



TriStateCR.com

For Lease

4 WAREHOUSE/ FLEX BUILDINGS & DEVELOPMENT SITE AVAILABLE

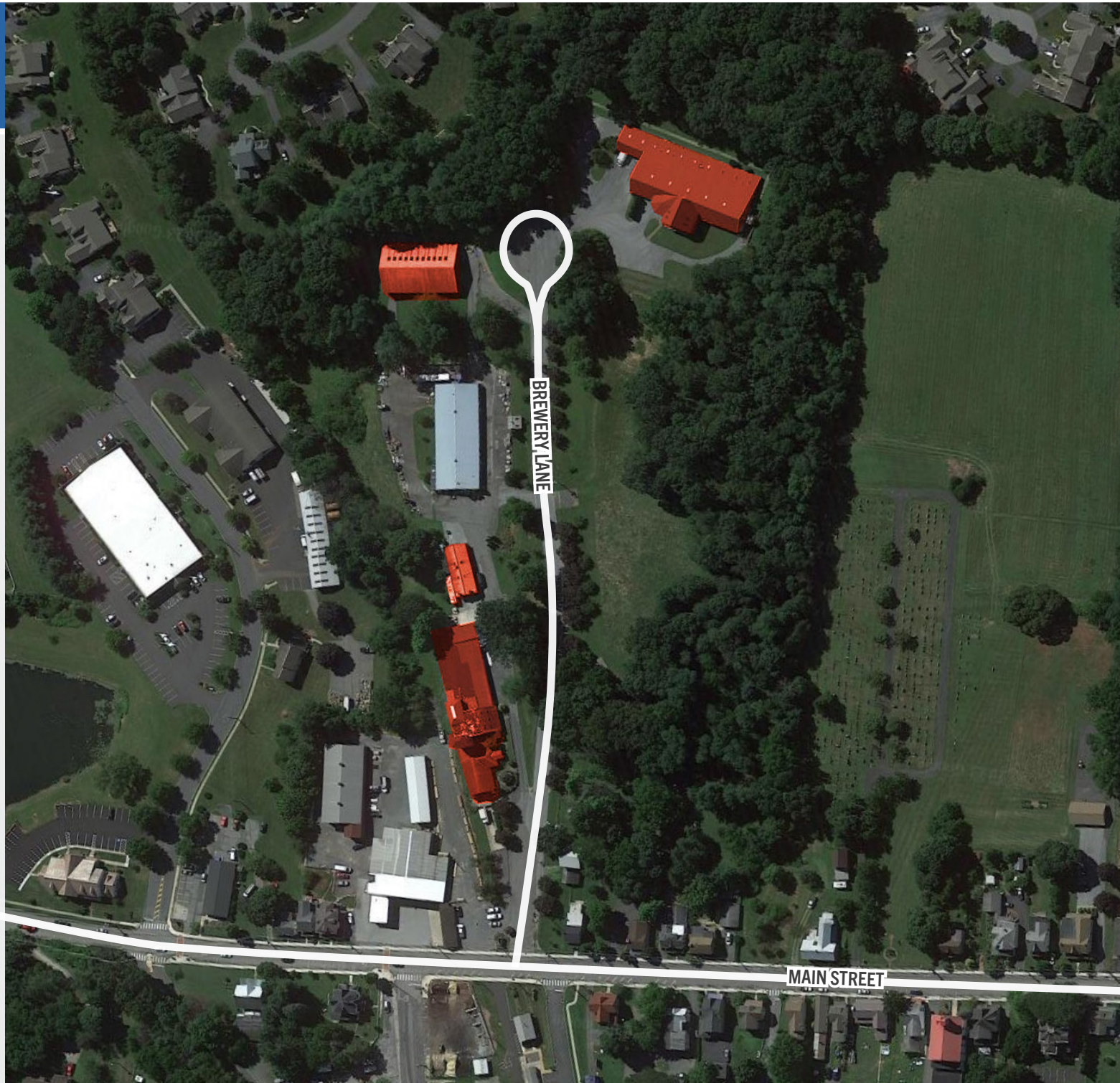
**2 Brewery Lane
Elverson, PA**

CONTACT

JAKE DOYLE
Jake.D@TriStateCR.com

STEVE JEFFRIES
Steve.J@TriStateCR.com

TriStateCR.com | 215.300.9688



LISTING DETAILS

2 BREWERY LANE | ELVERSON, PA

STEVE JEFFRIES
steve.j@tristatecr.com
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PROPERTY HIGHLIGHTS

- 4 flex/warehouse buildings & development site for lease in Chester County
- Municipality: Elverson Borough
- Total existing RSF: 49,600 SF
- Building 1: 16,450 SF | 3 Drive-in doors & 1 dock
- Building 2: 2,300 SF | Paint Booth & 2 Drive-in doors
- Building 4: 6,850 SF | 2 Drive-in doors
- Building 5: 24,000 SF | 2 Drive-in doors & 3 docks
 - Modern steel & Concrete
 - 2 Stories
- Proposed ± 30,000 SF built-to suit flex building
- Highway accessibility: Rt 176 (3.6 miles), Rt. 10 (3.4 miles), Rt. 76 (4.3 miles)
- Zoning: C - Commercial District
- Targeted Permitted Uses
 - Restaurant
 - Showroom
 - Retail
 - Studio
 - Personal service shop
 - Office of a contractor or craftsman
- Targeted Conditional Uses
 - Vehicle sales
 - Vehicle repair
 - Industrial use
 - Manufacturing use
 - Kennel
 - Wholesaling, warehousing & distribution
 - Commercial recreation uses
 - Self-storage facility



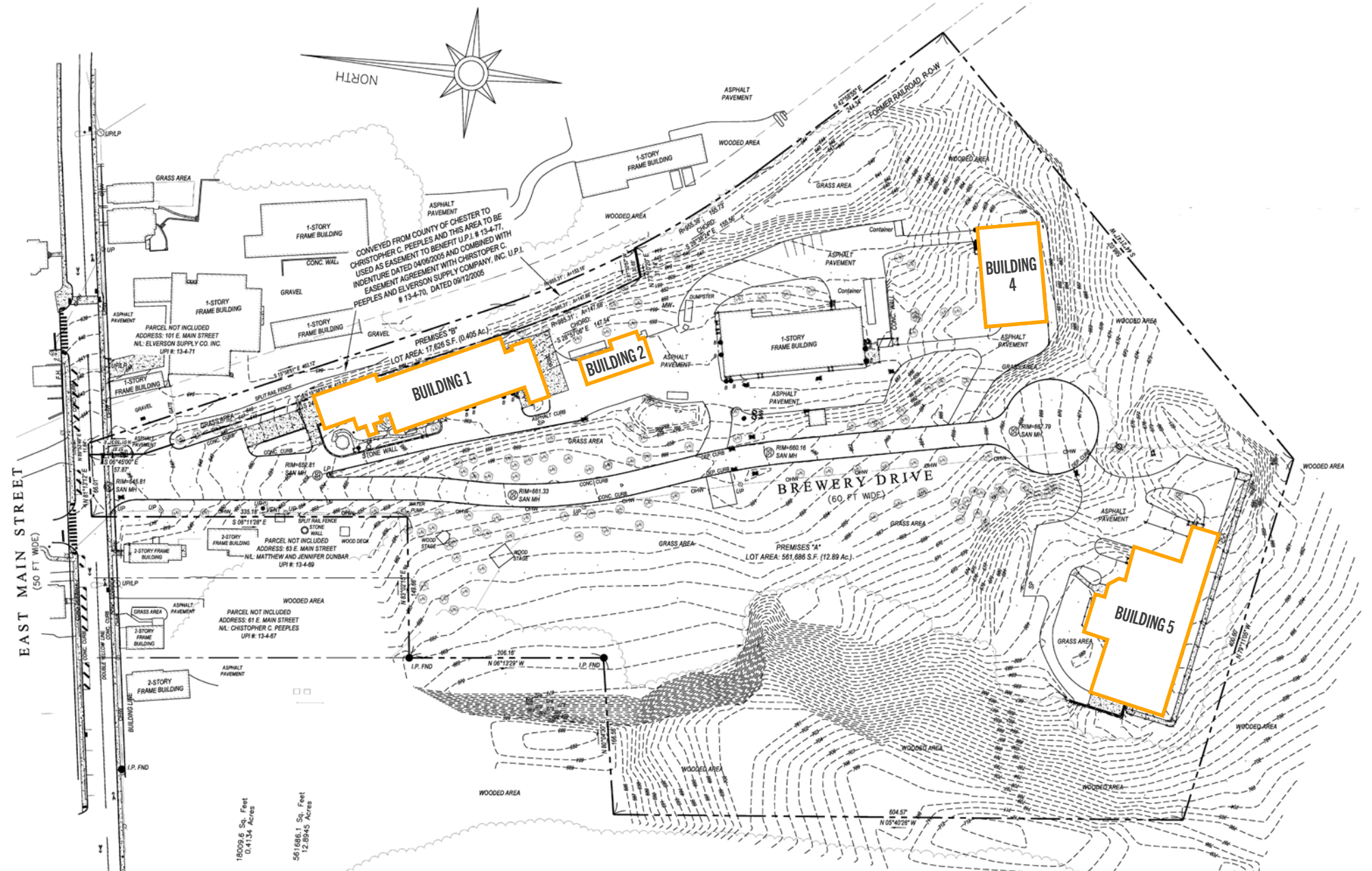
SITE PLAN

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180,096 Sq. Feet
0.7134 Acres

561,686.1 Sq. Feet
12.8945 Acres

SITE AERIAL

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HOLLYWOOD
Casino
MORGANTOWN

TWIN VALLEY
Twin Valley Middle School

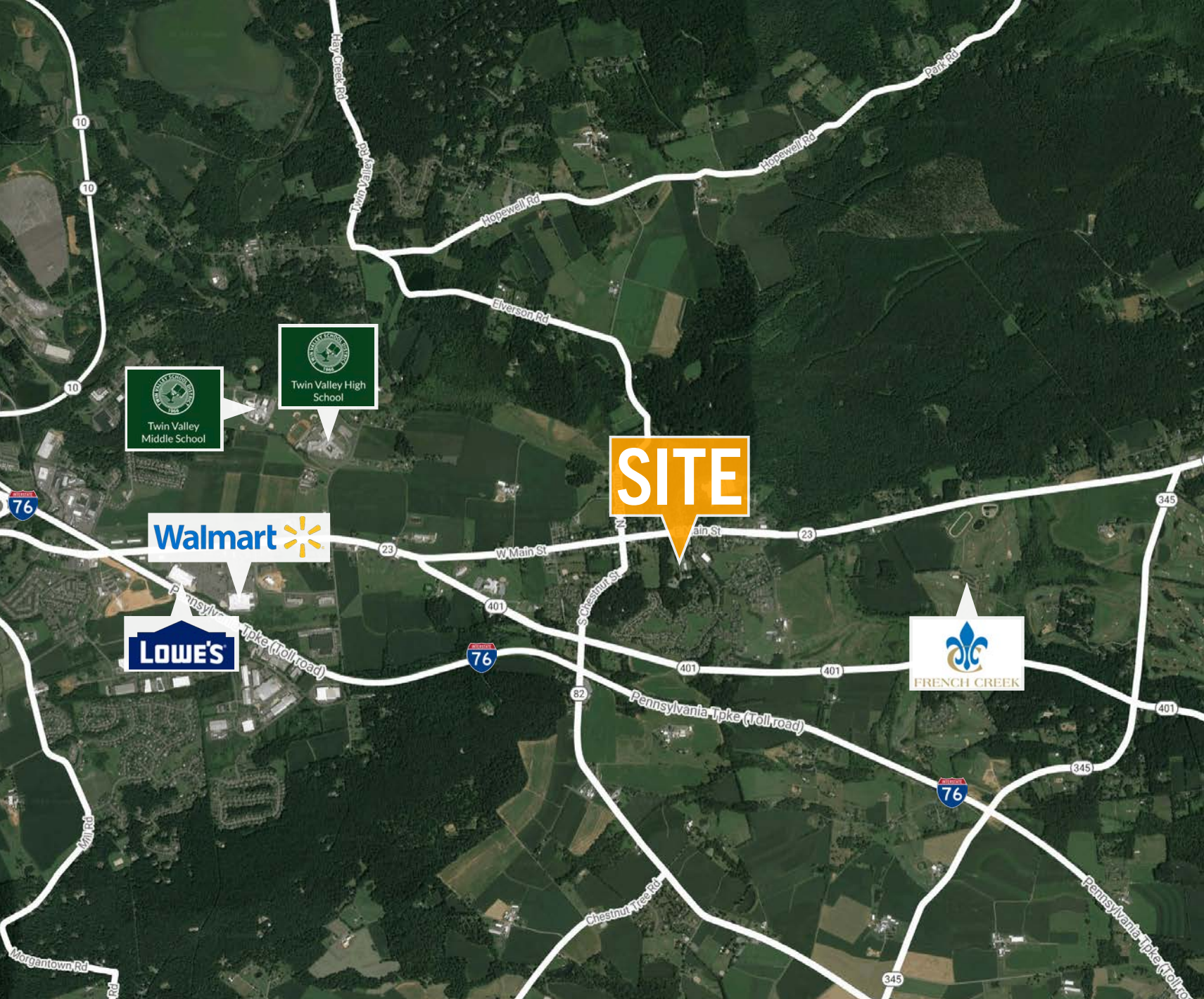
TWIN VALLEY
Twin Valley High School

SITE

Walmart

LOWE'S

FRENCH CREEK



LOCATION AERIAL

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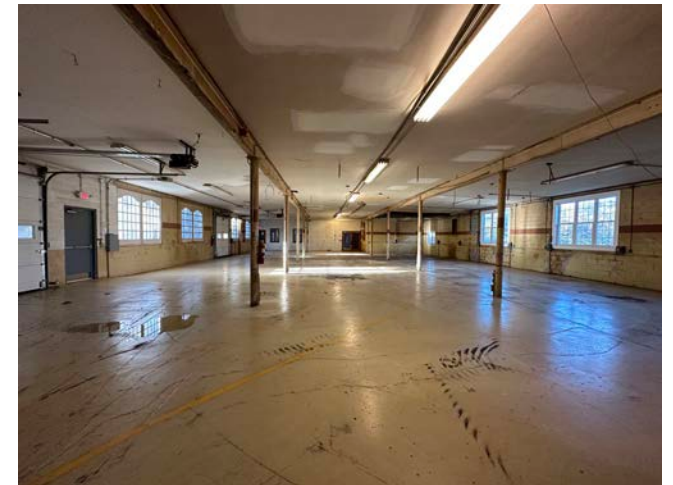
BUILDING 1

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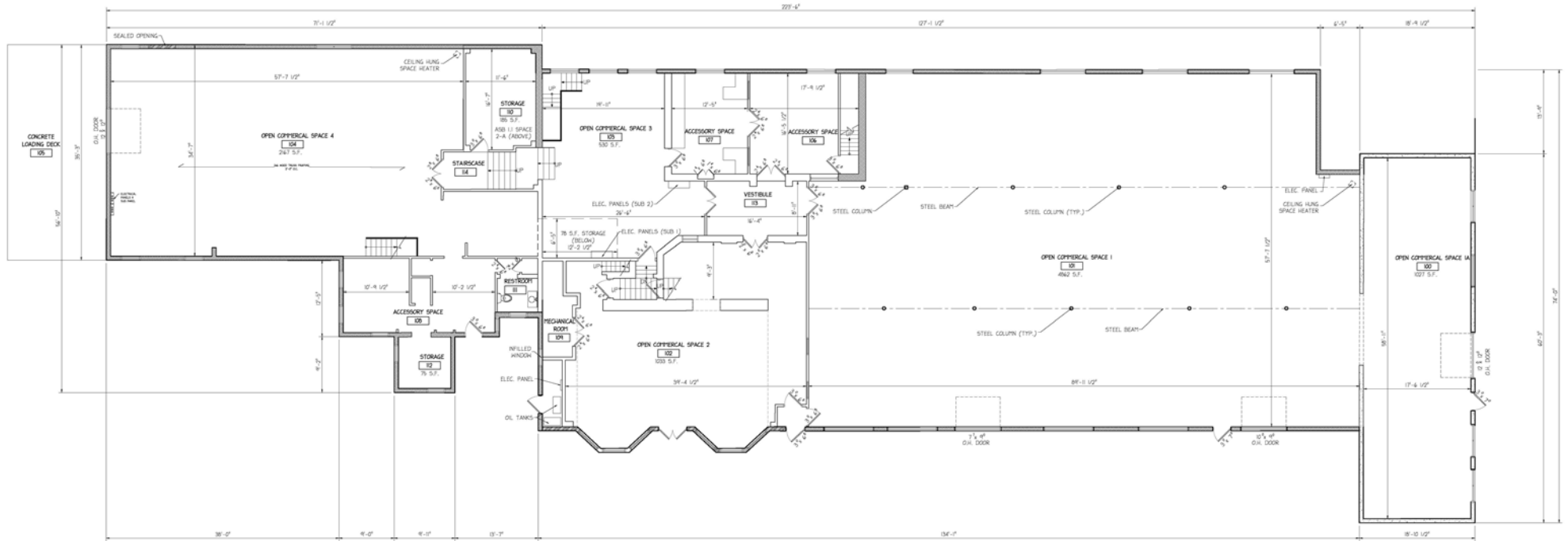
BUILDING 1 FLOOR PLANS

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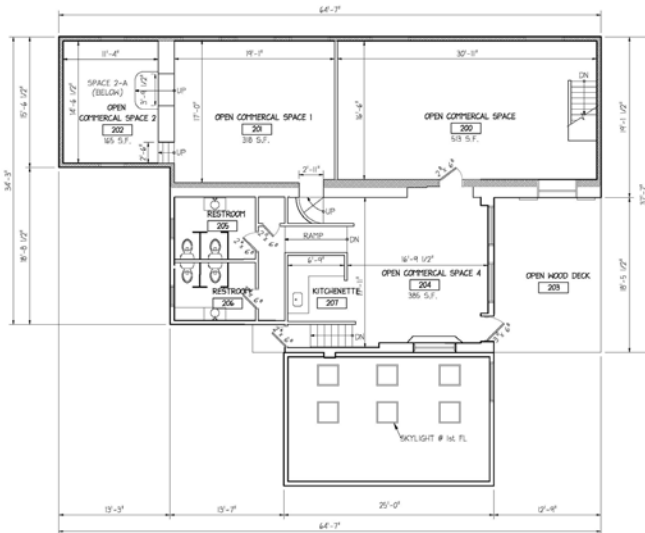
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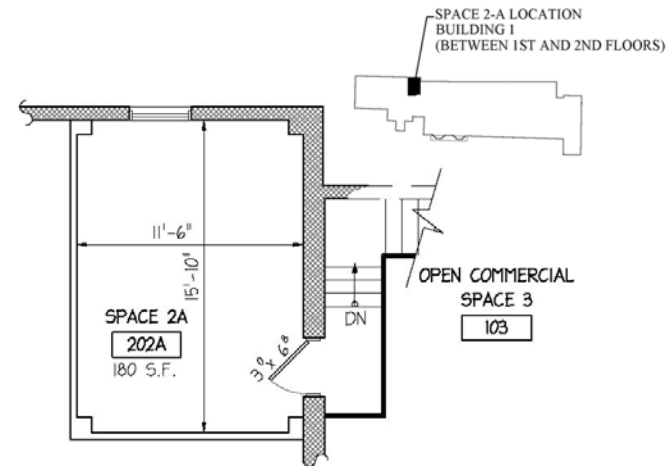


BUILDING # 1 1ST. FLOOR - AS BUILT

SCALE: 1/8" = 1'-0"



BUILDING # 1 2ND FLOOR - AS BUILT



BUILDING # 1 SPACE 2-A - AS BUILT

BUILDING 2

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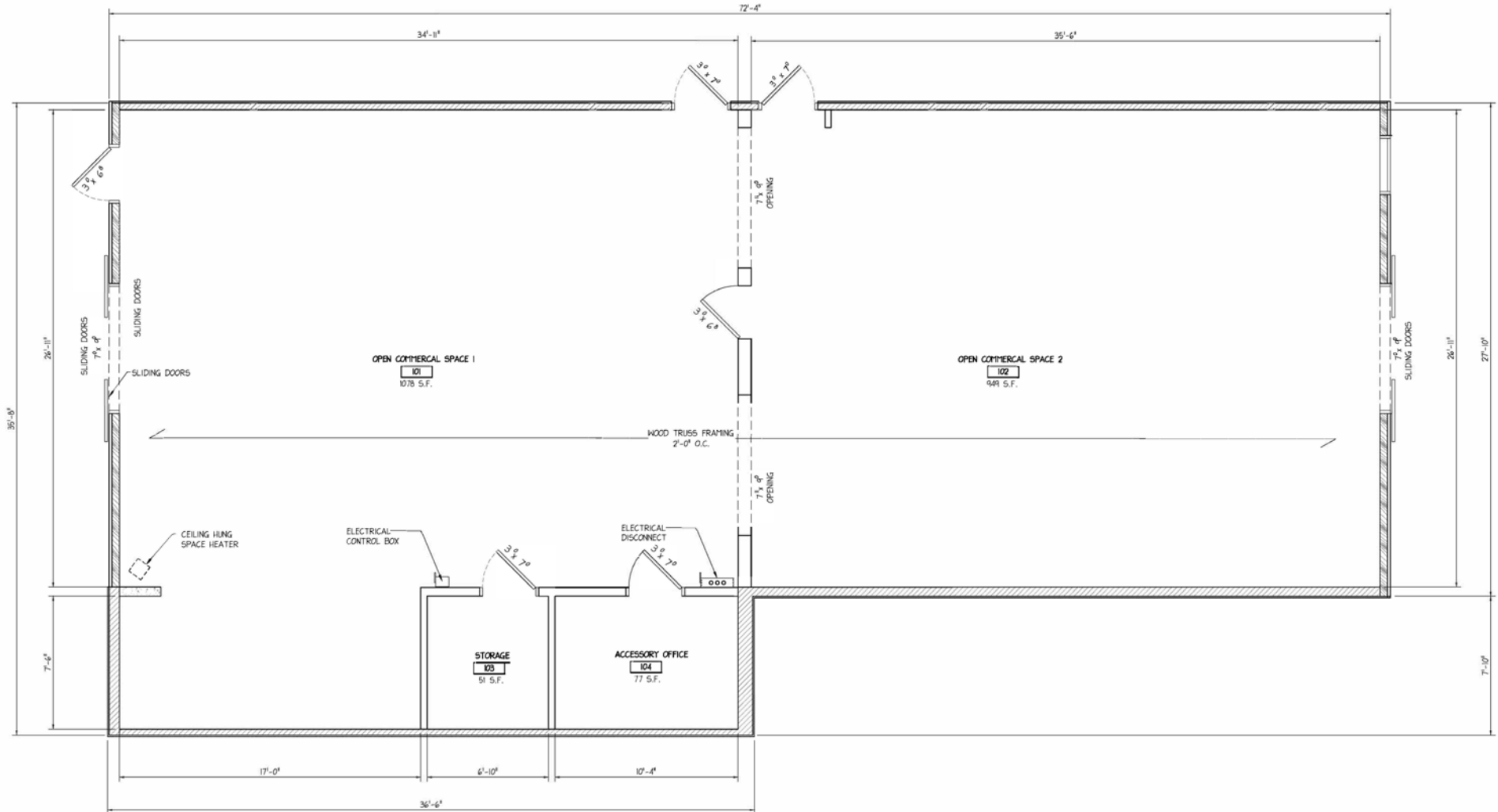
BUILDING 2 FLOOR PLANS

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BUILDING # 2 - AS BUILT

SCALE: 1/4" = 1'-0"



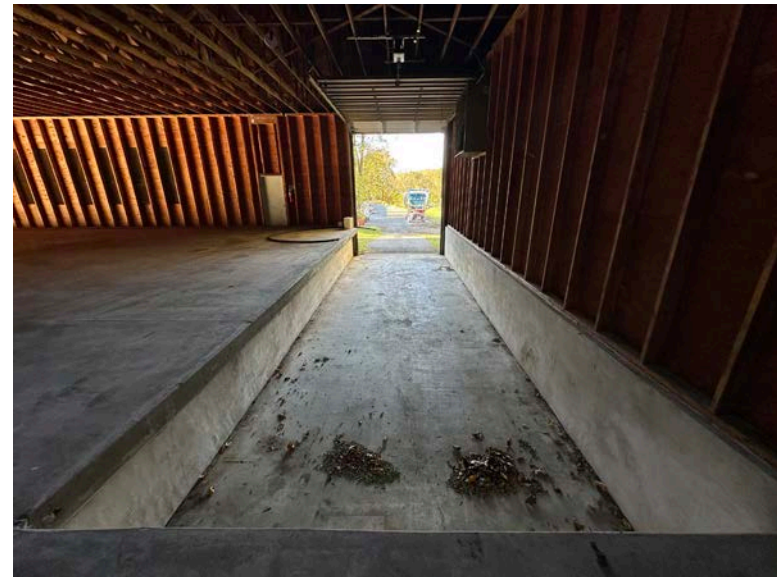
BUILDING 4

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BUILDING 5

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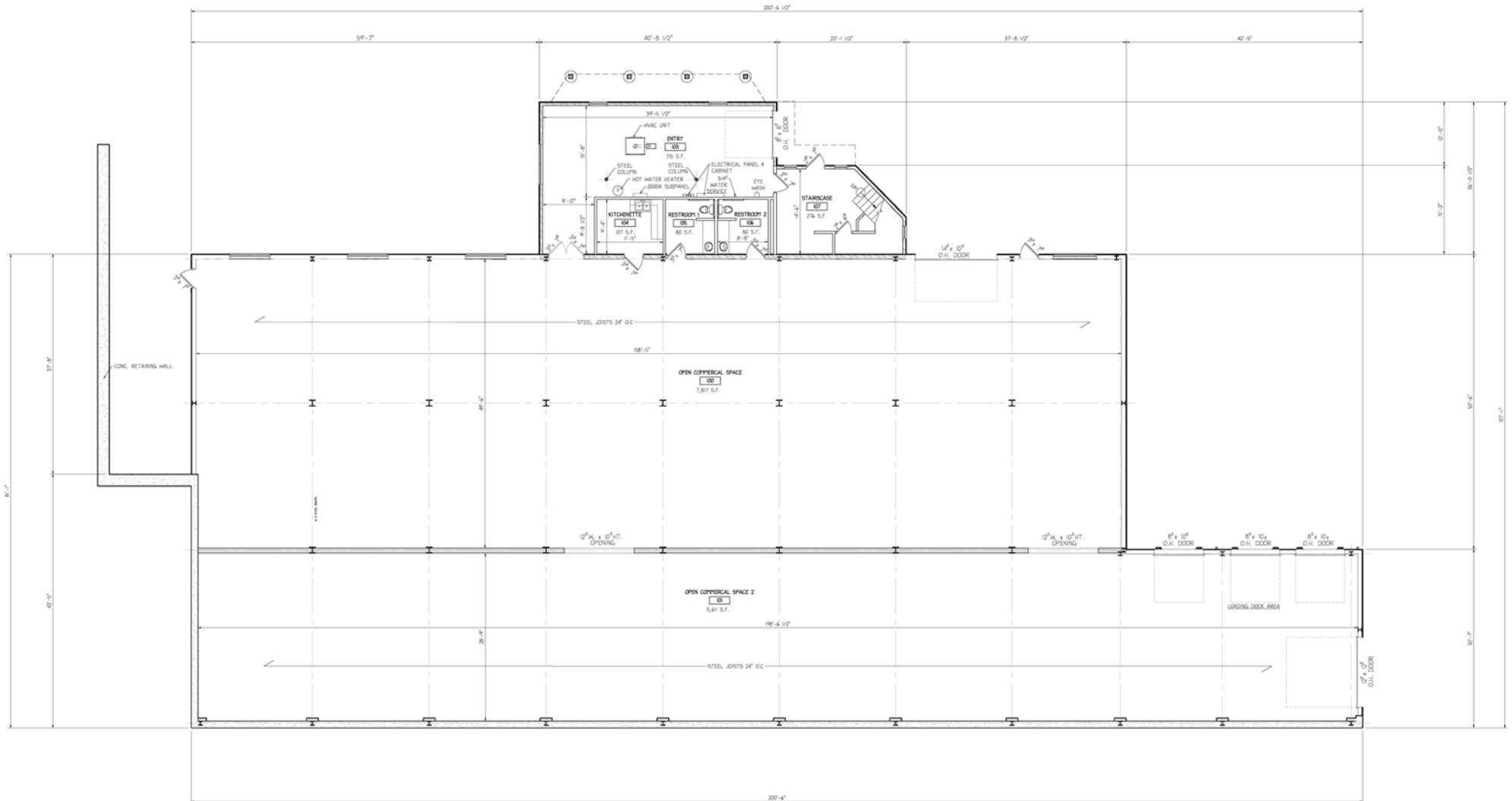
BUILDING 5 FLOOR PLANS

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1 BUILDING # 5 1st FLOOR - AS BUILT

SCALE: 1/8" = 1'-0"



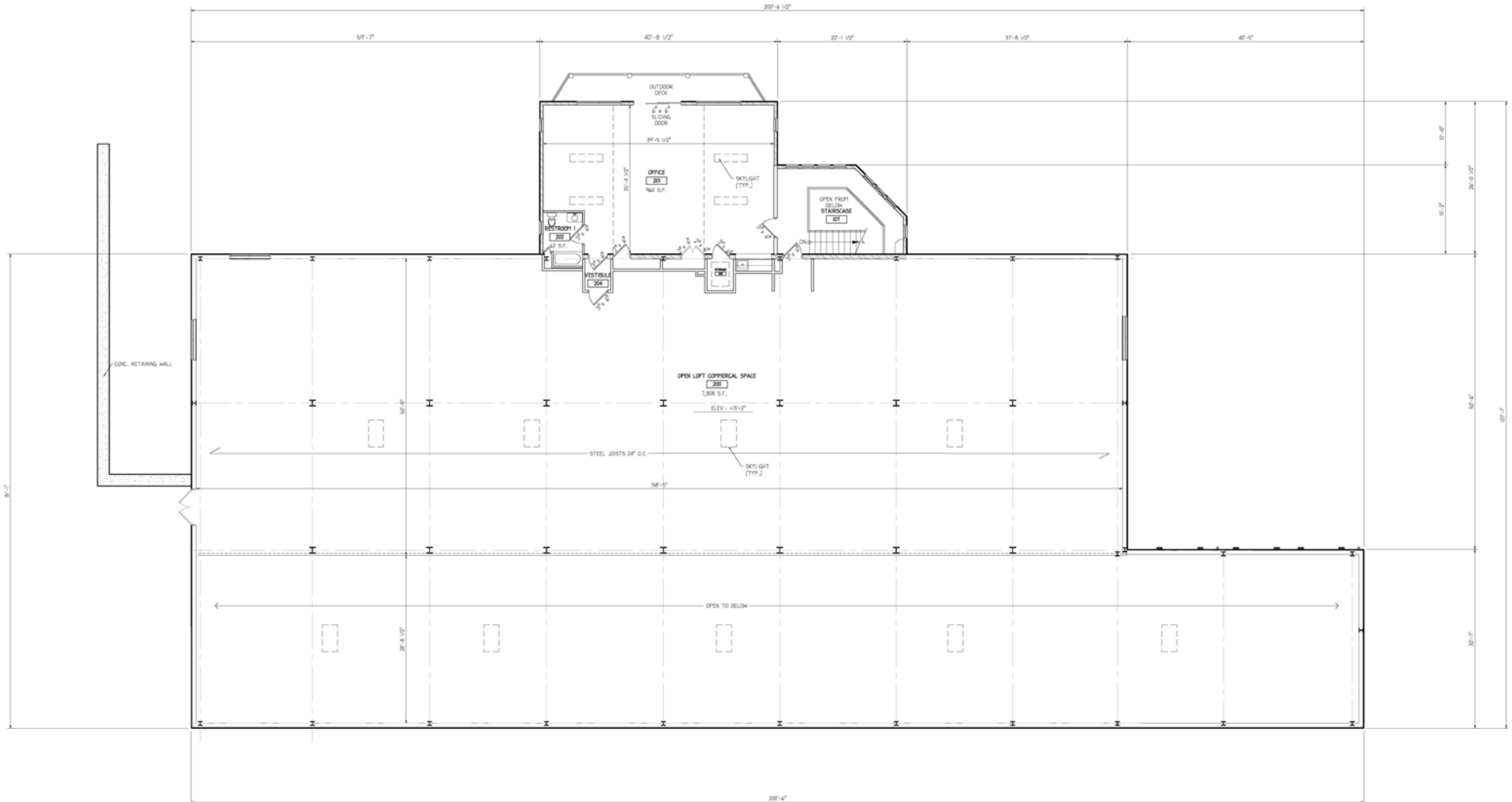
BUILDING 5 FLOOR PLANS

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1 BUILDING # 5 2nd FLOOR - AS BUILT

SCALE: 1/8" = 1'-0"

