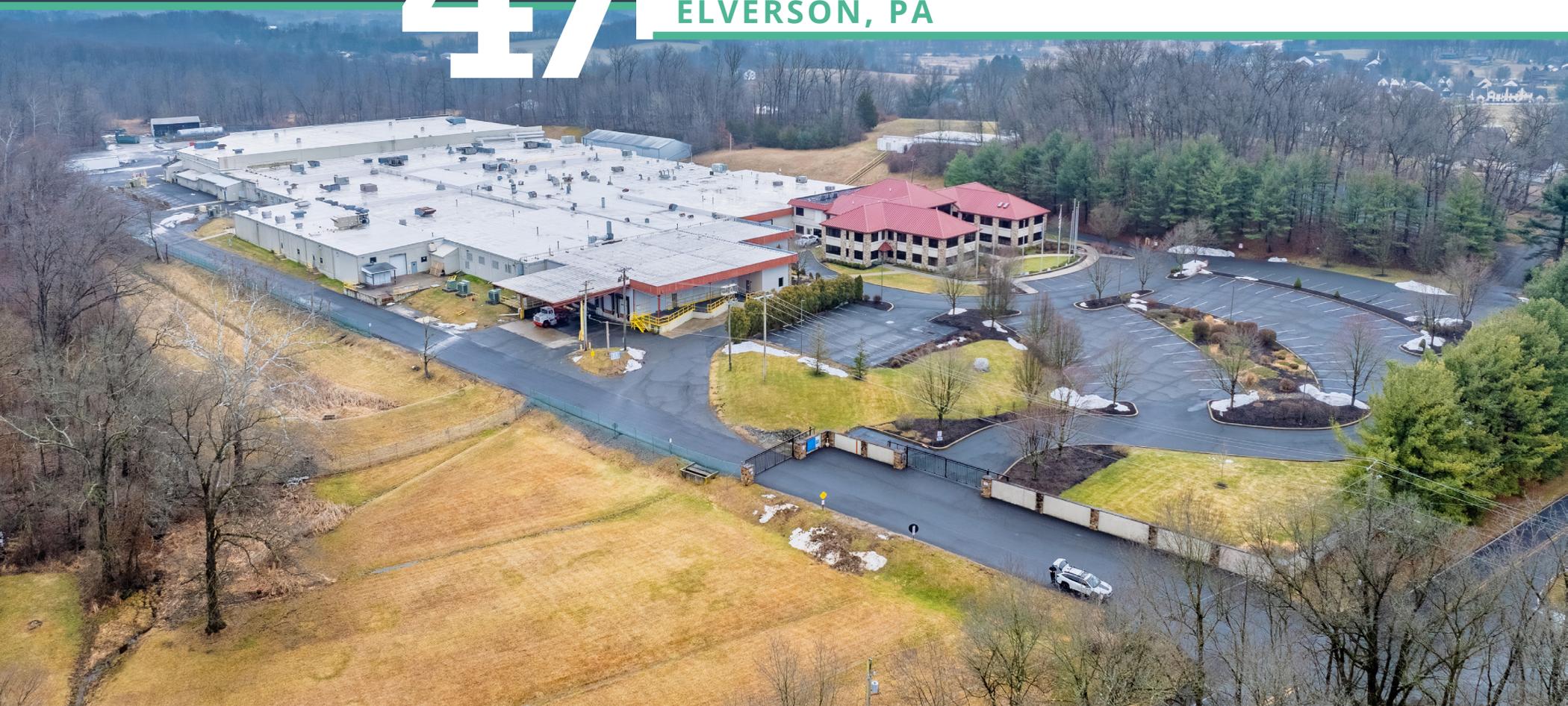


FOR SALE OR LEASE

# 47 PARK AVENUE

ELVERSON, PA



**260,000 SF INDUSTRIAL WAREHOUSE SPACE**

LARGE-SCALE MANUFACTURING & INDUSTRIAL OPPORTUNITY

**AVISON  
YOUNG**



Industrial Space with Scale & Infrastructure



## Property Overview

47 Park Avenue in Elverson, Pennsylvania is a well-established industrial property with a proven history of large-scale manufacturing and specialized industrial use, including prior occupancy by Whitford Worldwide (PPG Industries), supporting manufacturing, chemical processing, warehousing, and industrial services.

Located in Chester County within the Borough of Elverson, the property offers excellent access to Route 23, Route 401, and the Pennsylvania Turnpike (I-76), proximity to a skilled workforce, and a flexible layout well suited for manufacturing, R&D, and headquarters operations with integrated, renovated office space.

### BUILDING SPECS

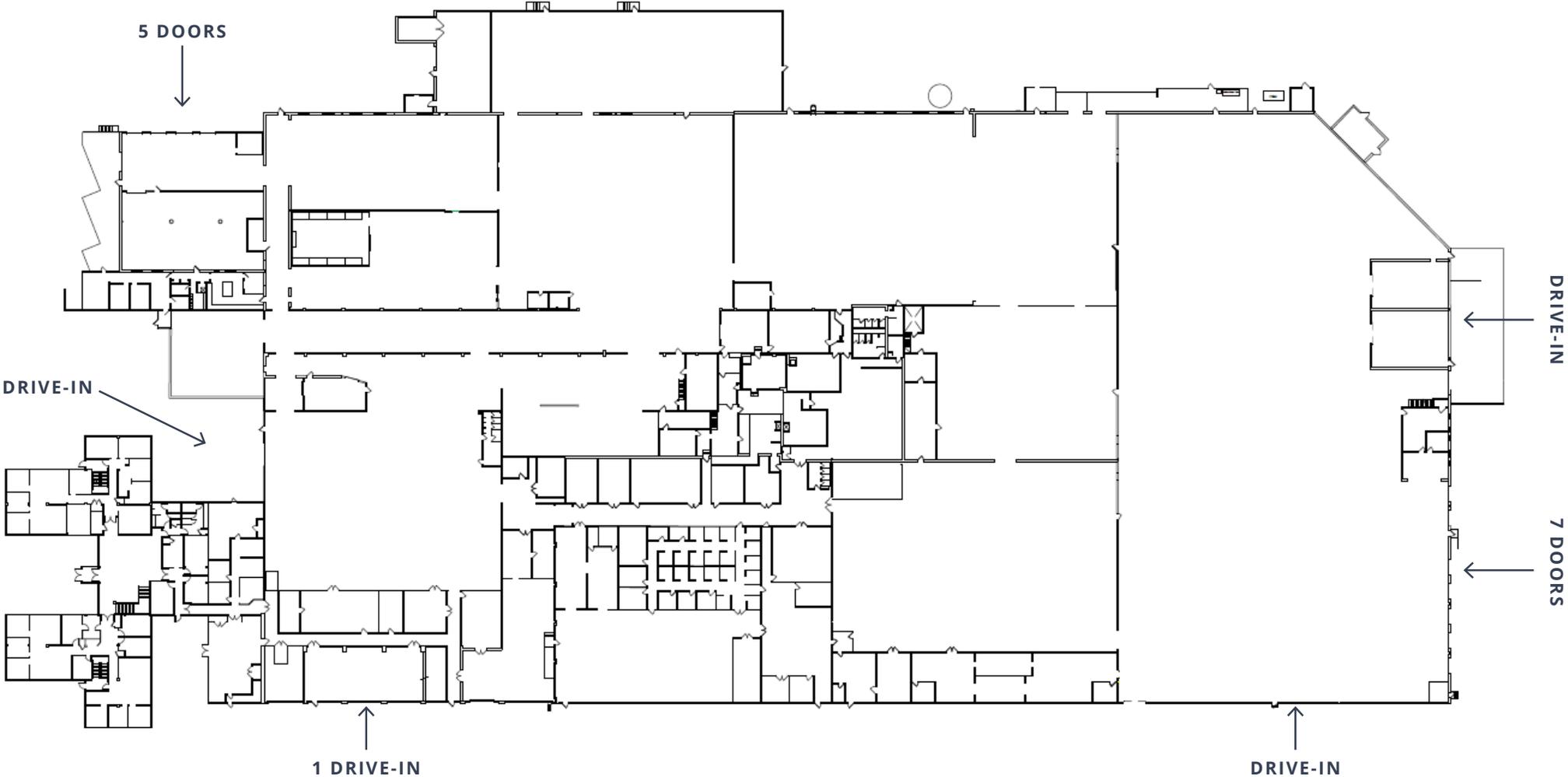
<b>Address</b>	47 Park Avenue, Elverson, PA
<b>Square Footage</b>	260,000 SF
<b>Acreage</b>	24.16 AC
<b>Clear Height</b>	10' - 21'
<b>Loading Docks</b>	12 total 2 - 8' x 10' 10 - 8' x 8'
<b>Drive-In Doors</b>	4 total 2 - 12' x 14' 2 - 10' x 10'
<b>Office Build-Out</b>	60,000 SF
<b>Roof Type / Condition</b>	Estimated to be replaced in 2006
<b>Column Spacing</b>	Varies
<b>Sprinkler System</b>	Primarily wet with a small area dry
<b>Power</b>	6,000 amps, 3-phase
<b>Zoning</b>	Industrial (I)

# Floor Plan

260,000 SF

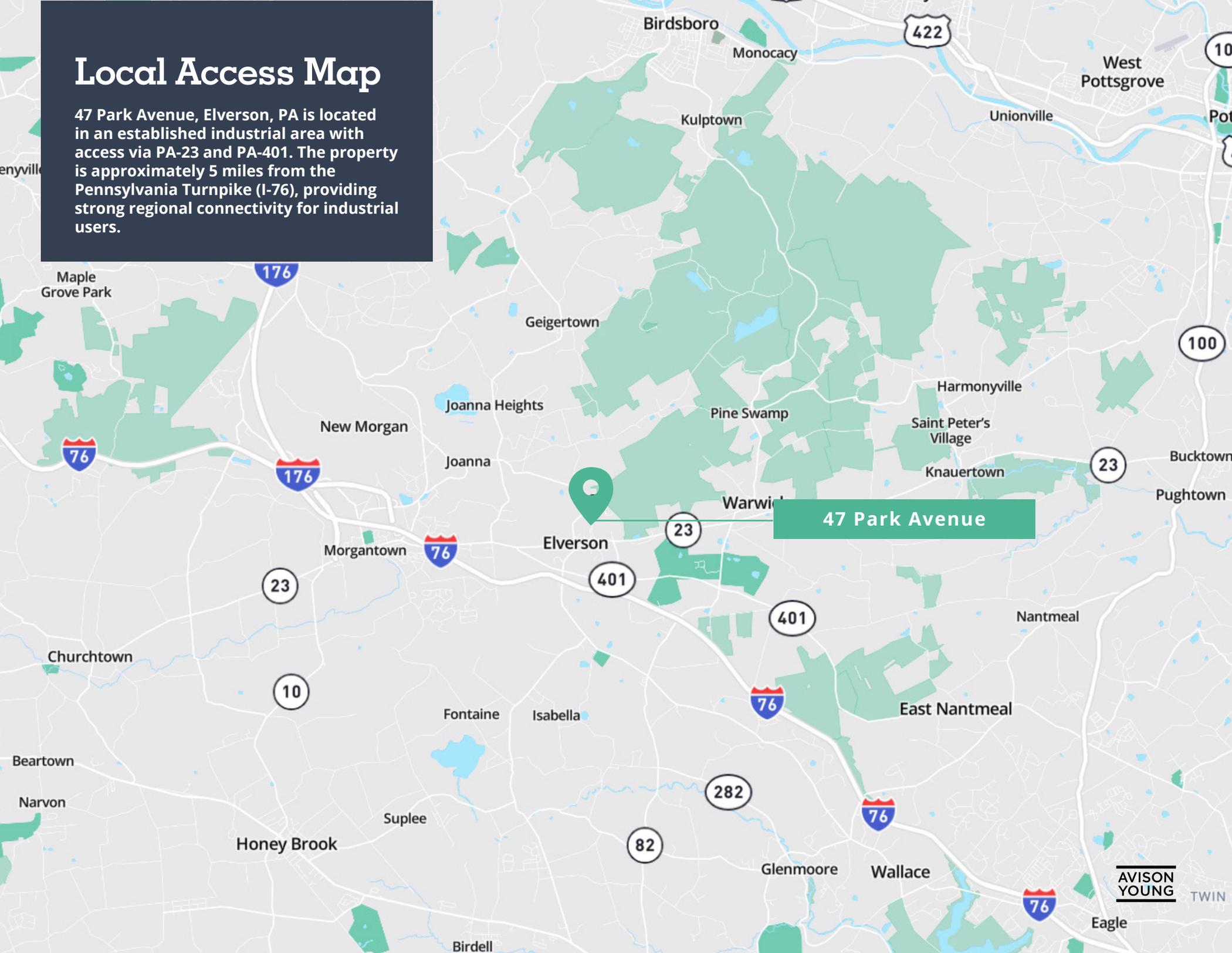
24.16 ACRES

12 LOADING DOCKS



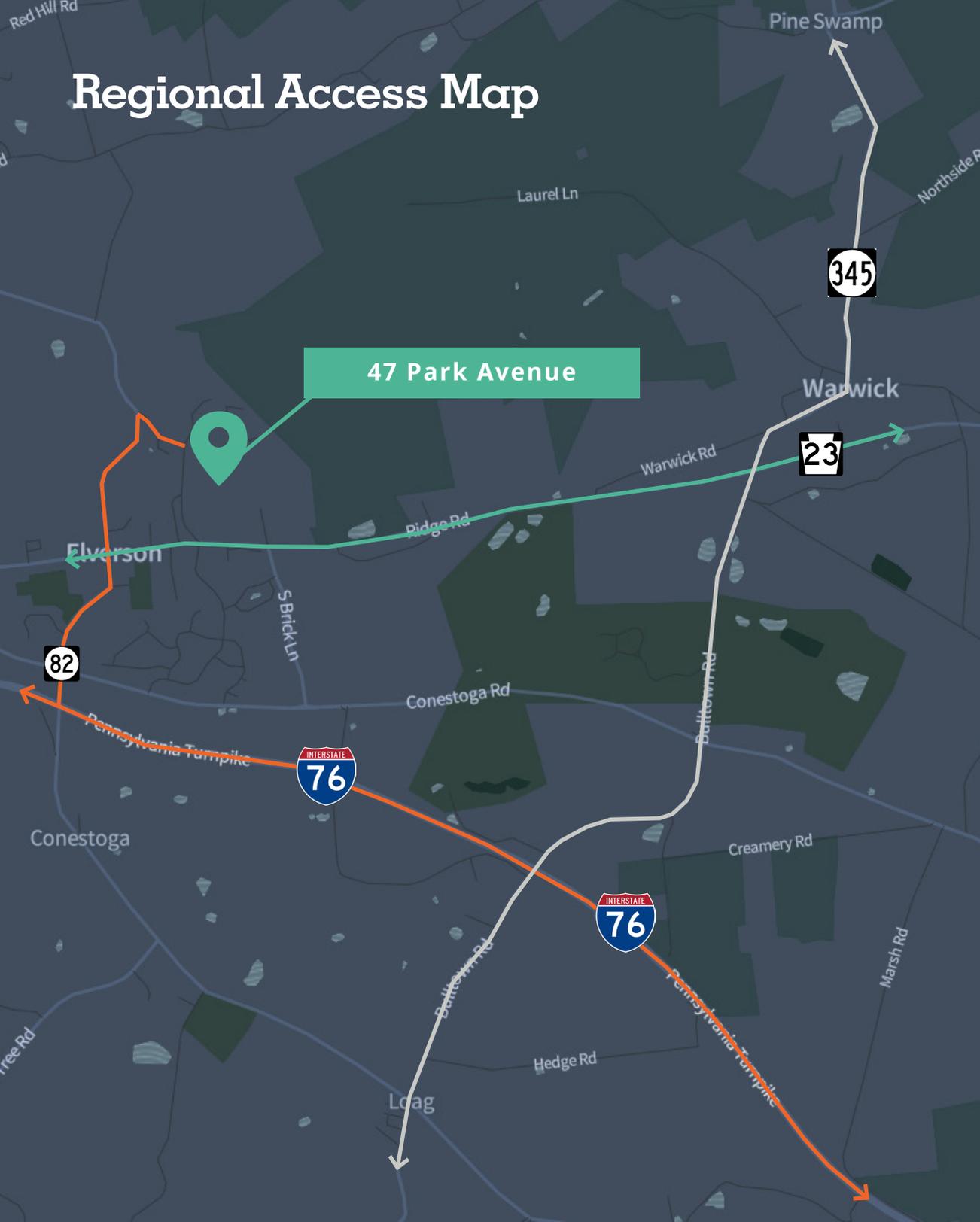
# Local Access Map

47 Park Avenue, Elverson, PA is located in an established industrial area with access via PA-23 and PA-401. The property is approximately 5 miles from the Pennsylvania Turnpike (I-76), providing strong regional connectivity for industrial users.



47 Park Avenue

# Regional Access Map



## Strategic Industrial Connectivity Minutes From the Pennsylvania Turnpike (I-76)

### DRIVING DISTANCES

Route 23	.3 MILES	1 MIN
Route 345	3 MILES	4 MIN
I-76	7 MILES	10 MIN
I-276	35 MILES	36 MIN
I-476	39 MILES	43 MIN

### DRIVING DISTANCES

New York, NY	138 MILES
Harrisburg, PA	64 MILES
Philadelphia, PA	51 MILES
Wilmington, DE	42 MILES

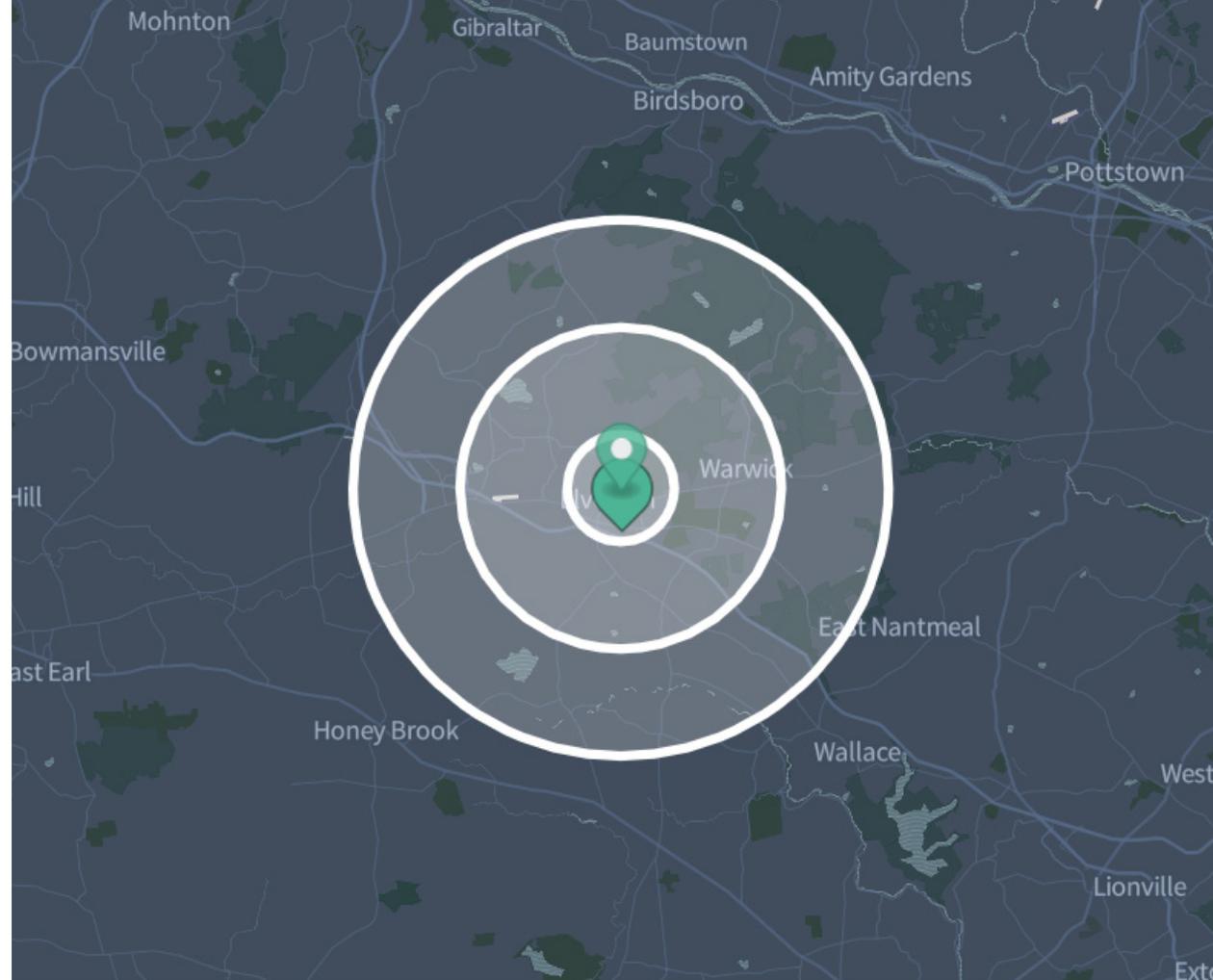
# Industrial Corridor

## Prime Industrial Location | Stable Workforce | Easy Access to Chester County Labor Pools

Within a five-mile radius of 47 Park Avenue in Elverson, PA, the area supports an established population of approximately 16,000 residents with a stable, low-density, semi-rural character. The region features strong socioeconomic fundamentals, with median household income of \$107,543 and high rates of homeownership, reflecting economic stability and long-term residency that can support consistent labor participation.

The local workforce includes a mix of professional, construction, manufacturing, and skilled trade employment, providing a foundation of blue-collar and technical talent relevant to industrial users. Unemployment levels in the area remain low, and most residents commute by personal vehicle, enabling employers to draw labor efficiently from surrounding townships and the broader Chester County market within a reasonable drive time.

For industrial and logistics users, the five-mile trade area offers a balanced combination of workforce stability, income strength, and manageable population density. While Elverson itself is modest in size, its proximity to larger regional labor pools enhances hiring flexibility, making the location well suited for manufacturing, warehousing, distribution, or industrial service operations seeking dependable workforce access in a lower-congestion setting.



### KEY DEMOGRAPHICS WITHIN 5 MILES



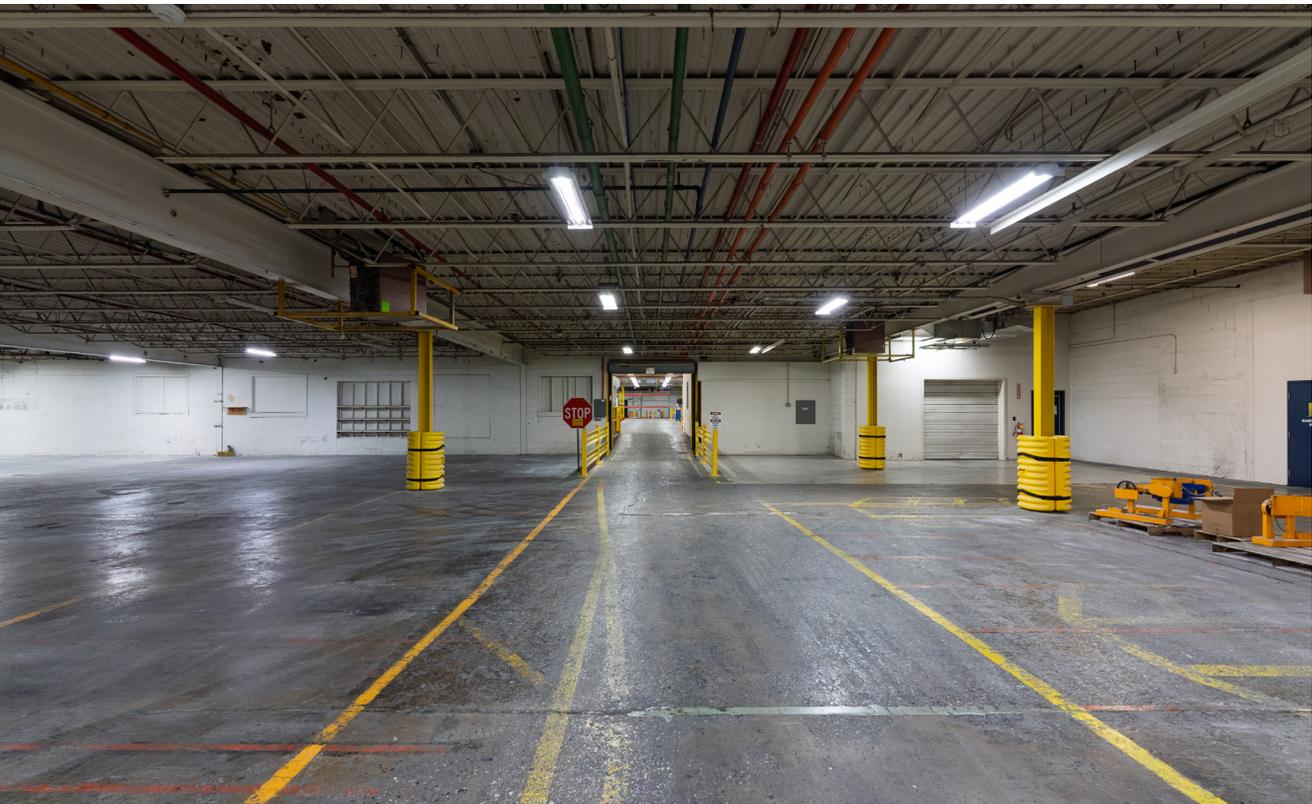
**16,100**  
POPULATION



**\$107,543**  
MEDIAN HH  
INCOME



**1,979**  
BLUE COLLAR  
EMPLOYEES







# 47 PARK AVENUE

ELVERSON, PA

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