

FOR LEASE - INDUSTRIAL

735 Fox Chase Road #101



COATESVILLE, PA 19320

**45,000 +/- SF INDUSTRIAL BUILDING
IN HIGHLANDS CORPORATE CENTER.**

**IMMEDIATE ACCESS TO US ROUTE 30
EASTBOUND, WHICH TIES INTO US-
202, I-76, I-476, US-1, AND POINTS
BEYOND.**

**45+/- MINUTES TO CENTER CITY
PHILADELPHIA AND CENTRALLY
LOCATED BETWEEN NEW YORK CITY
AND WASHINGTON D.C.**



MICHAEL BOWSER, CCIM

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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Lease Rate:	Call for pricing
County:	Chester
Available SF:	44,629+/- SF
Office SF:	8,588+/- SF
Zoning:	Planned Development
Municipality:	Valley Township
Occupancy:	Flexible. Inquire.

PROPERTY OVERVIEW

End cap industrial suite with approximately 45,000 SF of industrial space in the Highlands Corporate Center. The building features 20' ceilings, sprinkler system, 2 grade doors, and 7 loading dock doors. The location offers convenient access to US Route 30 Eastbound and is a short 45 minute drive to Center City Philadelphia.

OFFERING SUMMARY

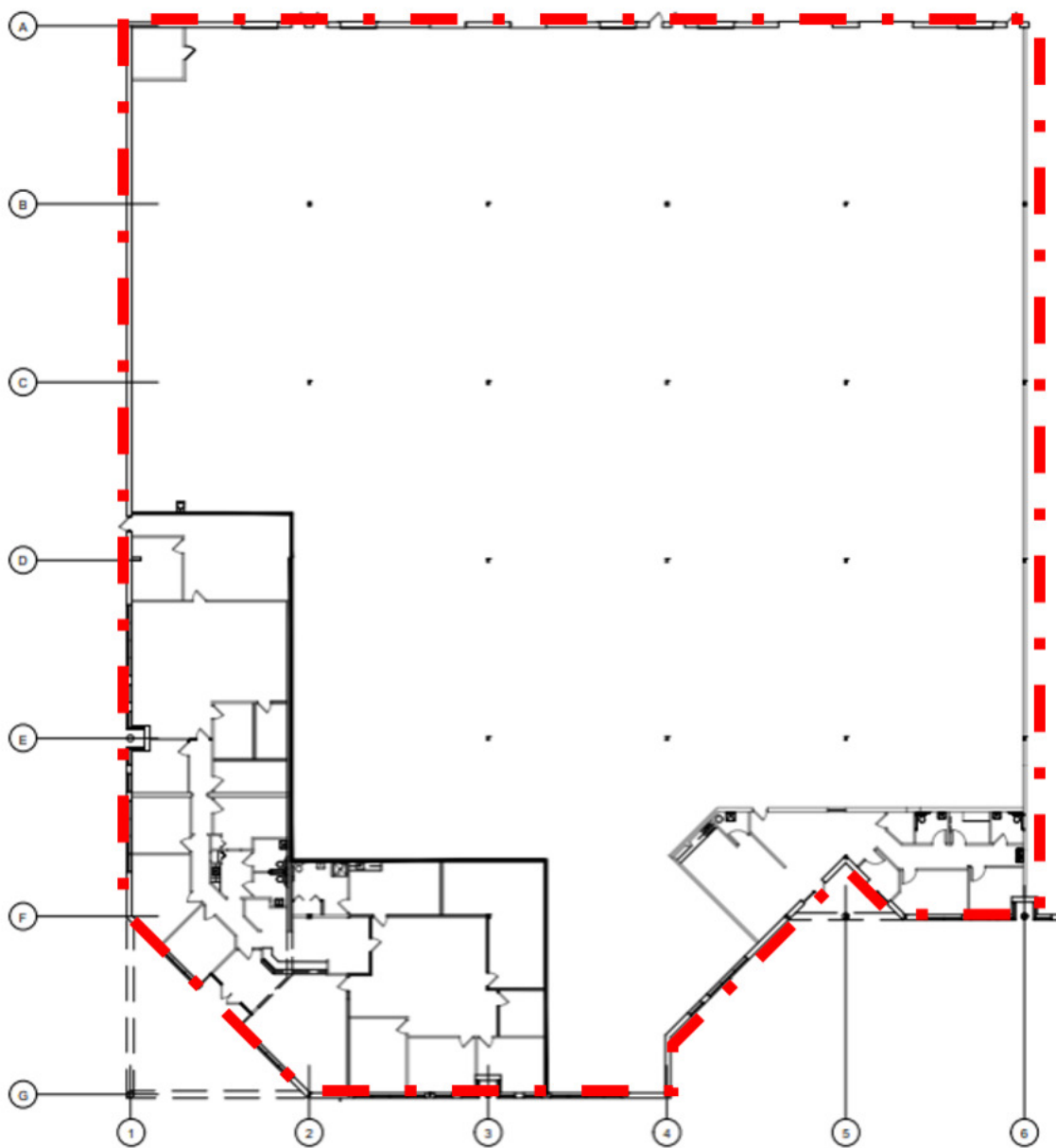
HVAC:	A/C & Heat in Office Heat in Warehouse	Lighting:	LED
Sprinklers:	Yes	Column Spacing:	40x40
Parking:	Surface Lot with Handicap Spaces	Ceiling Height:	20'
Water:	Public	Floor Type:	Warehouse: Concrete Office: Carpet
Sewer:	Public	Dock Doors/Grade Doors:	2 Grade Level Doors 7 Dock High Doors



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FLOOR PLAN

SCALE: N.T.S.

BUILDING 101

735 FOX CHASE
COATESVILLE, PA
SUITE 101 & 102

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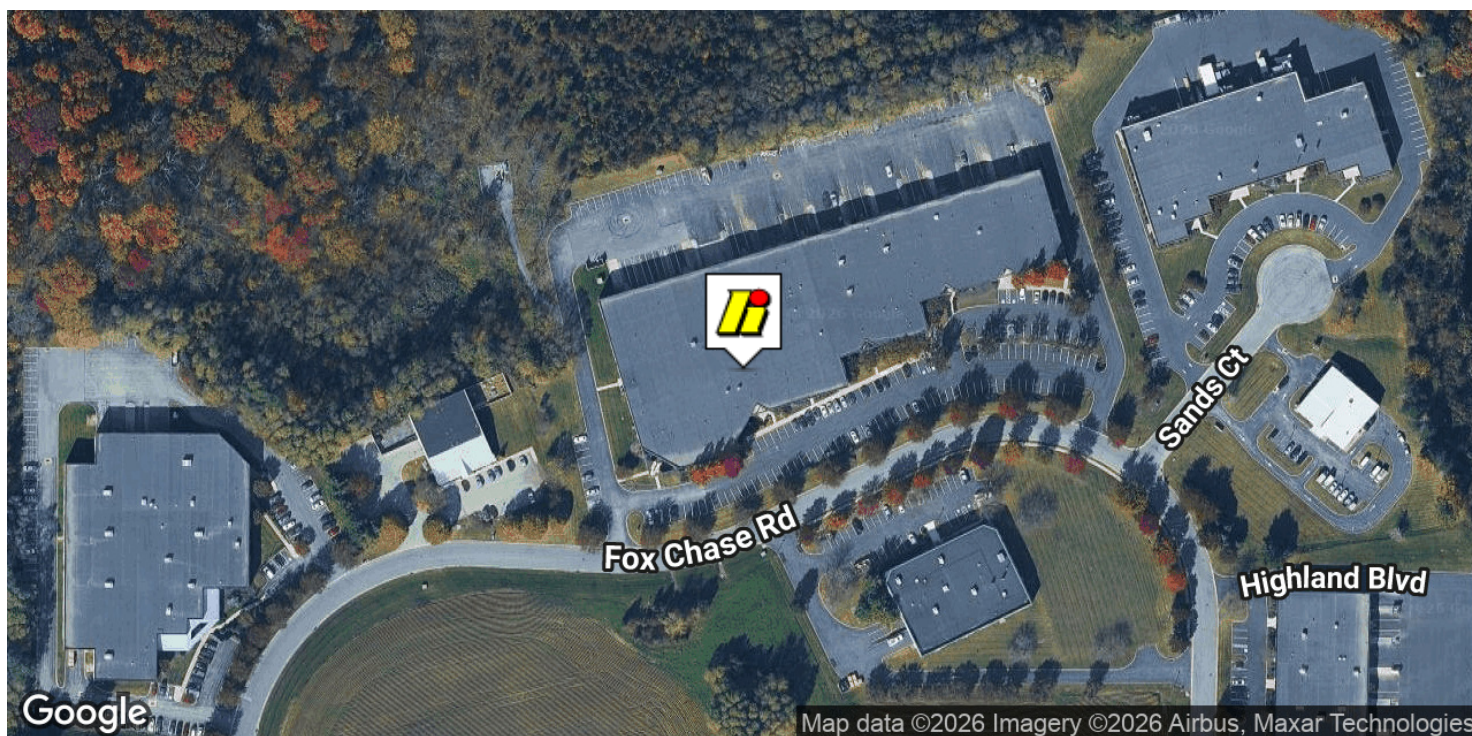
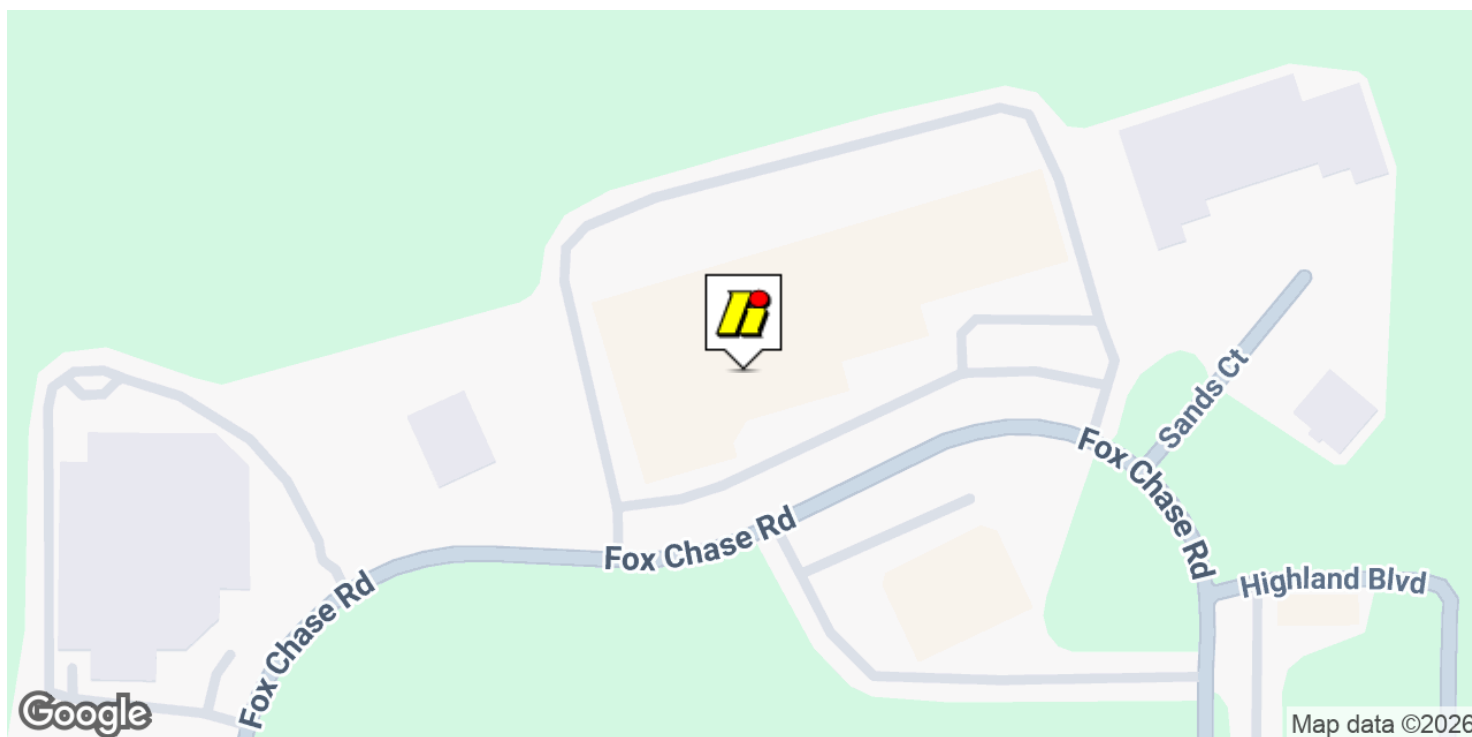
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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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