



800
W Front Street

CHEMICAL MANUFACTURING FACILITY
IN CHESTER, PA

55,000 SF ON 2.89 AC | AVAILABLE FOR SALE

EXECUTIVE SUMMARY

Binswanger is pleased to offer a chemical manufacturing facility in Delaware County, Pennsylvania. The property consists of approximately 55,000 SF on 2.89 acres and provides ease of access to Interstate 95, the main throughfare in the region, as well as the Commodore Barry Bridge.

The Greater Philadelphia market exists as a key manufacturing hub due to its skilled workforce, robust infrastructure, and central location in the Mid-Atlantic Region. The region is home to 5,500+ manufacturing companies with over 175,000 employees across sub-sectors such as chemicals, plastics, food, aerospace, and biopharmaceuticals.



PROPERTY DETAILS



GROSS BUILDING(S) SIZE:

55,000 SF

LOT SIZE:

2.89 acres

LOADING:

Three (3) Drive-ins
(2- 10' x 10', 1- 10' x 11'7")
with Exterior Docking Platform)

CEILING HEIGHTS:

17'

ZONING:

MIC - Medium Industrial/Commercial
(City of Chester)

ESTIMATED 2025 TAXES:

\$63,059.22

MANUFACTURING CAPABILITIES

NUMBER OF EQUIPMENT

CAPABILITIES HIGHLIGHTS

Synthesis

12 Reactors

- Reactors: 20-1500 Gal range
- Temperature: -10 °C to 250 °C
- Larger reactors: glass-lined steel and Hastelloy® and Stainless-Steel
- Vacuum range: [<1 Torr distillation – 15 psi]
- New 20-gallon automated Cp cracker

Filtration

9

- 2 Hastelloy filter dryers (0.5 and 0.6 Sq M)
- Centrifuges: 316 stainless steel
- Sparkler® filtration and line filters
- Multiple Nutche filters

Drying

4

- Teflon®-lined double cone dryer
- 316 stainless steel shelf dryers

Analytical Instruments

10+

- GC-MS GC-FID GC-TCD (4 total)
- LC-DAD/VWD (2)
- Auto titrator, KF titrator
- Leco Loss on Drying
- 300MHz Varian NMR (1H and 13C probes)
- MP determination and DSC
- LCS color spectrophotometer
- Dedicated Manufacturing Site Key Equipment and Capabilities
- Owned land (2.9 acres) and 55K Sq ft. Mfg. space
- Situated on a multi-use industrial zone, fully and flexibly permitted
- Centralized utilities minimize the plant down time

ADDITIONAL IMAGES

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DESCRIPTION	NUTSCHE FILTER	NUTSCHE FILTER	NUTSCHE FILTER	NUTSCHE FILTER	FILTER DRYER	FILTER DRYER	CENTRIFUGE		HPLC 1	HPLC 2	GC1	GC2	GC3	GCMS
Size	36"	36"	40"	7'	0.6 sq m	0.5 sq m	30"	Model	Agilent 1100	Agilent 1100	Agilent 8890	Agilent 6890	Agilent 6890	Agilent 6890
Brand	Churchman's	Fingle's	Northland		PSL	Cogem	Tolhurst	DESCRIPTION	Dryer, Double cone	Dryer, shelf				
Year	2003	2006	2002		1999	2023	Mechanical rebuilt 2016	SIZE	40 Cu ft					
Type	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel	Hasteloy	Hasteloy	Stainless Steel	YEAR		1976				
								BRAND		Hull				
								TYPE	Teflon Lined Steel	Stainless Steel				

ANALYTICS CAPABILITIES

06

TOOLS	MANUFACTURING SITE
GC-MS	1
GC-FID	3 (new GC-FID/FID)
GC-TCD	1
HPLC-DAD	2
NMR	1: 300 MHz
Auto titrator	1
UV-VIS	1
KF titrator	1 coulometric 1 volumetric
LOD	1
DSC	1
Other	Turbidimeter, refractometers, color spectrophotometer, melting point (new), flash point determination

RECENT INVESTMENT HIGHLIGHTS



Analytical Capital investment: +\$140K



Introduction of Instrument management via LIMS



Implementation of Camline for eCOA all products



Expansion of Analytical lab

MIC – Medium Industrial/Commercial (City of Chester)

This zoning's purpose is to provide for light and moderately intensive industrial development that is located and designed to be compatible with adjacent uses and to contribute to the economic base of the City.

CLICK HERE FOR ZONING ORDINANCE:

www.chestercity.com/wp-content/uploads/2016/01/Zoning_Ordinance_Dec_2015.pdf



THE DELAWARE COUNTY SUBMARKET

\$12.00

MARKET RENT/SF

Q4 2025

7.5%

VACANCY RATE

Q4 2025

7.9%

MARKET CAP RATE

Q4 2025

0.31%

ANNUAL RENT GROWTH

Q4 2025

LOCATION MAP

- Route 322 | 1 mi
- Chester Transit Center SEPTA Station | 1.1 mi
- I-95 | 1.9 mi
- Commodore Barry Bridge | 2.9 mi
- Blue Route (I-476) | 3.5 mi
- Route 130 | 4.9 mi
- Philadelphia International Airport | 6.6 mi
- I-295 | 7.2 mi
- Wilmington | 13.5 mi
- Center City Philadelphia | 19.2 mi



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