

Contractor/Auto Repair Facility with Outside Storage

Phoenixville, PA | 8,440 SF Available



42 Kitty Ln, Phoenixville, PA 19460

- 2 Acres
- 6,640 SF Warehouse
- 1,800 Office
- ½ Acre Outside Storage
- 10 Drive-In Doors
- 2 Apartments



Bill McGeehan

Office: 610-630-3700

Cell: 484-354-5880

bmcgeehan@continentalrealty.com



Property Overview

Located on 2 acres, this property offers a rare opportunity for contractors and auto service businesses seeking space in a prime location. The available space includes approx. 6,640 SF of warehouse and garage storage with ceilings up to 13' clear, 10 drive-in doors (most measuring 12'), 1,800 SF of office space, ½ acre of outdoor storage and plenty of additional parking. Two on-site apartments are included in the lease, providing rental income to help offset occupancy costs.

Positioned in the rapidly growing Phoenixville market along Route 23 in East Pikeland Township, the property offers prominent signage and has convenient access to Routes 29, 422, 113, and 724. The Pennsylvania Turnpike (I-76) is located just 6 miles away, providing strong regional connectivity.

Asking Rent: \$12,000/month + NNN

Property Details

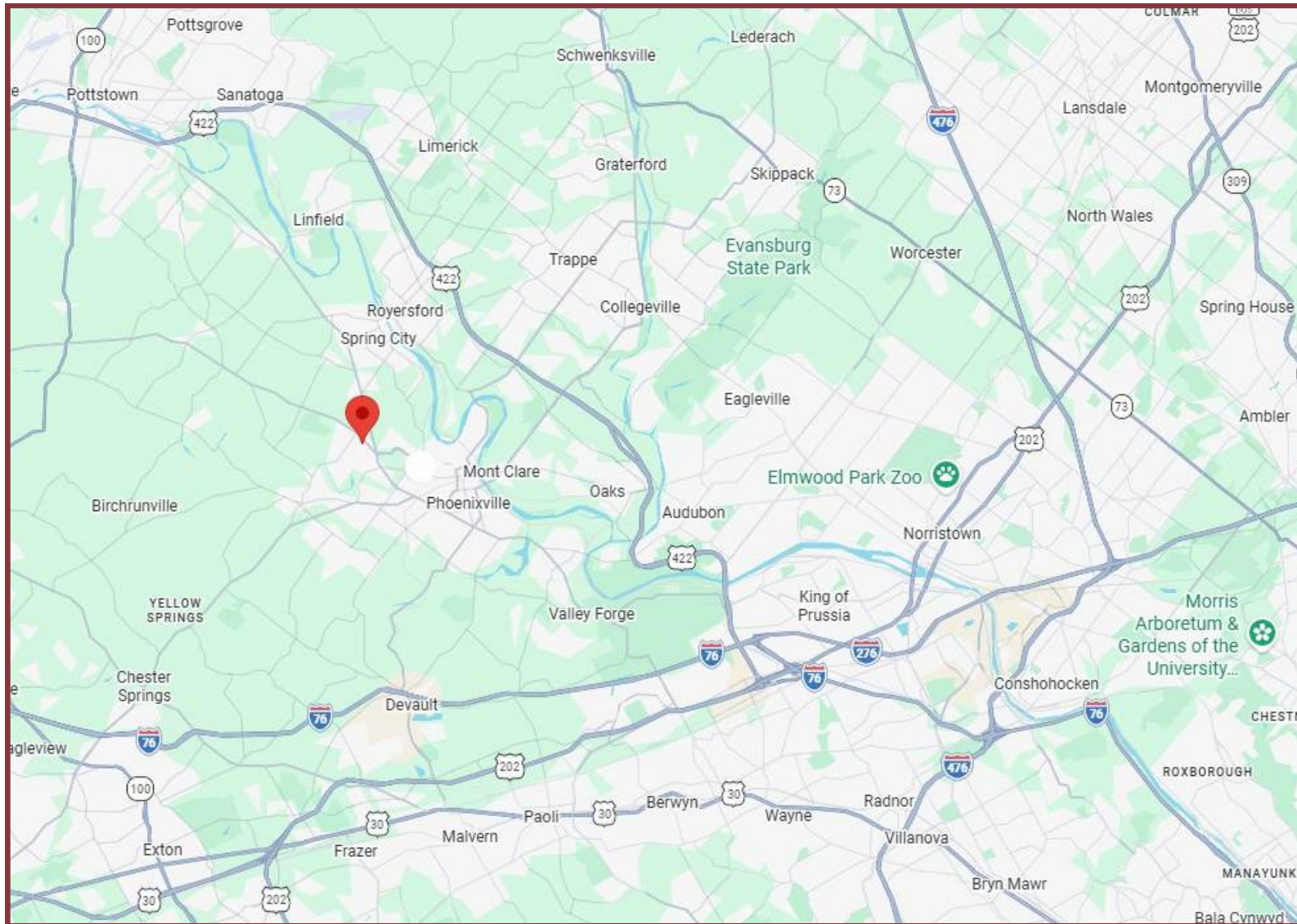


- +/- 13,740 Total SF
- 8,440 SF Available
 - 6,640 SF Warehouse/Garage
 - 1,800 SF Office
- 13' Clear Ceiling Height
- 10 Drive-In Doors (mostly 12')
- ½ Acre Outside Storage
- Signage on Route 23
- 2 Apartments
 - 3 Bedroom and Studio
- Signage on Route 23
- Zoned R2 in East Pikeland Twp
 - Existing Non-Conforming Use
- Real Estate Tax: \$18,765
- 215' Frontage on Rt 23
- Close to Public Transportation

Aerial Map



Location Map



**Ideally located just outside downtown Phoenixville off Route 23.
Minutes to Routes 29, 422, 724, 113 and 6 miles to the I-76 PA Turnpike.**

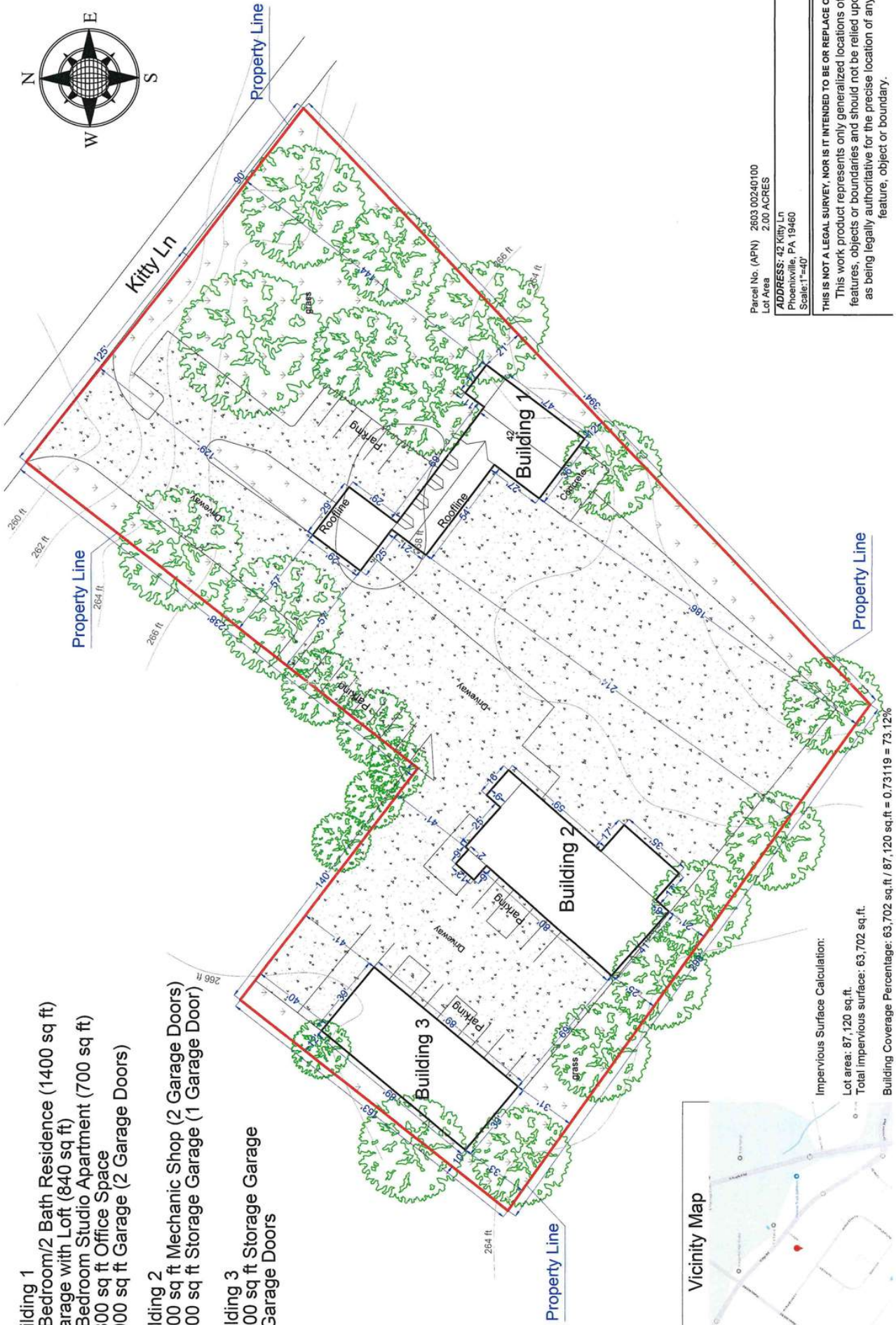
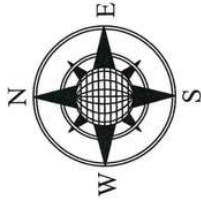
Exterior Photos



Interior Photos



Site Plan



- Building 1**
- 3 Bedroom/2 Bath Residence (1400 sq ft)
- Garage with Loft (840 sq ft)
- 1 Bedroom Studio Apartment (700 sq ft)
- 1800 sq ft Office Space
- 1000 sq ft Garage (2 Garage Doors)

- Building 2**
- 3200 sq ft Mechanic Shop (2 Garage Doors)
- 1200 sq ft Storage Garage (1 Garage Door)

- Building 3**
- 3600 sq ft Storage Garage
- 4 Garage Doors



Impervious Surface Calculation:
 Lot area: 87,120 sq. ft.
 Total impervious surface: 63,702 sq. ft.
 Building Coverage Percentage: 63,702 sq. ft. / 87,120 sq. ft. = 0.73119 = 73.12%

Parcel No. (APN) 2603 00240100
 Lot Area 2.00 ACRES
ADDRESS: 42 Kitty Ln
 Phoenixville, PA 19460
 Scale: 1"=40'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.