

Contractor/Auto Repair Facility with Outside Storage

Phoenixville, PA | 1,100 - 4,680 SF Available



42 Kitty Ln, Phoenixville, PA 19460

- 2,000 SF Warehouse
- 1,800 SF Office
- ½ Acre Outside Storage
- 880 SF Shed Storage
- 3 Drive-In Doors
- Signage on Rt 23



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***Click here for a
property drone
video***



Property Overview

Located on 2 acres, this property offers a rare opportunity for contractors, auto service businesses and other similar users seeking space in a prime location. The available space includes +/- 1,100 - 4,680 SF of warehouse and garage storage with ceilings up to 13' clear, 3 drive-in doors, 1,800 SF of office space, ½ acre of outdoor storage, 880 SF shed storage and plenty of additional parking.

Positioned in the rapidly growing Phoenixville market along Route 23 in East Pikeland Township, the property offers prominent signage and has convenient access to Routes 29, 422, 113, and 724. The Pennsylvania Turnpike (I-76) is located just 6 miles away, providing strong regional connectivity.

Asking Rent: \$12-15/SF + NNN

Property Details



- +/- 14,420 Total SF
- 4,680 SF Available
 - 2,000 SF Warehouse/Garage
 - 1,800 SF Office
 - 880 SF Shed Storage
- 13' Clear Ceiling Height
- 10 Drive-In Doors (mostly 12')
- ½ Acre Outside Storage
- 2 Apartments
 - 3 Bedroom and Studio
- Signage on Route 23
- Zoned R2 in East Pikeland Twp
 - Existing Non-Conforming Use
- Real Estate Tax: \$18,765
- 215' Frontage on Rt 23
- Close to Public Transportation

Aerial Map



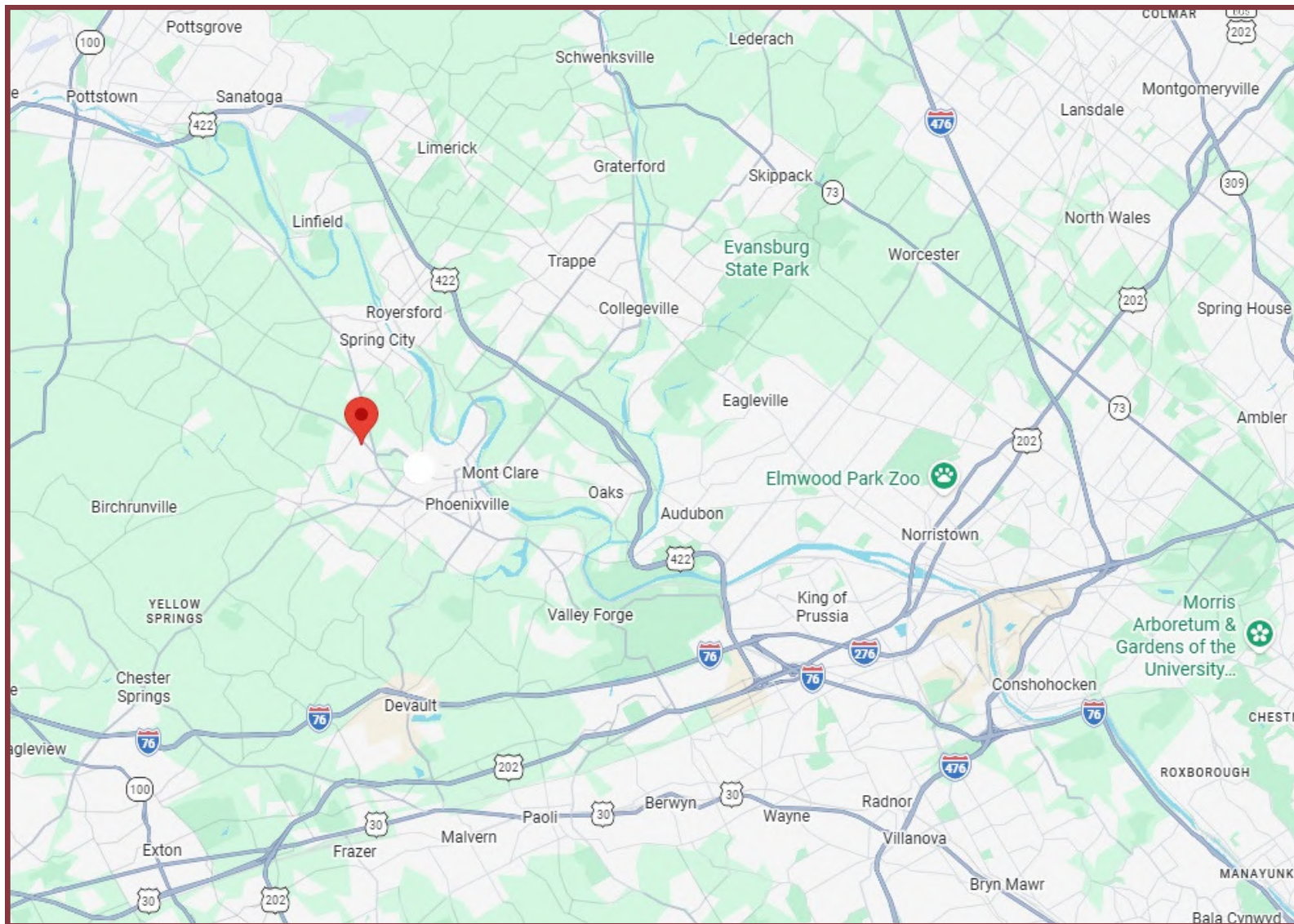
Exterior Photos



Interior Photos



Location Map



**Ideally located just outside downtown Phoenixville off Route 23.
Minutes to Routes 29, 422, 724, 113 and 6 miles to the I-76 PA Turnpike.**

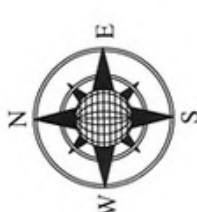
Site Plan

Building 1
-3 Bedroom/2 Bath Residence and (2770 sq ft)
Garage with Loft
-1 Bedroom Studio Apartment (970 sq ft)
-1800 sq ft Office Space
-900 sq ft Garage (2 Garage Doors)

Building 2
-2400 sq ft Mechanic Shop (2 Garage Doors)
-1100 sq ft Storage Garage (1 Garage Door)

Building 3
-3600 sq ft Storage Garage
-4 Garage Doors

Yard and Sheds - ~20,000 sq ft



Vicinity Map



Impervious Surface Calculation:

Lot area: 87,120 sq. ft.
Total impervious surface: 63,702 sq. ft.
Building Coverage Percentage: 63,702 sq. ft. / 87,120 sq. ft. = 0.73119 = 73.12%

Parcel No. (APN) 2603 00240100
Lot Area 2.00 ACRES

ADDRESS: 42 Kitty Ln
Phoenixville, PA 19460
Scale: 1"=40'

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