

# WATERFRONT REDEVELOPMENT OPPORTUNITY

The  
Flynn  
Company

Riverbridge Industrial Complex  
800 W. FRONT STREET, CHESTER, PA  
477,200 SF on 46 acres



Deep Water / Pier Access

Active Rail - Shared Assets

REPRESENTED BY  
THE FLYNN COMPANY

COLIN FLYNN, SIOR  
CFLYNN@FLYNNCO.COM  
215-561-6565 X 123

BEN CONWAY  
BCONWAY@FLYNNCO.COM  
215-561-6565 X 124

# PROPERTY OVERVIEW



## Potential Marine Terminal

<b>Berth</b>	Bulkhead with deep water; submerged pier (permits still in place)
<b>Water Frontage</b>	2,000 feet on Delaware River
<b>Depth</b>	43 feet at end of Pier
<b>Rail Providers</b>	CSX & Norfolk Southern

## Building Specifications

<b>Building(s) Size</b>	477,200 SF
<b>Lot Size</b>	46 acres
<b>Available</b>	477,200 SF & up to 15 Acres of Outside Storage
<b>Loading</b>	Dock doors, drive doors, interior rail loading
<b>Ceiling Height</b>	Varies from 16' to 30'
<b>Electrical</b>	Heavy power
<b>Rail</b>	2.1 miles of active Class 1 rail - Shared Assets
<b>Zoning</b>	MIC - Medium Industrial Commercial
<b>Additional</b>	Completely secure, bonded facility

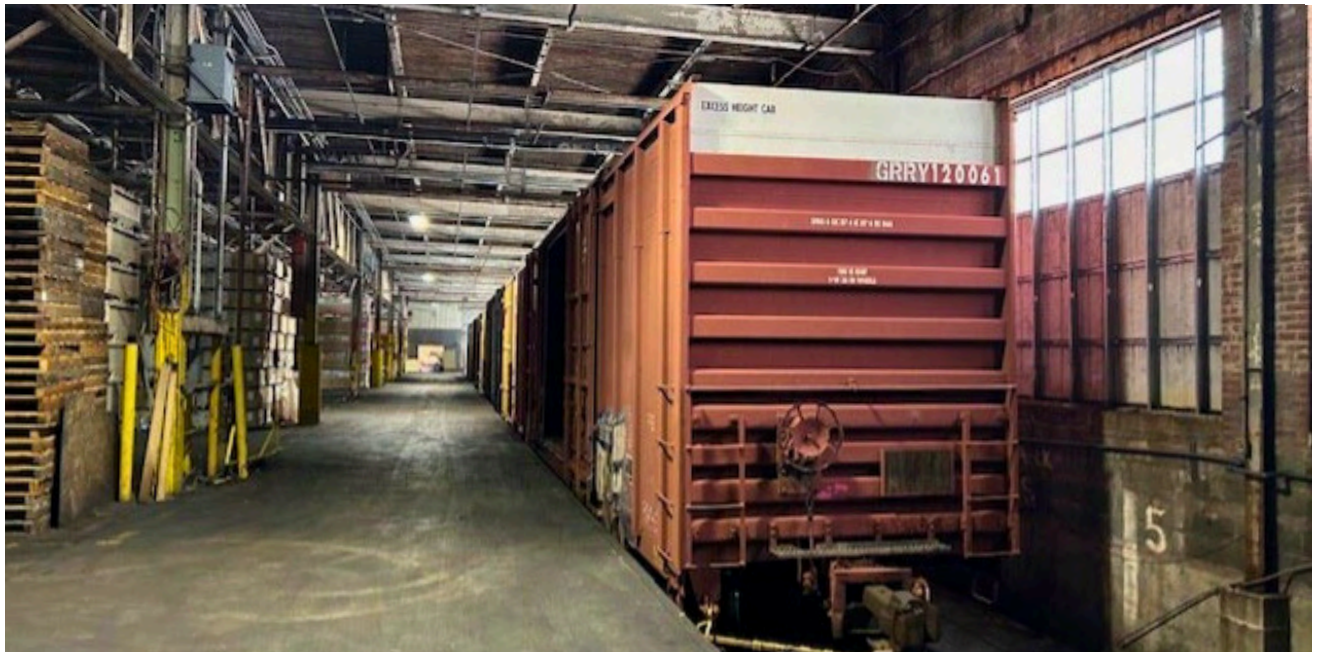
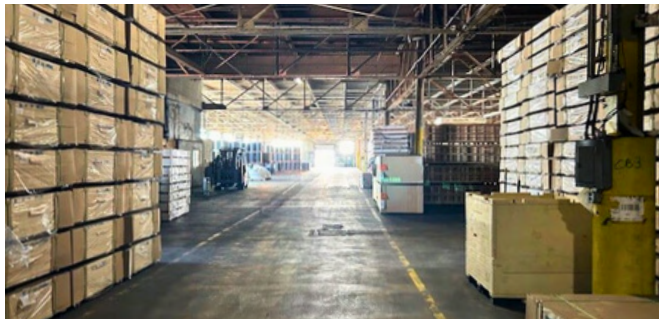
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# SITE OVERVIEW



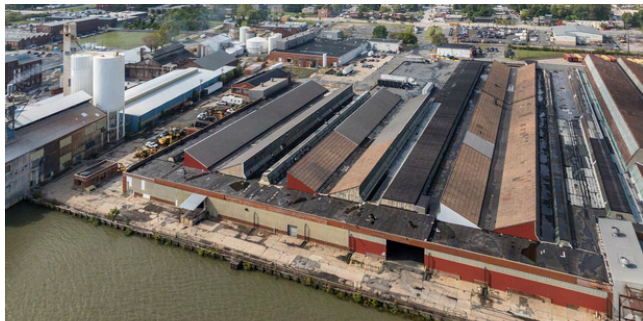
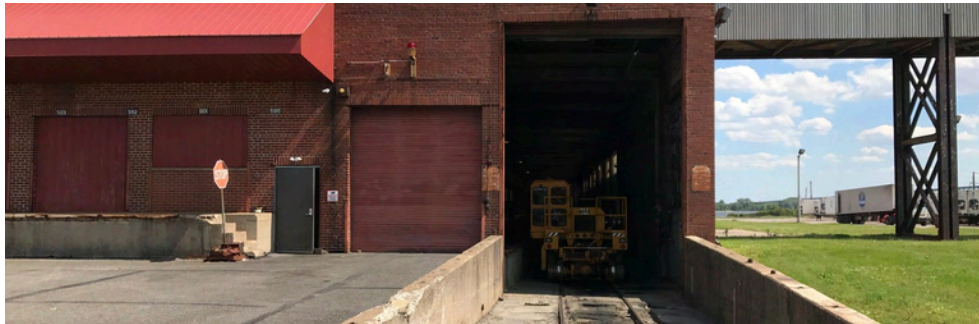
# PROPERTY PHOTOS

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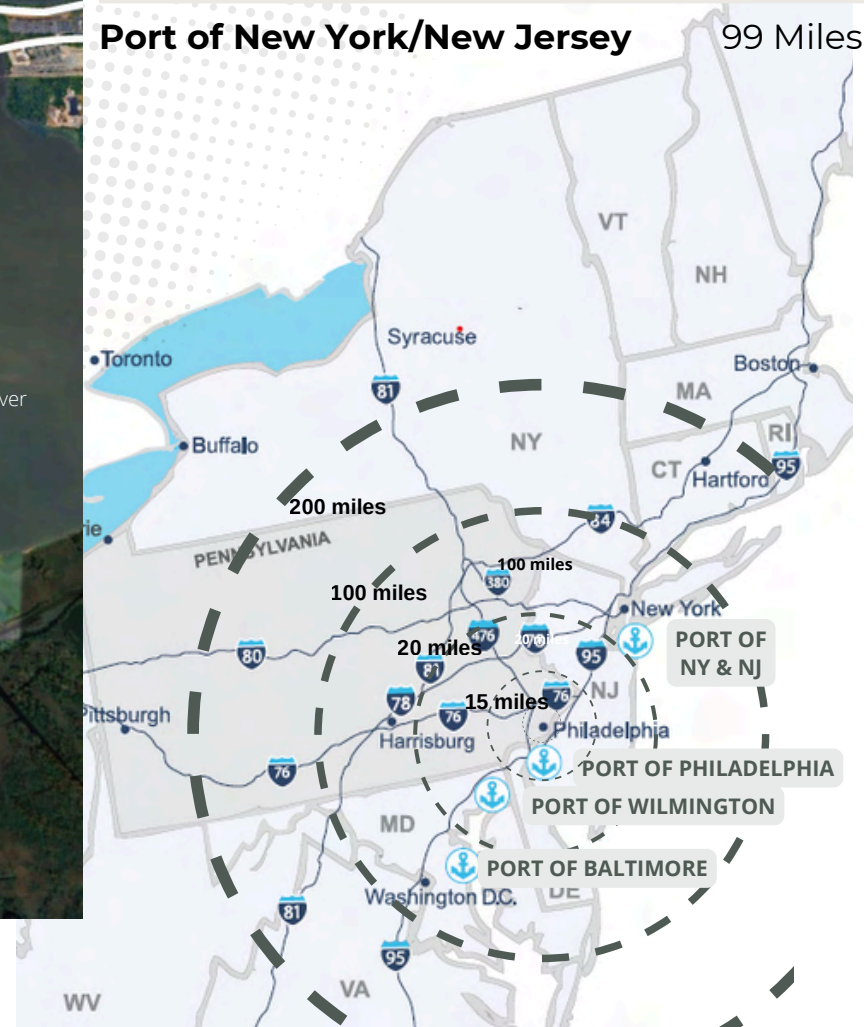
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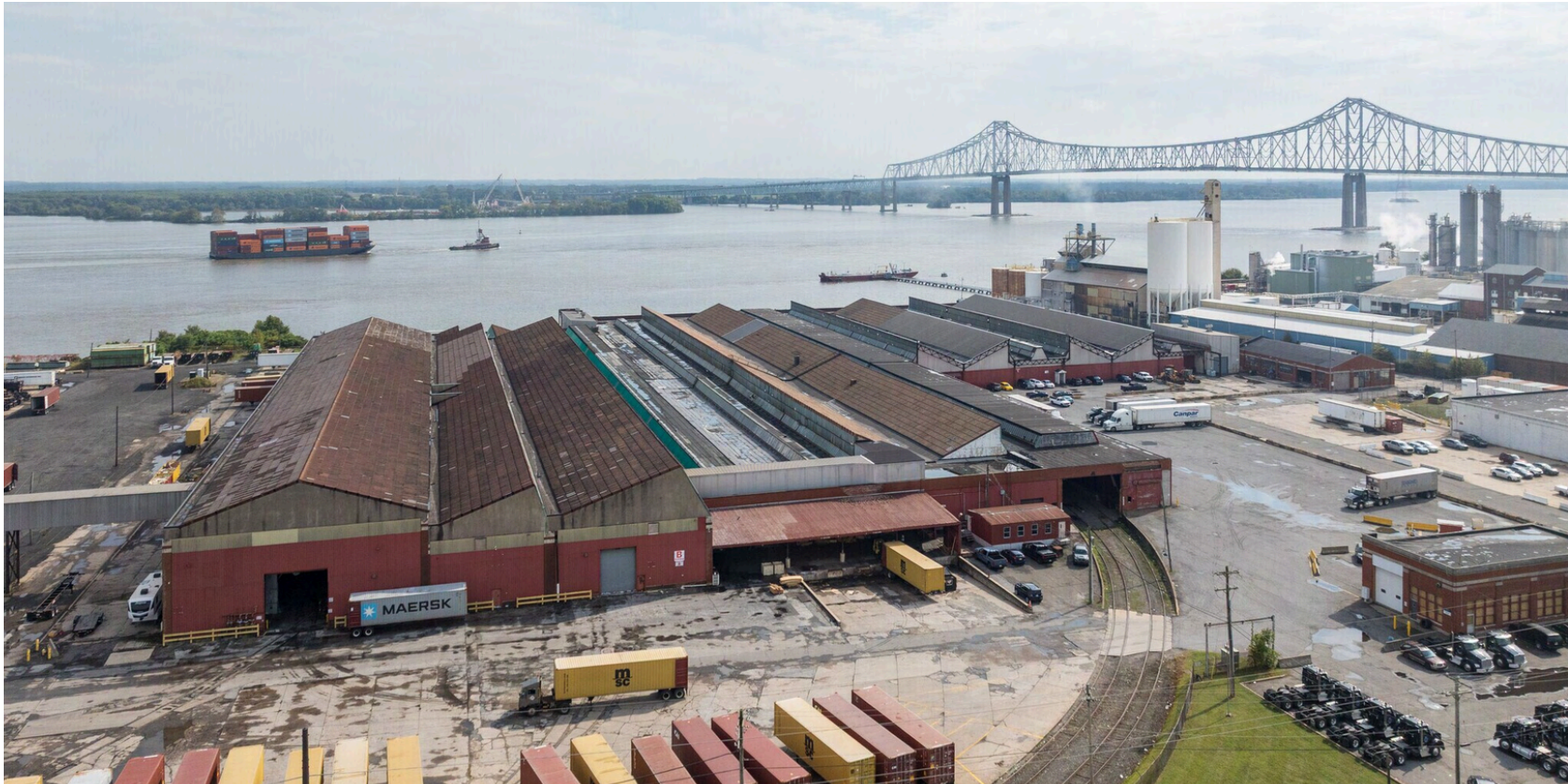


<b>Port of Philadelphia</b>	15 Miles
<b>Port of Wilmington</b>	15 Miles
<b>Port of Baltimore</b>	85 Miles
<b>Port of New York/New Jersey</b>	99 Miles



# CONTACT INFORMATION

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## THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565