

701

WEST 2nd STREET

CHESTER, PA

**28,850 SF Industrial Space
Available for Lease**

**EXCELLENT ACCESS TO I-95, ROUTE 291
& U.S. ROUTE 13**

**AVISON
YOUNG**

Property Overview

701 West 2nd Street is a newly constructed trophy-class flex/industrial property in Chester, Pennsylvania, offering 28,850 SF within a 57,700 SF building that is 50% pre-leased, including 2,500 SF of office space. Situated on a 2.75-acre industrial-zoned site, the property is designed for modern warehouse, distribution, and light manufacturing uses. It features 28-foot clear ceilings, 60' x 60' column spacing, and a new 20-year roof, providing high-quality, functional industrial space for a variety of tenants.

New Trophy-Class Flex / Industrial Facility
±28,850 SF Available within a 57,700 SF
building (50% pre-leased)



BUILDING SPECS

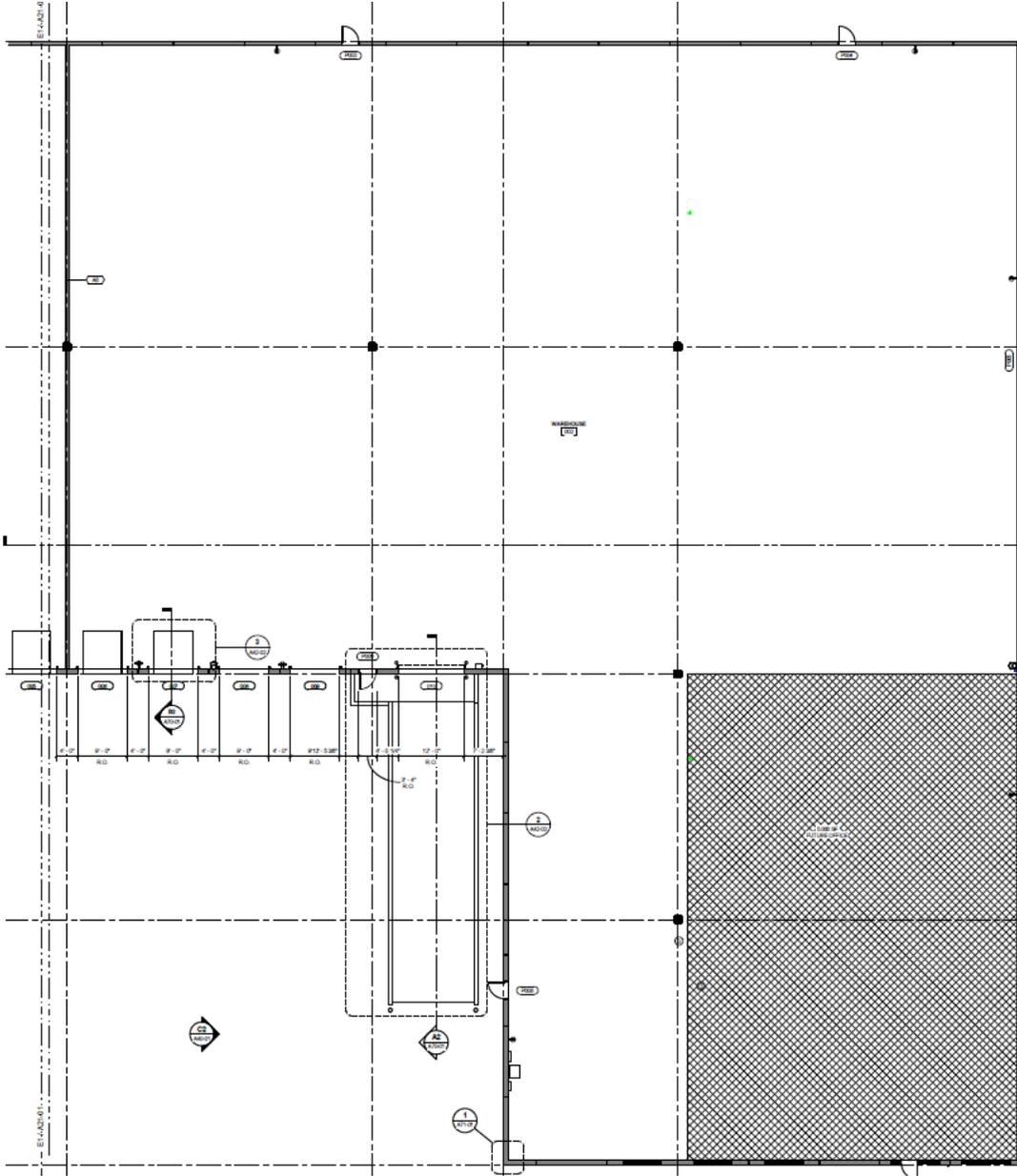
Address	701 West 2nd Street, Chester, PA 19013
Square Footage	28,850 SF
Office Square Footage	2,500 SF
Land Acreage	2.75
Property Use	Industrial
Zoning	Industrial
Clear Height	28'
Column Spacing	60' X 60"
Dock Doors	4
Drive-in Doors	1
Parking	34 Stalls
Roof Type	New 20-Year Roof
HVAC	Heated Warehouse
Fire Suppression	Fully Sprinklered / Wet System
Power	2000 AMP, 3 Phase



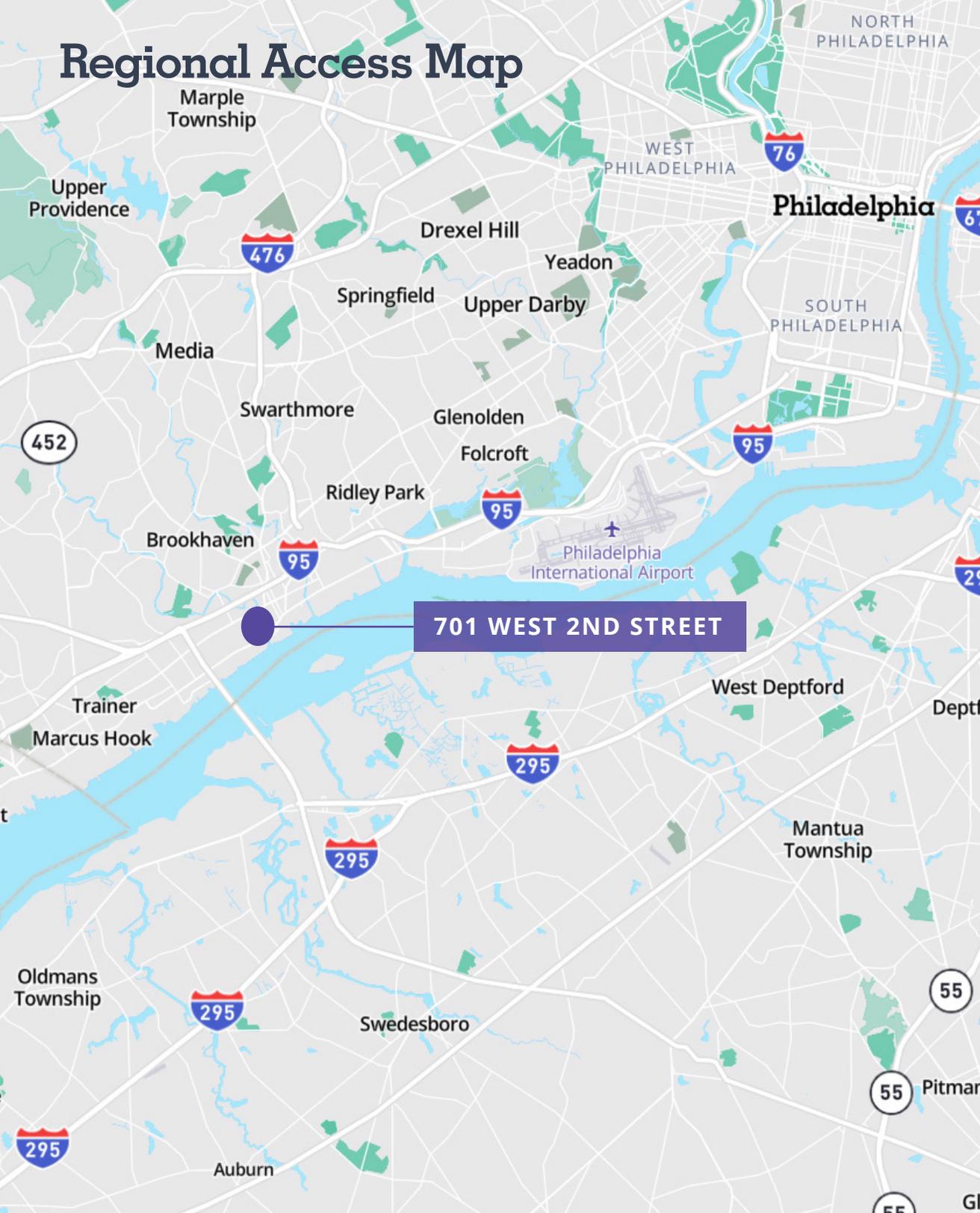
Floor Plan



Floor Plan - 28,850 SF Available



Regional Access Map



Strategic Mid-Atlantic Connectivity

DRIVING TIMES

WILMINGTON, DE 19 MIN

PHL INTERNATIONAL AIRPORT 15 MIN

SOUTH JERSEY 7 MIN

DRIVING TIMES

I-95 2 MIN

I-476 7 MIN

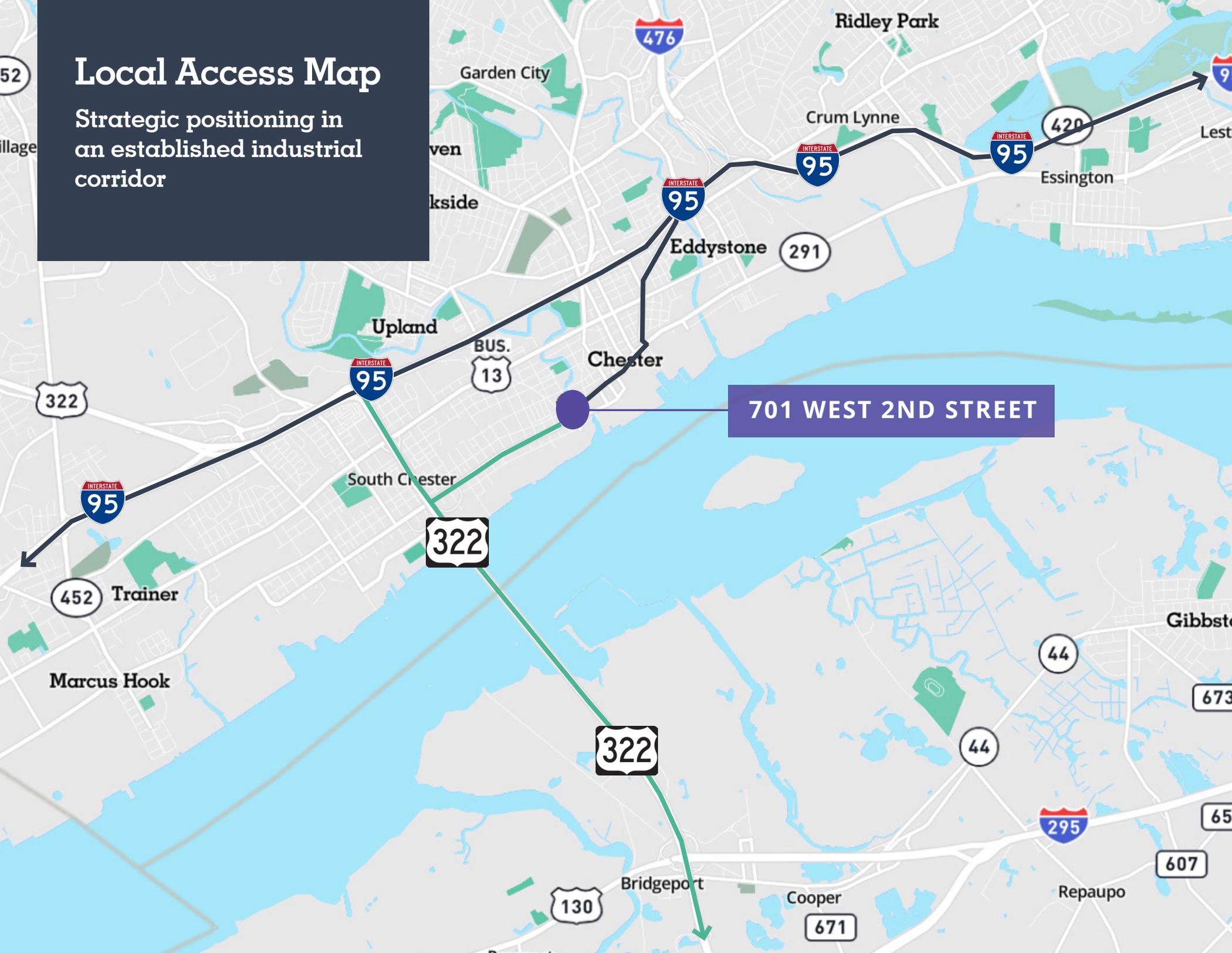
I-295 15 MIN

I-76 18 MIN

I-676 23 MIN

Local Access Map

Strategic positioning in an established industrial corridor





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