

WAREHOUSE / FLEX SPACE FOR SUBLEASE

905 Airport Road, West Chester, PA 19380

SUBLEASE

\$11.39 PSF NNN

- Approximately 6 years left on the sublease term
- Current maturity date (5/31/2031)

SIZE

37,270 SF

ZONING

Light Industrial



PRESENTED BY

James R. Wrigley
215-519-2290 (m)
215-855-5100 (o)
jimw@kpgcm.com

Guido Iammatteo
908-334-6636 (m)
215-855-5100 (o)
giammatteo@kpgcm.com



PROPERTY HIGHLIGHTS

Total Size: 37,270 SF

- Approximately 12,000 SF Office
- 25,000 SF Warehouse

Clear Height: 21 ft

Two dock doors, 10' (h)

One drive-in door, 14' (h)

Power: 1,000 Amp, 208/120VAC, 3phase/4 wire service

Parking: 270 car spaces across the entire building (shared site parking)

Utilities: Public water and sewer

ACCESS & CONNECTIVITY

- 1.2 miles to Route 202
- 3.3 miles to Route 30
- 7.7 miles to PA Turnpike
- 14 miles to Route 476
- 17 miles to I-95
- 19.5 miles to Wilmington, DE
- 32 miles to Philadelphia

Well suited for: Warehouse, flex, and distribution users seeking efficient loading, ample site parking, and strong highway access.

KPG COMMERCIAL MANAGEMENT

www.kpgcm.com | 1120 Welsh Rd, Suite 170, North Wales, PA 19454 | 215-855-5100

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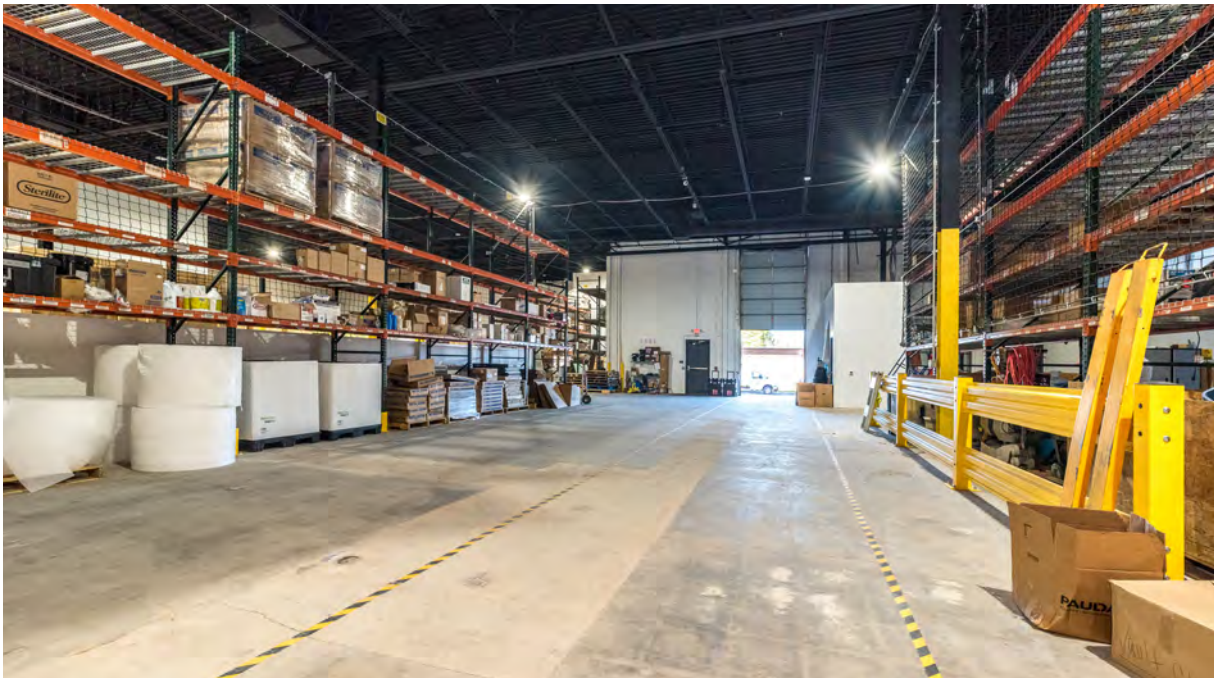
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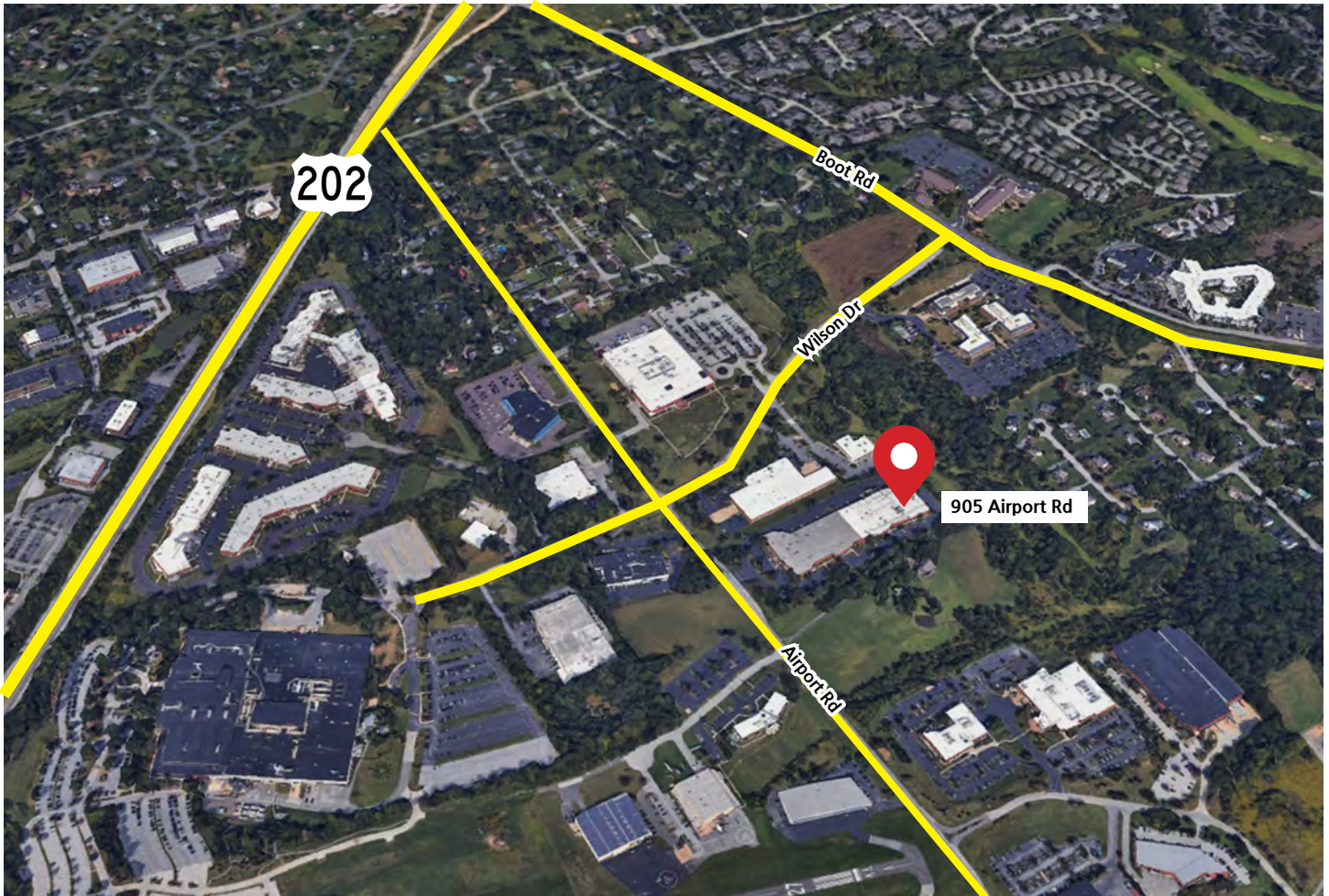
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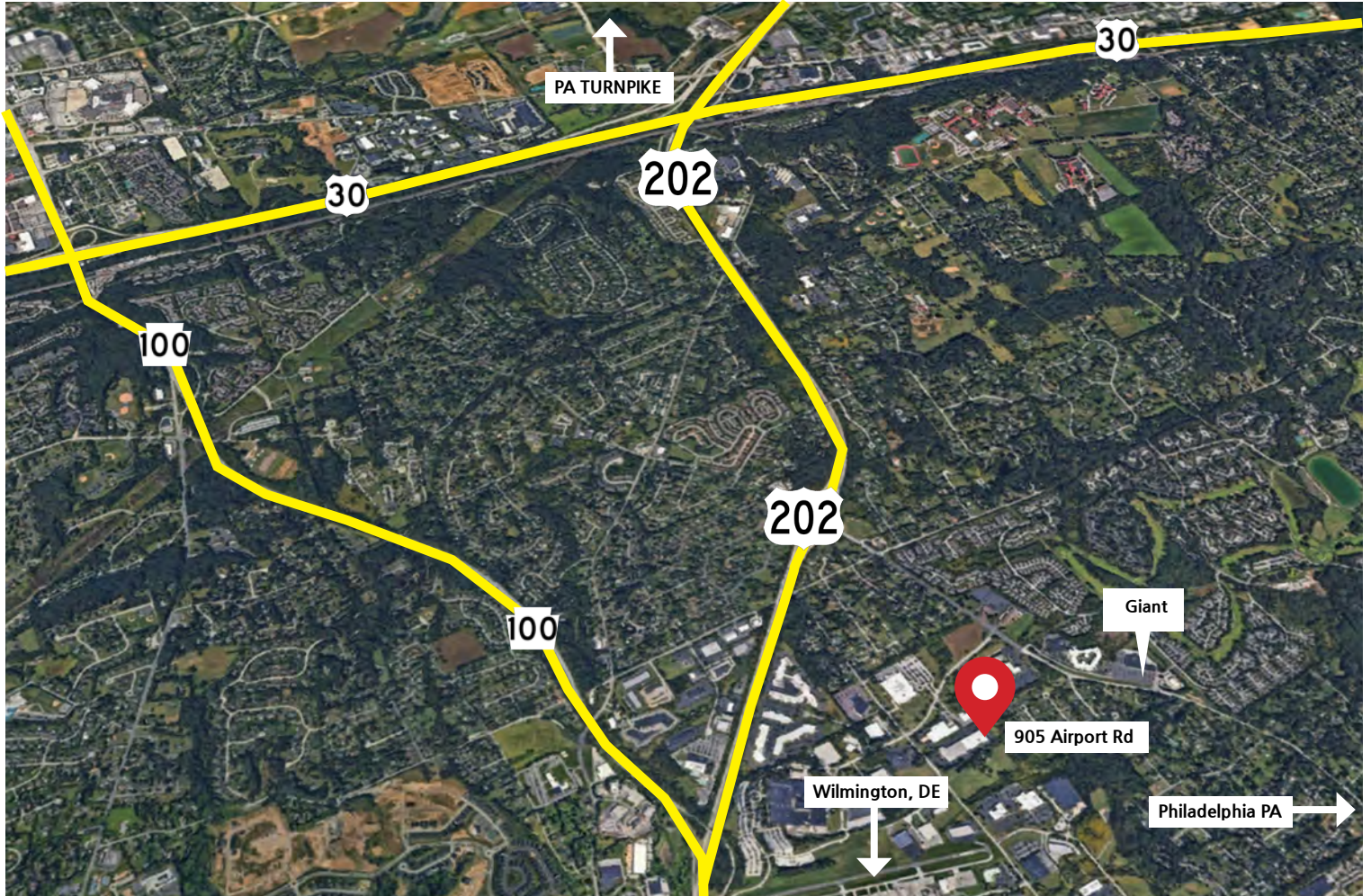
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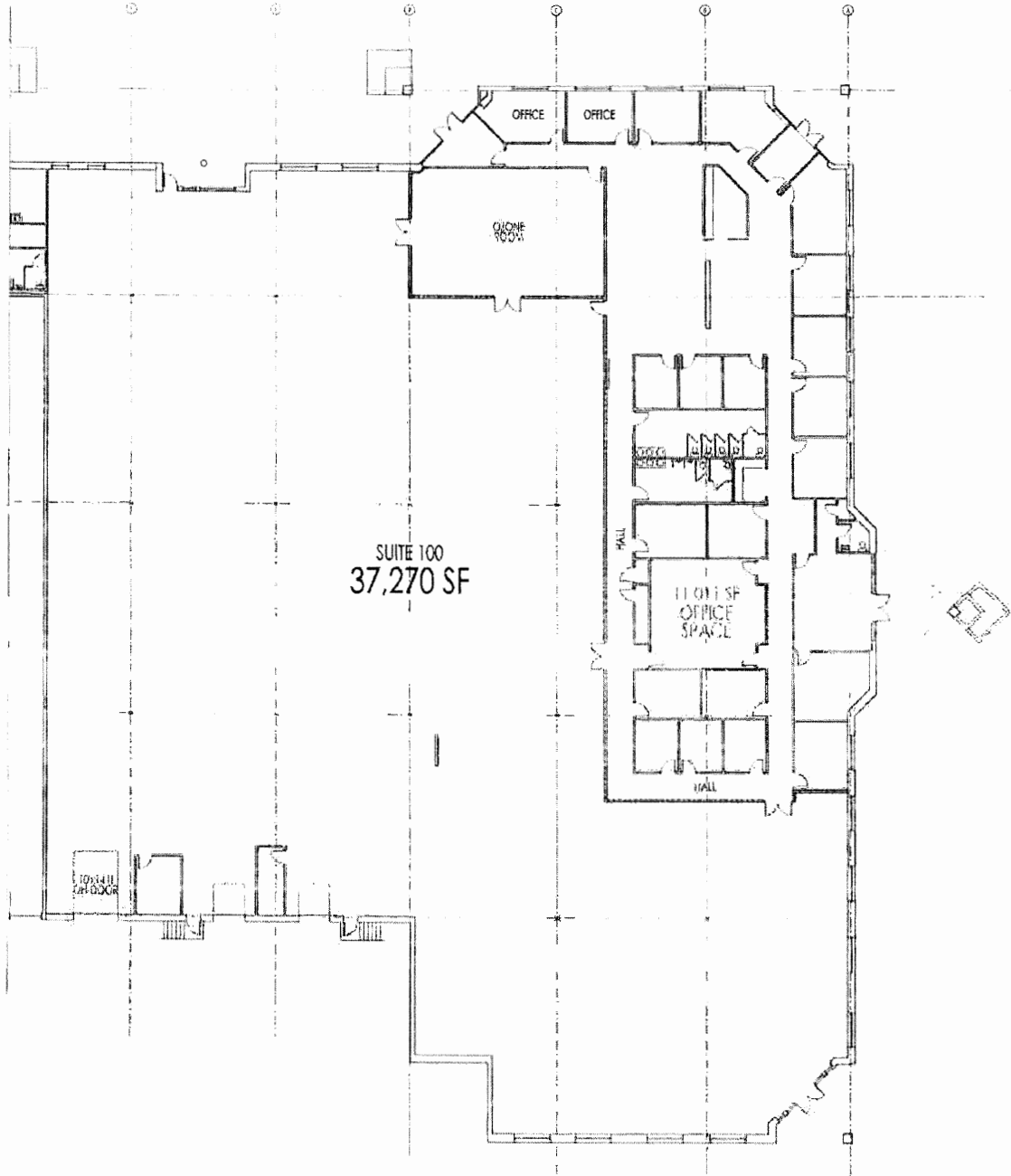
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