

**901 S BOLMAR ST
UNIT C
WEST CHESTER, PA 19382**

WPMG

SUPPORT@WIGGINSPMG.COM

610-692-2441

INDUSTRIAL PROPERTY FOR LEASE



This Suite is an interior unit consisting of a total 6,200 rentable square feet which is made up of 2,686 sf of finished office and 3,514 sf of open (unfinished) warehouse.

Water and sewer service is paid through CAM. Phone and Verizon FIOS are available at tenant's discretion.

Current office configuration:

1 RECEPTION/ WAITING AREA

1 CONFERENCE ROOM

5 PRIVATE OFFICES

1 COPY ROOM

1 LUNCHROOM WITH SINK AND CABINETRY

2 RESTROOMS

1 OPEN OFFICE FOR APPROX. 4 CUBICLES

WAREHOUSE:

OPEN AREA (UNFINISHED)

HIGH BAY LIGHTING

ONE 10 X 10 LOADING DOCK DOOR

ONE EXTERIOR PERSONNEL DOOR

INSULATED REAR WAREHOUSE WALL



BUILDING SPECS

LEASEABLE SF	6,200
CLEAR HEIGHT	21.5 FT
LOADING DOCKS	1
OFFICE BUILD OUT	40%
HVAC TYPE	2 - NATURAL GAS AND ROOFTOP AC
ROOF TYPE	FLAT
SPRINKLER SYSTEM	WET SYSTEM
POWER	3 PHASE, 480 VOLT AVAILABLE
WATER/SEWER	PUBLIC
ZONING	I-2 LIGHT INDUSTRIAL

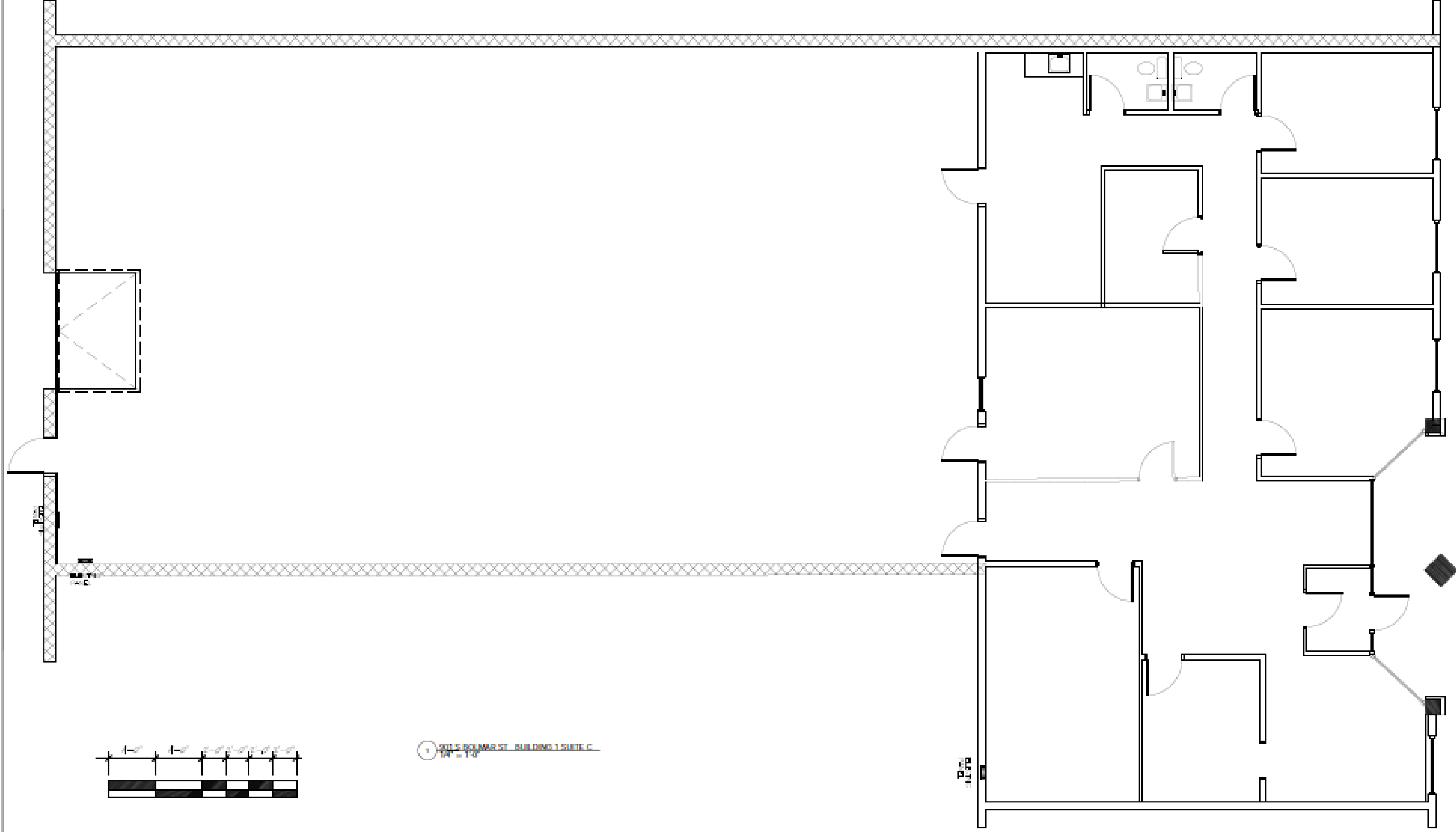


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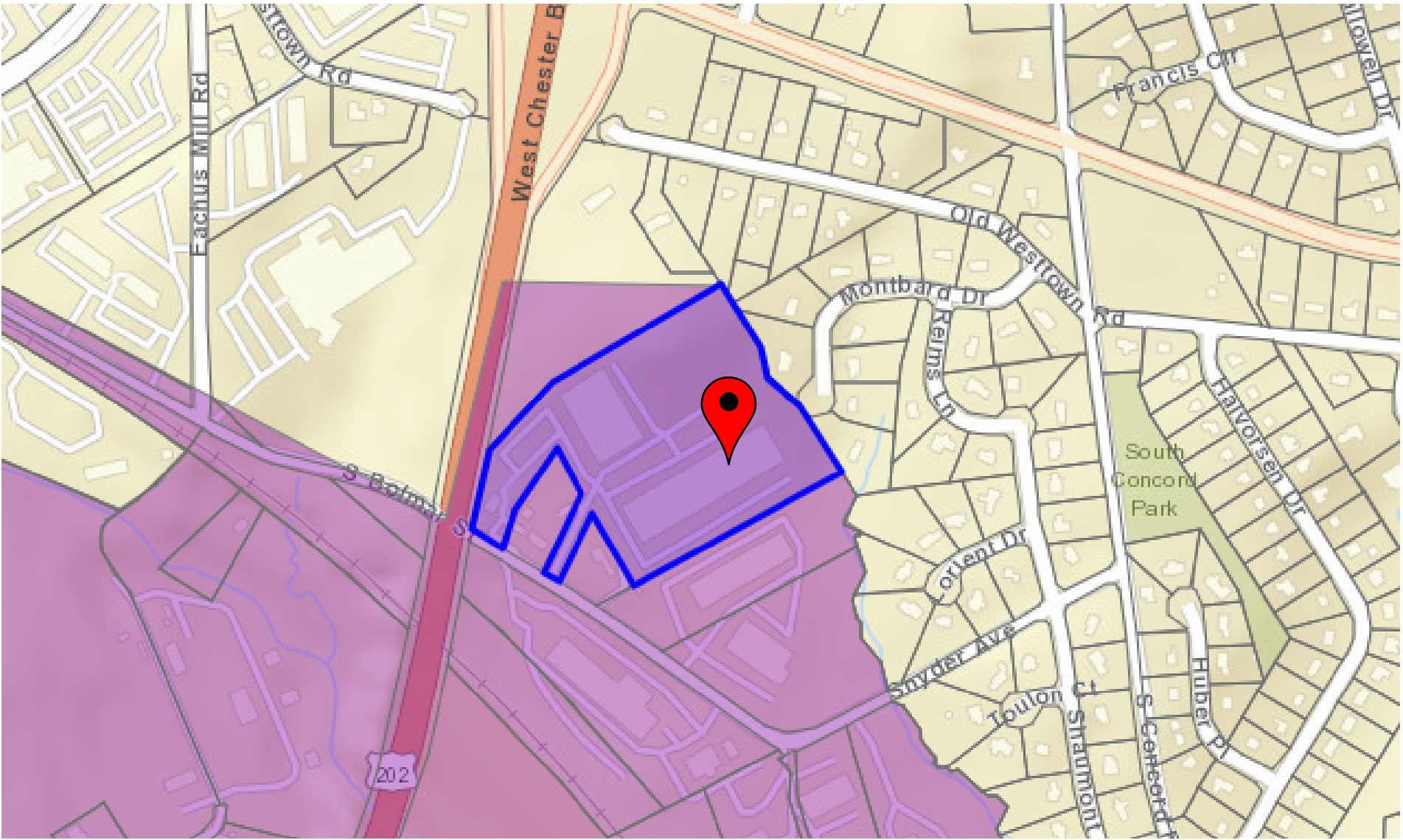
901 S BOLMAR ST. BUILDING 1 SUITE C
1/4" = 1'-0"

Zoning Information

The I-2 Light Industrial District in West Goshen Township provides areas for a wide variety of smaller-scale industrial and selected business uses in attractive settings.

District Standards

Permitted Uses: Light manufacturing, warehousing, business offices, and selective commercial/accessory setups.



	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	57,300	110,600	335,100
HOUSEHOLDS	21,800	41,300	125,500
AVG. HOUSEHOLD INCOME	126,800	141,900	154,600
EMPLOYEES	43,100	74,800	194,500

WPMG is a premier property management and commercial real estate company serving West Chester, PA and the surrounding area. We specialize in quality commercial flex spaces, warehouse space, and industrial-type properties designed to meet the needs of growing businesses. We take pride in offering well-maintained, professional spaces combined with responsive and reliable service, creating a seamless experience for our tenants. Whether you need flexible warehouse space, an industrial facility, or a commercial space that can adapt to your business, WPMG provides the space, service, and support to help your business thrive.

**CONTACT
US**