



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

BUILDING B
INDUSTRIAL PROPERTY FOR LEASE
895 FERNHILL RD WEST CHESTER, PA 19380

610.429.0700
swopelees.com



BUILDING B
895 Fernhill Rd
West Chester, PA 19380

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200



PROPERTY DESCRIPTION

Available now! 10,400 SF of warehouse or flex space with 12'x12' drive-in doors. Units can range from 2,600 SF to 10,400 SF. Each 2,600 SF unit will have an element of office space and one ADA-compliant powder room. Excellent location outside of West Chester Borough. Building will be complete and move-in ready by September 2024.

PROPERTY HIGHLIGHTS

- 2,600 SF – 10,400 SF units
- 16' to the joist, 18' to the deck
- 3-Phase power
- Fully Sprinkled
- 12' Drive-In Doors
- Brand New Construction
- Asking: \$14/SF + \$2.75/SF NNN

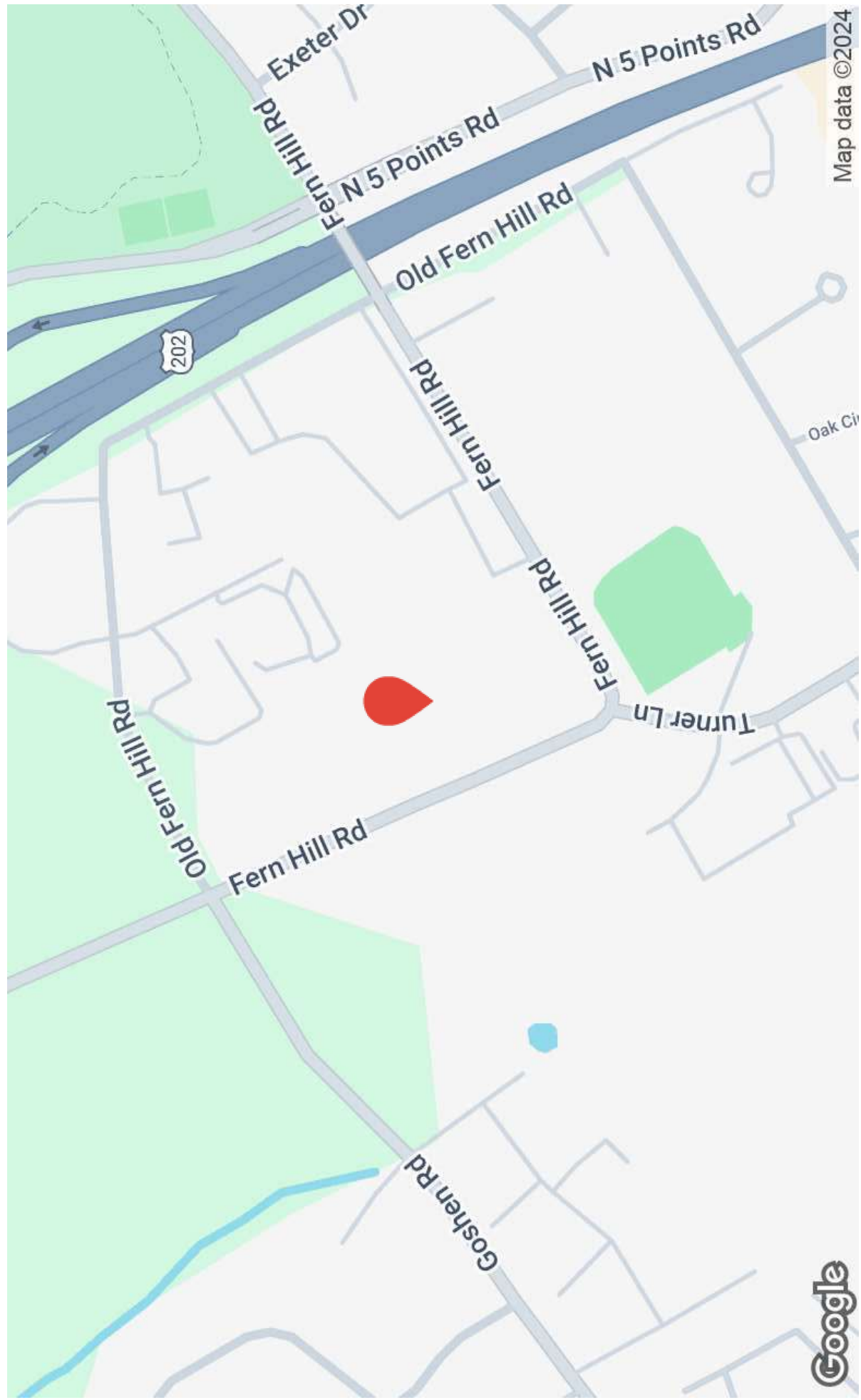
OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,600 – 10,400 SF
Lot Size:	86,059 SF
Building Size:	13,000 SF



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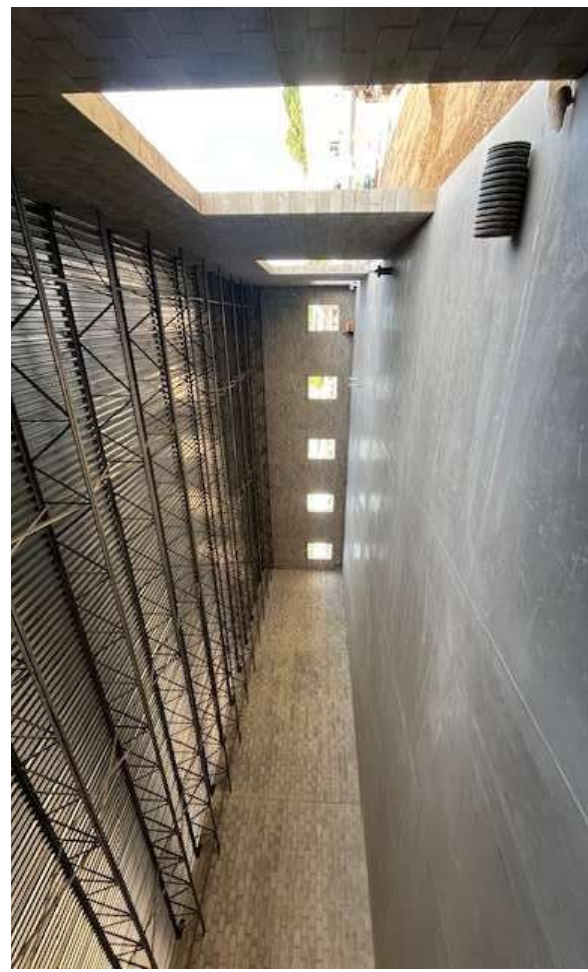
Map data ©2024

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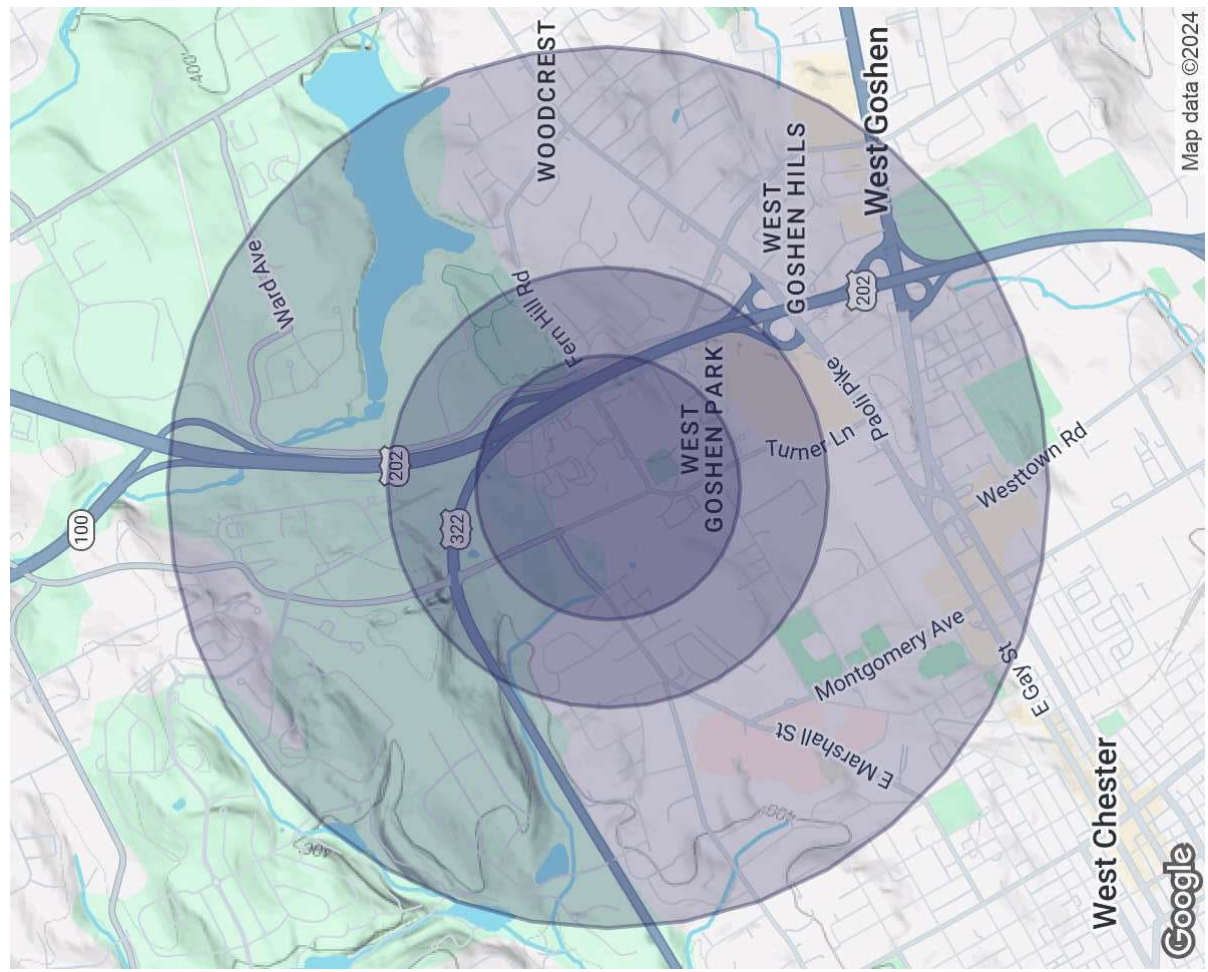
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	442	1,204	6,182
Average Age	39	42	42
Average Age (Male)	39	41	41
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	508	2,694
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$131,773	\$143,847	\$134,414
Average House Value	\$492,799	\$551,485	\$598,968

Demographics data derived from AlphaMap



Map data ©2024



NICOLE LYDDANE

VP, Sales and Leasing

nicole@swopelees.com

Direct: **610.429.0200** | Cell: **610.457.3561**

PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 - Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 - 2005

Swope Lees Commercial Real Estate
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