

**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

04



# EQUIPMENT SUMMARY

REACTOR	R105	R107	R108	R114	R125	R116	R117	R118	R119	R120	R123	R126
Primary Use	Ops	Ops	Pilot/Ops	Ops	Ops	Ops	Ops	Pilot/Ops	Pilot	Ops	Ops	Ops
Size (gallon)	500	500	500	1000	750	1500	750	350	100	250	1000	25
Material of Construction	Stainless Steel	Glass	Glass	Glass	Glass	Stainless Steel	Glass	Hastelloy	Hastelloy	Stainless Steel	Hastelloy	Stainless Steel
Agitator	Propellor	Retreat Curve	Retreat Curve	Retreat Curve	Retreat Curve	Propellor	Retreat Curve	Retreat Curve	Propellor	Propellor	Propellor	Propellor
Drive	Variable Speed	Variable Speed	Standard	Standard	Variable Speed	Standard	Variable Speed	Variable Speed	Variable Speed	Variable Speed	Variable Speed	Standard
OVHD Condenser	Stainless Steel	Carbon Block	Hastelloy	Hastelloy	Carbon Block	Stainless Steel	Hastelloy	Hastelloy	Hastelloy	Stainless Steel	Hastelloy	Stainless Steel
2ndary Condenser	Stainless Steel	Carbon Block	Carbon Block	Hastelloy	Carbon Block	Carbon Block	Hastelloy	Hastelloy	Hastelloy	Stainless Steel	Hastelloy	Stainless Steel
Vacuum Capability	House vacuum	House vacuum	House vacuum	House vacuum	House vacuum	High Vacuum	House vacuum	House vacuum	House vacuum	High vacuum	High Vacuum	No
Receiver	Shared 100 Gallon or portable	Shared 100 Gallon or portable	Shared 100 Gallon or portable	Shared 100 Gallon or portable	Shared 100 Gallon or portable	Two 100 gallon receivers	Shared 100 Gallon or portable	Shared 100 Gallon or portable	Shared 100 Gallon or portable	100 gallon receiver	Shared 100 Gallon or portable	2 receivers 20 and 30 gallon
Temp (max)	165	165	165	165	165	165	165	165	165	165	165	>250
Temp (Min)	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	RT
Rupture disc	15psi	15psi	15psi	15psi	15psi	15psi	15psi	15psi	15psi	15psi	15psi	15psi

DESCRIPTION	NUTSCHE FILTER	NUTSCHE FILTER	NUTSCHE FILTER	NUTSCHE FILTER	FILTER DRYER	FILTER DRYER	CENTRIFUGE
Size	36"	36"	40"	7'	0.6 sq m	0.5 sq m	30"
Brand	Churchman's	Fingle's	Northland		PSL	Cogeim	Tolhurst
Year	2003	2006	2002		1999	2023	Mechanical rebuilt 2016
Type	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel	Hastelloy	Hastelloy	Stainless Steel

	HPLC 1	HPLC 2	GC1	GC2	GC3	GCMS
Model	Agilent 1100	Agilent 1100	Agilent 8890	Agilent 6890	Agilent 6890	Agilent 6890
DESCRIPTION	Dryer, Double cone	Dryer, shelf				
SIZE	40 Cu ft					
YEAR		1976				
BRAND		Hull				
TYPE	Teflon Lined Steel	Stainless Steel				



# ANALYTICS CAPABILITIES

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



# PROPERTY ZONING

## 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](http://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





# PRIMARY CONTACTS



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