations _____

Chapter Membership Fee—\$25 Annually

☐ Credit Card (VISA/MC/AMEX/ DISC) ☐ Check (payable to TCSR)

CC # _____

Expiration Date _____ Billing Zip _____

Name on Card _____

Sign Up: Email completed form to

mcarlin@tcsr.realtor or fax to 610-560-4801

The Voice of Commercial Real Estate in the Delaware Valley

The Chapter unites current Tri-County Suburban members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. The Chapter provides unique benefits and services to enhance your commercial real estate business, including:

- Accredited education and FREE/Discounted seminars on the latest issues impacting commercial real estate
- Networking opportunities at social events and the monthly C/I Marketing Exchange
- Placement of Crexi listings on a dedicated listing page on Tri-County Suburban's site
- Subscription discount on the Philadelphia Business Journal
- Monitoring and reporting of legislative issues impacting commercial real estate

Join now and enjoy the value of Tri-County Suburban membership and the unique benefits of the Commercial Chapter for just \$25 annually.

NOTE: Only active Tri-County Suburban REALTOR® or Affiliate members are eligible to join/maintain Commercial Chapter membership.