

# FOR LEASE

319 Westtown Road, Unit T  
West Chester, PA

**4,500 SF Flex Space**

**\$13/sf RENT**

**\$2.50/sf CAM**

**+ Utilities**



## FEATURES

- Coveted location on Westtown Road
- Less than ½ mile to Rt. 202 and Rt. 3
- 12' Drive-In Door
- Two 8' Loading Docks
- Newly installed LED Lighting
- West Goshen Township
- Natural Gas Heat
- Kitchenette/Break Room
- Private Office
- Storage mezzanine
- 1 Bathroom, Plumbed for 2nd
- Zoned I2 – Light Industrial

Contact: Tyler Bottke (484) 639-1895 [tyler.bottke@gmail.com](mailto:tyler.bottke@gmail.com)

\*Pallet Racking & Forklifts available for purchase from previous tenant\*



