

**AVISON
YOUNG**

111 E 13TH STREET

CHESTER, PA



FOR LEASE

2.5 Acre IOS Site with 3,000 SF Facility

PAVED, GATED & LIT

Property Overview

Positioned just a quarter mile from I-95, 111 E 13th Street offers a highly functional 2.5-acre IOS site paired with a versatile 3,000 SF facility for yard operations and service repairs. The property features paved, gated, and fully lit yard space ideal for fleet parking, equipment storage, or logistics operations. Inside, the building includes 1,000 SF of office and 2,000 SF of warehouse with 13' clear height, one loading dock, and one drive-in door. Its strategic Chester location provides immediate regional connectivity, including quick access to I-476 and the Commodore Barry Bridge.

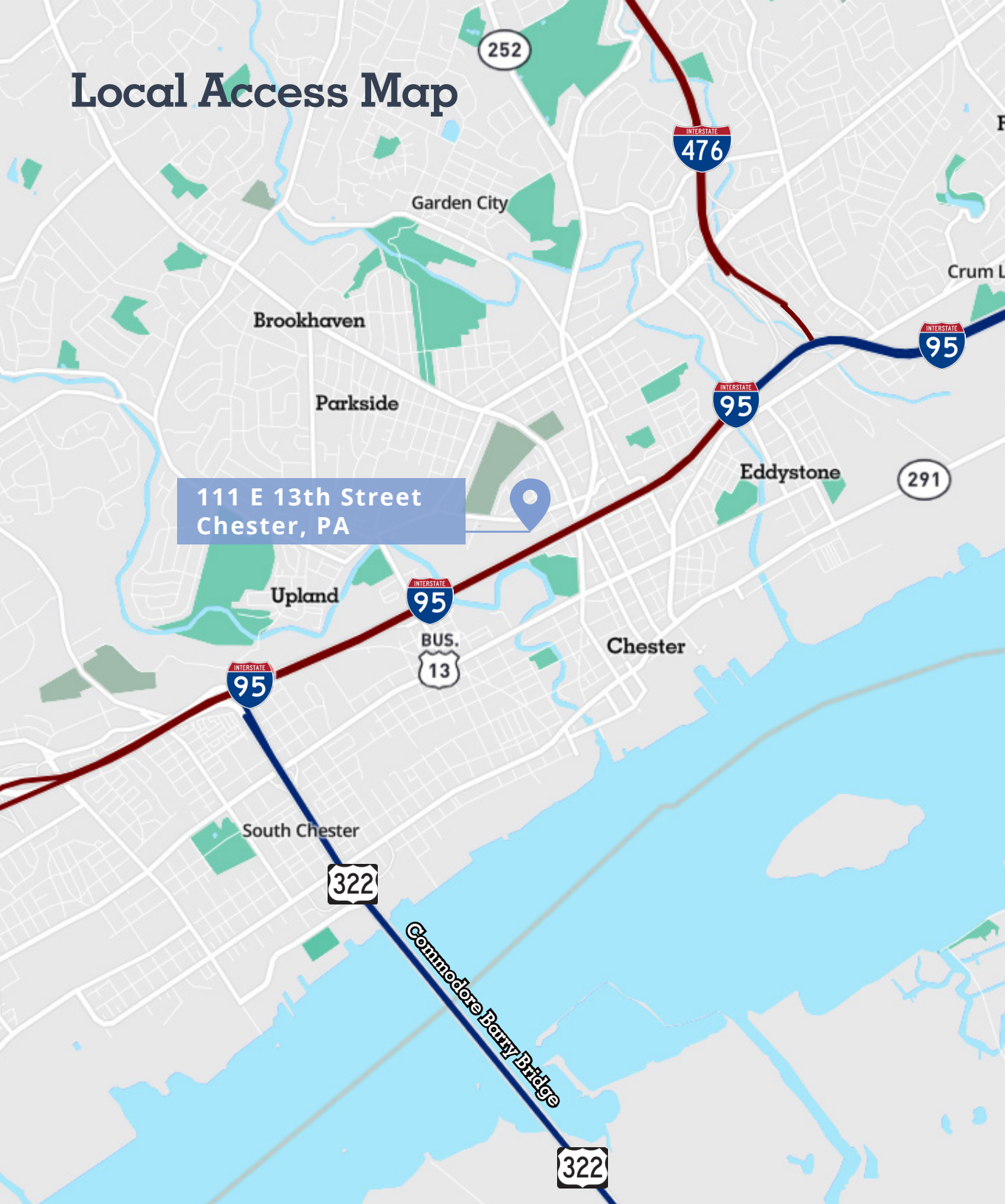


BUILDING SPECS

Address	111 E 13th Street Chester, PA
Acreage	+/- 2.5 Acres of paved, fully-gated and lit Industrial Outdoor Storage (IOS) space
Square Footage	Total: 3,000 SF Warehouse: 2,000 SF Office: 1,000 SF
Clear Height	13'
Loading Docks	1 Loading dock
Drive-In Doors	1 Drive-in door
Zoning	C-2 / R
Access	Immediate access to I-95, I-476, and the Commodore Barry Bridge
Site Features	Paved, gated & lit



Local Access Map



111 E 13th Street
Chester, PA

PORTS & TERMINALS

Penn Terminal (Eddystone)	5 mins
Packer Ave Marine Terminal	20 mins
Port of Wilmington	25 mins

INDUSTRIAL HUBS

Pureland Industrial Park (NJ)	20-25 mins
Aston	10 mins
Sharon Hill / Folcroft	12-15 mins

MAJOR DESTINATIONS

Philadelphia International Airport	12-15 mins
Center City Philadelphia	20-25 mins





111 E 13TH STREET

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