

RIVERBRIDGE INDUSTRIAL COMPLEX

800 W FRONT ST | CHESTER, PA



AVAILABLE FOR LEASE

**REPRESENTED BY
THE FLYNN COMPANY**

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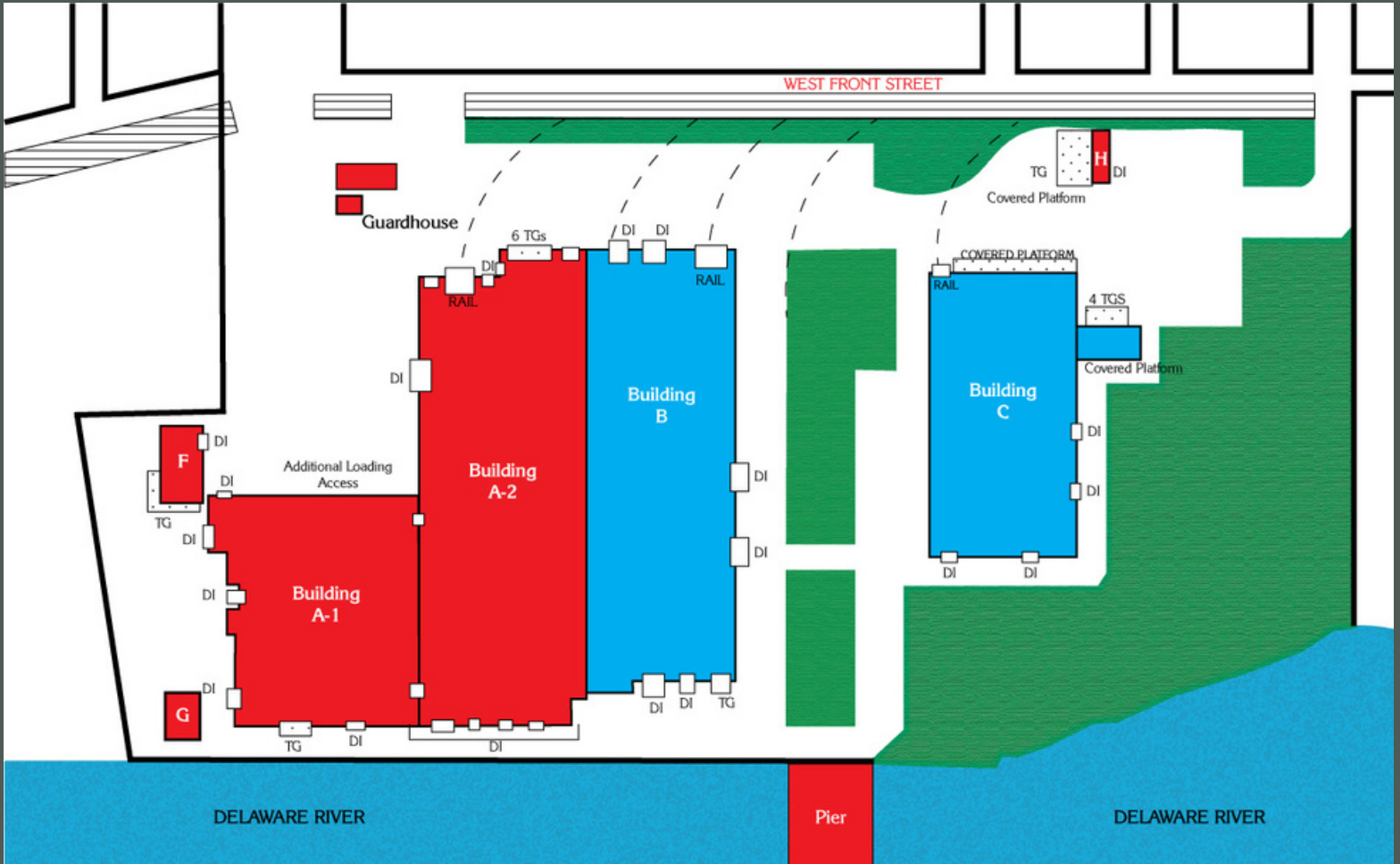
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**The
Flynn
Company**

| | |
|------------------|---|
| Building(s) Size | 465,000 SF |
| Lot Size | 53 acres |
| Available | 205,000 SF & up to 10 Acres of Outside Storage |
| Loading | Dock doors, drive doors, interior rail loading |
| Ceiling Height | Varies from 16' to 28' |
| Electrical | Heavy power |
| Rail | 2.1 miles of active Class 1 rail - Shared Assets |
| Berth | Bulkhead with deep water; submerged pier (permits still in place) |
| Zoning | MIC - Medium Industrial Commercial |
| Additional | Completely secure, bonded facility |

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdrawal without notice or other conditions.

Site Overview



Building B

| | |
|-----------------------|-------------------------------------|
| Size | 125,000 SF |
| Loading | 1 dock door, 3 large drive in doors |
| Ceiling Height | 28' clear |
| Cranes | Five overhead cranes; up to 15 tons |

Building C

| | |
|-----------------------|--|
| Size | 80,000 SF |
| Loading | 9 loading docks, 4 drive in doors, interior rail loading |
| Ceiling Height | 16' clear |

Outside Storage

| | |
|----------------|---|
| Size | 10 Acres |
| Surface | Combination of concrete, pavement, and millings |

Property Photographs



Outside Storage



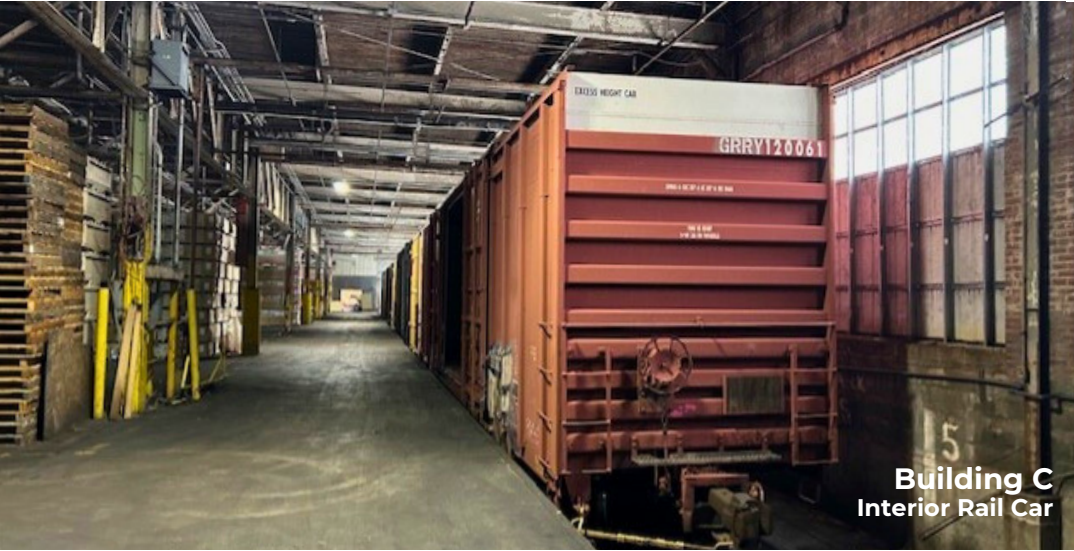
Building B



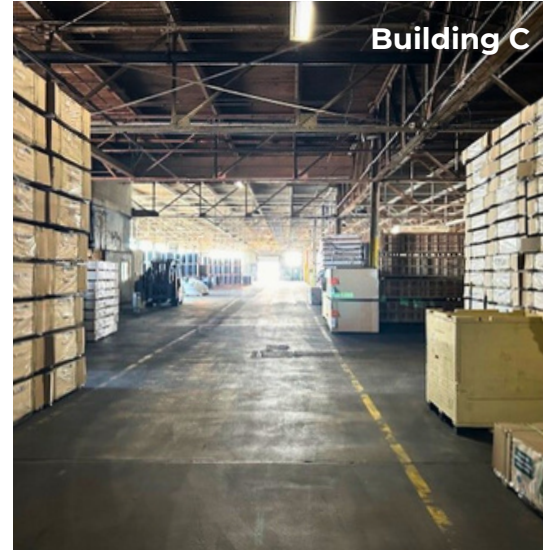
Rail



Property Photographs



Building C
Interior Rail Car



Building C

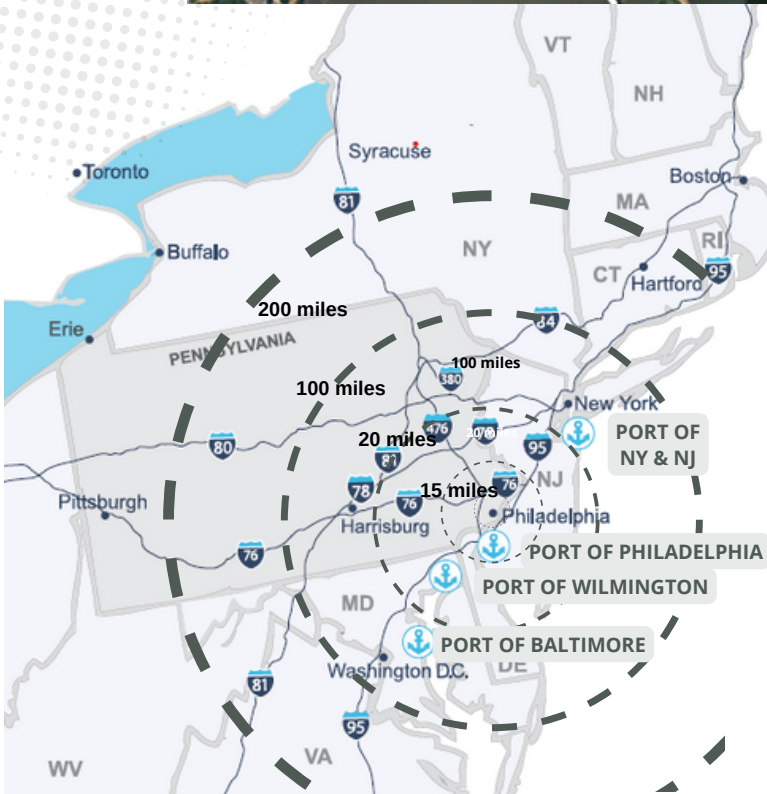
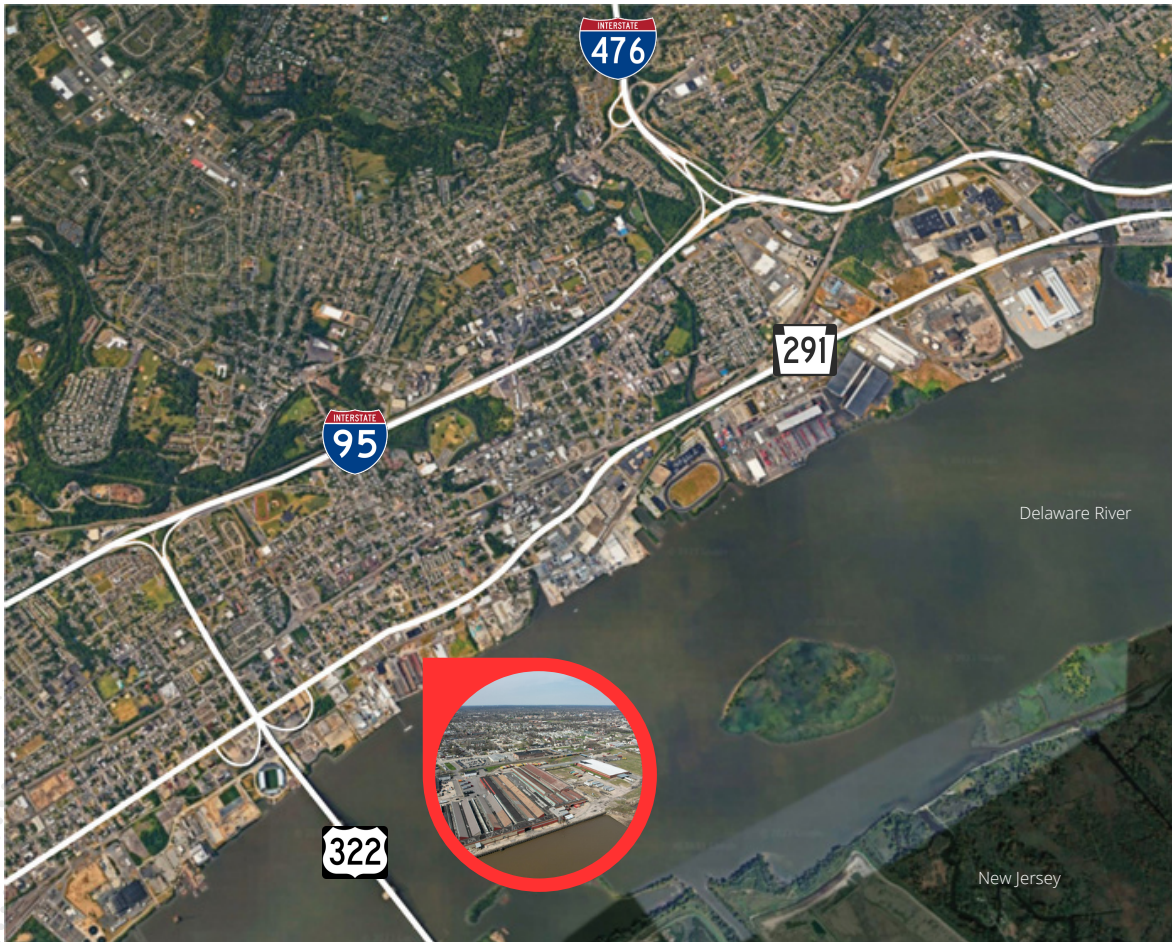


Building C
Interior Rail Access



Building C
Loading Dock Platform

Location



Distance to:

| | |
|------------------------------------|----------|
| Port of Philadelphia | 15 Miles |
| Port of Wilmington | 15 Miles |
| Port of Baltimore | 85 Miles |
| Port of New York/New Jersey | 99 Miles |