

OFFERING MEMORANDUM
MULTI-TENANT FLEX
INVESTMENT OPPORTUNITY

14 Chrisevyn Lane, Phoenixville, PA 19460

Presented By:
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Property Overview

Pricing Highlights



Price
\$1,775,000



NOI
\$135,492



Cap Rate
7.63%

Executive Summary

14 Chrisevyn Lane is a ±12,410 square foot multi-tenant flex (office/industrial) property located in the Phoenixville submarket of Chester County, Pennsylvania. Situated on 1.41 acres within an established light industrial park, the asset offers a functional mix of office, warehouse, and storage space across three units. Constructed in approximately 2007, the property benefits from relatively modern construction and design, helping to minimize near-term capital requirements compared to older competing assets. The building is fully leased to multiple tenants, providing stable in-place cash flow while also offering future value-add potential through upcoming lease expirations. As leases roll, investors may have the opportunity to increase rental rates to market levels, improve expense recoveries, and enhance overall asset performance.

The property is strategically positioned just off Route 23 with convenient access to Route 113 and the greater Philadelphia region, offering strong connectivity for both tenants and employees. Additionally, Light Industrial (LI) zoning allows for a wide range of uses, including office, light manufacturing, and warehousing, supporting long-term leasing flexibility.

Notably, the offering also includes ownership of the private road, Chrisevyn Lane, which provides controlled access to the industrial park and generates income through fee collection from the six surrounding parcels that utilize the lane.

14 Chrisevyn Lane represents an opportunity to acquire a multi-tenant flex asset in a desirable suburban submarket, offering durable income, embedded value-add potential through near-term lease rollover, and the flexibility for a future owner-user to occupy a portion or all of the premises.



Investment Highlights



Stabilized Multi-Tenant Cash Flow

Fully leased to multiple tenants, providing immediate in-place income and diversified revenue streams.



Near-Term Lease Rollover Opportunity

Upcoming lease expirations provide the opportunity to mark rents to market, improve lease structures, and enhance overall asset performance.



Owner-User Flexibility

Future lease rollover may allow an owner-user to occupy a portion or all of the property while benefiting from existing income.



Flexible LI Zoning

Light Industrial zoning supports a broad range of permitted uses, including office, light manufacturing, warehousing, and distribution.



Property Overview

Property Information

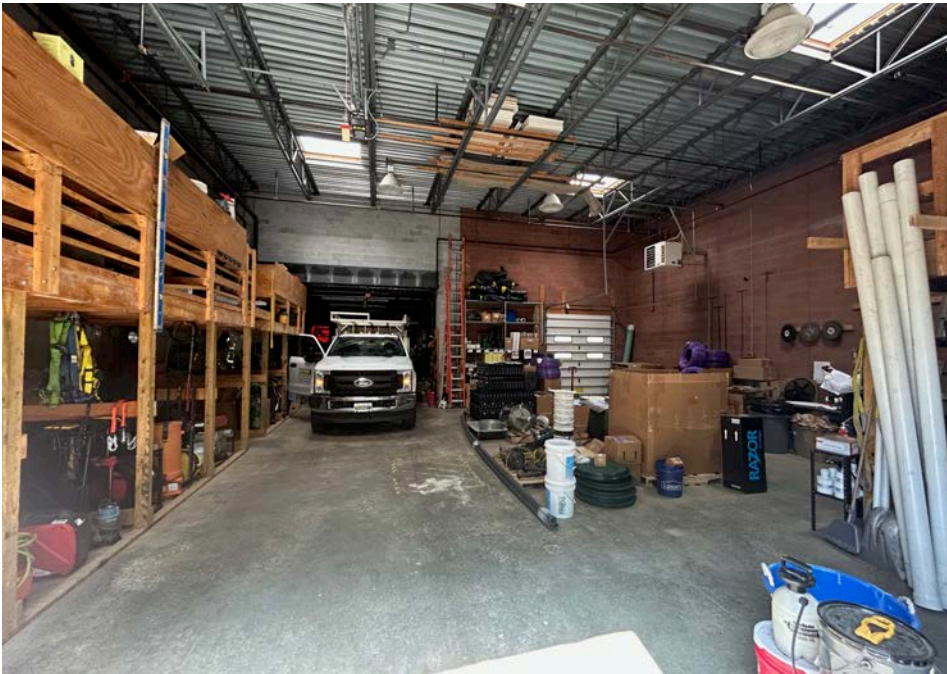
ADDRESS	14 Chrisevyn Lane, Phoenixville, PA 19460
BUILDING SIZE	±12,410 SF
LOT SIZE	1.41 Acres
TENANTS	PreDoc Inc., CMC Engineering, Optima Computer & Training Services, Inc.
ZONING	Light Industrial (Schuylkill Township)
LEASE STRUCTURE	NNN, Gross
2026 TAXES	\$24,047

Rent Roll

TENANT	MONTHLY RENT	ANNUAL RENT	SF	\$/SF	EXPIRATION	RENEWAL
PreDoc	\$7,500	\$90,000	6,820 SF	\$13.20	12/31/2026	One (1) Five (5) Year Option
CMC Engineering	\$5,300	\$63,600	4,002 SF	\$15.89	8/31/2027	Auto-TBD
Optima	\$1,000	\$12,000	794 SF	\$15.11	Month-to-Month	Month-to-Month
Owner Occupied	N/A	N/A	794 SF	N/A	N/A	N/A
Totals	\$13,800	\$165,600	12,410 SF			

Building Expenses	\$63,606
Park Expenses	\$8,566
Park Income	\$10,925
Reimbursements	\$31,139
Net Operating Income	\$135,492
Cap Rate	7.63%
Price	\$1,775,000







Tenant Overview



PreDoc, is a septic and wastewater services company providing installation, maintenance, inspection, and backflow related services for residential and commercial properties. Based in Phoenixville, PA, the company services the broader Chester County region and supports critical infrastructure needs tied to environmental compliance and system performance. PreDoc operates within the essential services sector, benefiting from consistent demand driven by regulatory requirements and ongoing property maintenance needs.

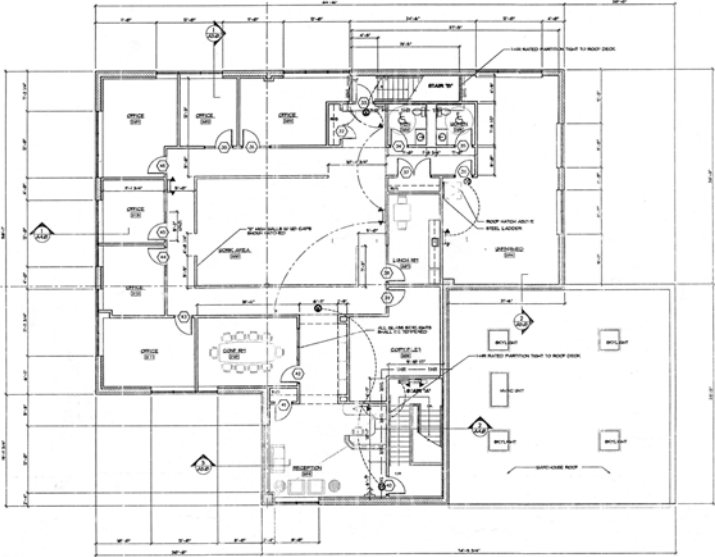
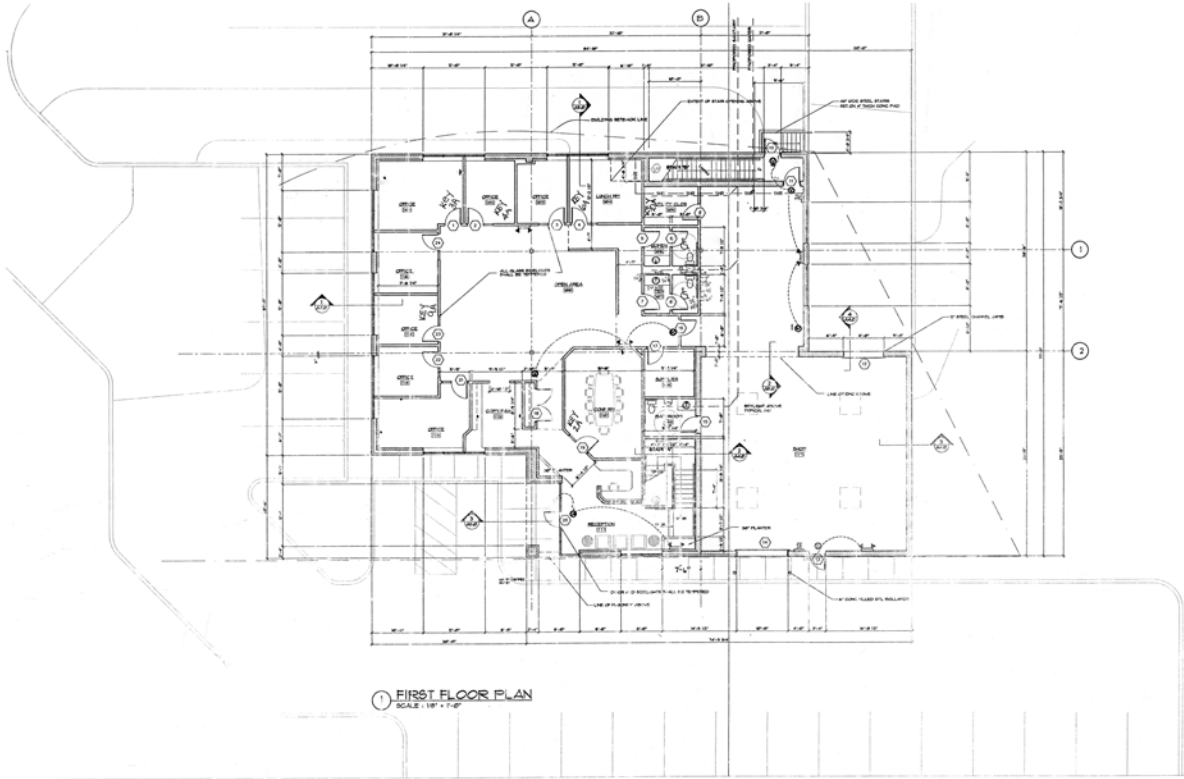


CMC Engineering is a multi-disciplined professional services firm serving the development and construction industries throughout PA, NJ, DE, and MD. The company offers a comprehensive suite of services including construction inspection and management, engineering, land surveying, land planning, and landscape architecture. CMC Engineering supports a diverse client base with expertise across both public and private sector projects.



Optima Computer & Training Services is a technology-focused firm providing IT support, computer services, and professional training solutions for businesses and individuals. The company offers a range of services including technical support, system implementation, and user training, helping clients improve operational efficiency and technological capabilities. Optima's service-oriented model supports both ongoing IT needs and workforce development through training programs.

Floor Plans

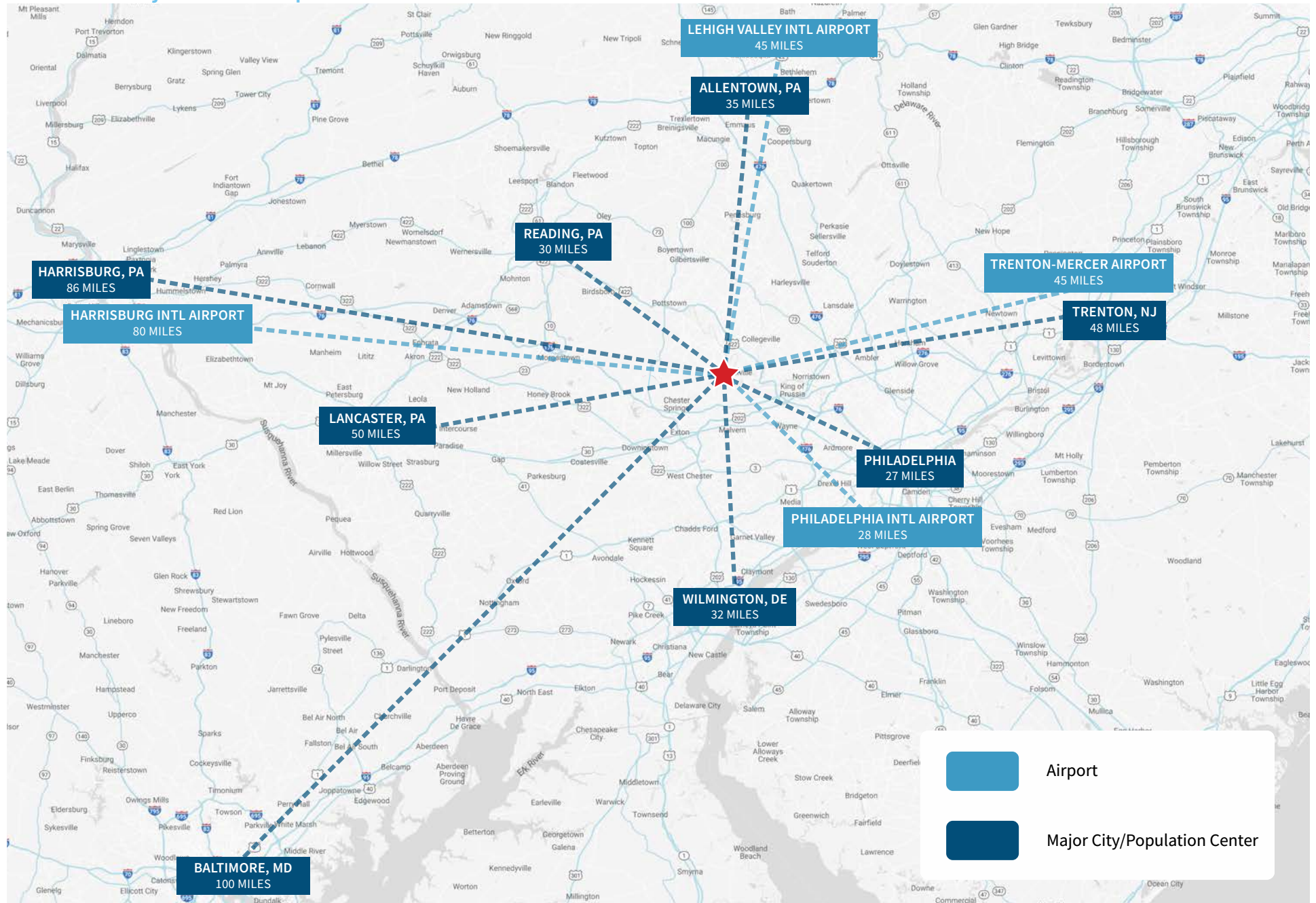


Site Aerial



Location Overview

Distance to Major Cities & Airports



Chester County is a thriving hub for business, residential, and retail opportunities. Located northwest of Philadelphia, it is part of the Delaware Valley and marks the region's northern border with the Lehigh Valley region of the state to the north. The County is very diverse, ranging from large farms and open land to densely-populated suburban centers. In 2020, it was the seventh most populous county in Pennsylvania, and the fifth most populous in the Philadelphia MSA.

Today, Exton forms the commercial core of fast-growing Chester County, Pennsylvania's most affluent. The Exton Square Mall anchors one of the region's largest and healthiest clusters of shopping centers. Exton and nearby Downingtown sit at the crossroads of US-30, US-202, US-322 and PA-100, which all form major linkages to nearby suburban job center in Malvern and West Chester.

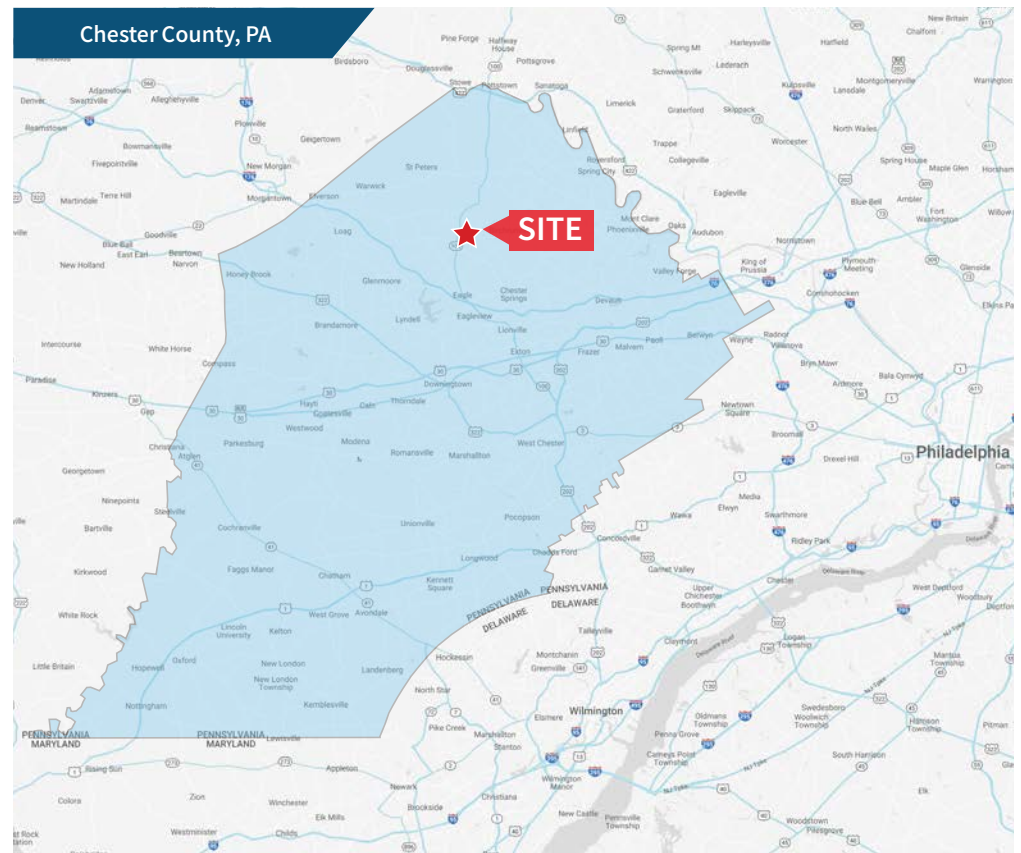
Popular local attractions include Victory Brewing Company in Downingtown, 100,000 SF brewpub that attracts beer lovers from around the region, but with a family focus. The 2016 Exton Square Mall opening of Round1, a large bowling and amusement center, added another local family-focused attraction. Whole Foods opened its first Exton store in January 2018.

In addition, various companies have their headquarters or a major presence in the county including Bentley Systems, EBS Healthcare, Main Line Health, Lavazza North America (formerly Mars Drinks), Depuy Synthes (part of Johnson & Johnson), Metabo, QVC, Hankin Group, Axalta Coating Systems, CTDI, Pactiv, Ricoh Americas, Blinding Edge Pictures, AmerisourceBergen, J.G. Wentworth, and The Vanguard Group, among others.

2025 Chester County Demographics

POPULATION	560,745
HOUSEHOLDS	202,405
MEDIAN HHI	\$123,041
MEDIAN AGE	40.7
DAYTIME POPULATION	540,929
BUSINESSES	20,802

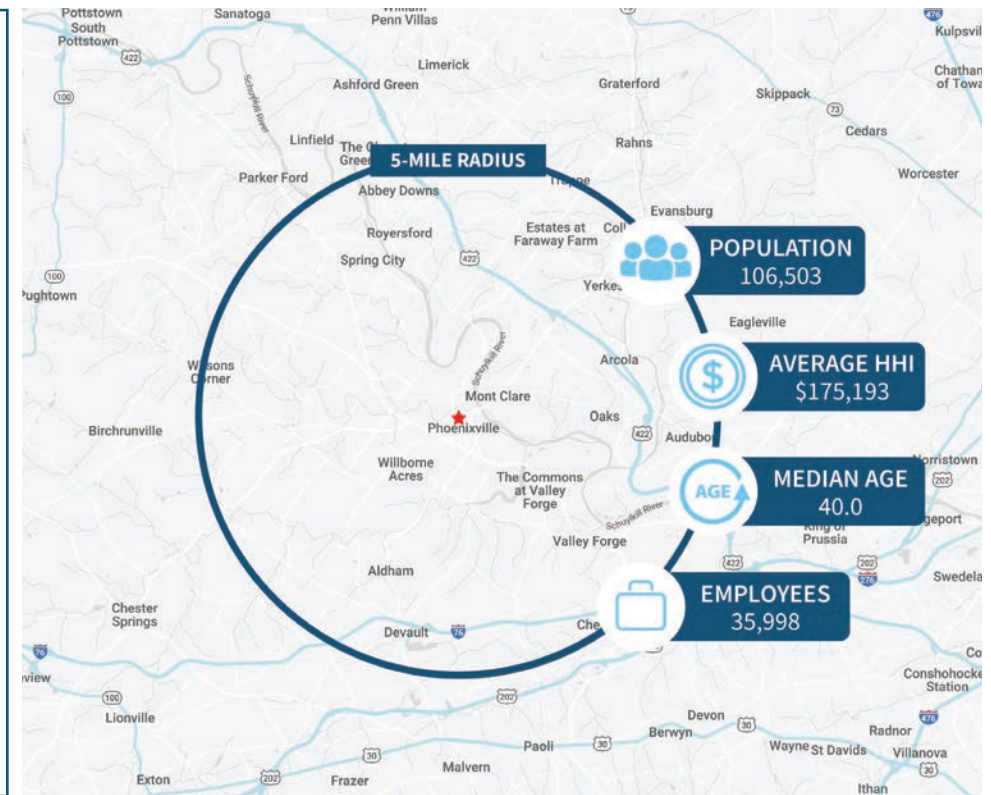
Top Employers in Chester County, PA:





“At the intersection of the Schuylkill River and French Creek, Phoenixville blends historic charm with a modern mindset. Originally known as Manavon, Phoenixville adopted its current name in 1849 to honor the Phoenix Iron Company, the town’s biggest employer at the time. Today, the town of Phoenixville relies less on the manufacturing of nails and rails and more on its artsy, low-key vibe that attracts both visitors craving relaxation and a creative twist and residents looking to put down roots. Bridge Street, the towns main drag, offers a mix of wine-tasting rooms, low-key restaurants and artsy locally owned shops. Bridge Street is divided in the center of town by Main Street, home to boutique retail and food outlets.”

(visitphilly.com)



Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

14 Chrisevyn Rd, Phoenixville, PA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2024 Estimated Population	10,993	43,151	90,326
	2029 Projected Population	11,176	44,308	92,328
	2020 Census Population	9,606	40,151	86,634
	2010 Census Population	8,950	36,735	76,662
	Projected Annual Growth 2024 to 2029	0.3%	0.5%	0.4%
	Historical Annual Growth 2010 to 2024	1.5%	1.2%	1.2%
	2024 Median Age	37.8	39.0	40.0
Households	2024 Estimated Households	5,026	18,355	36,137
	2029 Projected Households	5,222	19,297	37,739
	2020 Census Households	4,454	16,779	34,057
	2010 Census Households	3,926	14,726	29,590
	Projected Annual Growth 2023 to 2029	0.8%	1.0%	0.9%
	Historical Annual Growth 2010 to 2024	1.9%	1.6%	1.5%
Race & Ethnicity	2024 Estimated White	78.5%	79.0%	78.5%
	2024 Estimated Black or African American	6.4%	6.0%	5.4%
	2024 Estimated Asian or Pacific Islander	6.3%	6.5%	9.1%
	2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
	2024 Estimated Other Races	8.4%	8.2%	6.8%
	2024 Estimated Hispanic	7.8%	7.8%	6.2%
Income	2024 Estimated Average Household Income	\$140,146	\$150,906	\$177,378
	2024 Estimated Median Household Income	\$123,084	\$122,193	\$139,885
	2024 Estimated Per Capita Income	\$64,123	\$64,313	\$71,081
Education (Age 25+)	2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.6%	1.4%
	2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.2%	3.2%
	2024 Estimated High School Graduate	21.9%	20.0%	18.6%
	2024 Estimated Some College	12.9%	12.9%	12.4%
	2024 Estimated Associates Degree Only	6.0%	6.4%	6.5%
	2024 Estimated Bachelors Degree Only	34.8%	34.4%	34.5%
	2024 Estimated Graduate Degree	19.5%	21.5%	23.4%
Business	2024 Estimated Total Businesses	369	1,467	3,278
	2024 Estimated Total Employees	2,990	13,149	39,023
	2024 Estimated Employee Population per Business	8.1	9.0	11.9
	2024 Estimated Residential Population per Business	29.8	29.4	27.6

Consumer Notice

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

• **Licensees may enter into the following agency relationships with consumers:**

Seller Agent

As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

• **In addition, a licensee may serve as a Transaction Licensee.**

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

• **Regardless of the business relationship selected, all licensees owe consumers the duty to:**

- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
- Deal honestly and in good faith.
- Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
- Comply with Real Estate Seller Disclosure Law.
- Account for escrow and deposit funds.
- Disclose, as soon as practicable, all conflicts of interest and financial interests.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.

Consumer Notice

CONTINUED-

- Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.
- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
 - The duration of the licensee’s employment, listing agreement or contract.
 - The licensee’s fees or commission.
 - The scope of the licensee’s activities or practices.
 - The broker’s cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property’s zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: _____ SIGNATURE: _____

DATE: _____ SIGNATURE: _____

I certify that I have provided this document to the above consumer during the initial interview.

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

Confidentiality & Disclaimer

14 Chrisevyn Lane, Phoenixville, PA 19460

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE, Inc is licensed in PA, NJ, & DE.

Agents

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