



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**895 FERN HILL ROAD, BUILDING A  
INDUSTRIAL PROPERTY FOR LEASE**

**895 FERNHILL ROAD, BUILDING A WEST CHESTER, PA 19380**

610.429.0200  
swopelees.com



## PROPERTY DESCRIPTION

Step into the perfect flex space at 895 Fernhill Road, Building A, in West Chester, PA. This property offers a fresh and modern vibe for businesses that want a standout location. The open and flexible floor plans provide plenty of room to grow and make the space your own. With top-notch features like new LED lighting, large power source and high-speed internet, you can work with ease and speed. The property's well-kept landscaping and ample parking make it a welcoming and convenient spot for everyone. In West Goshen, this property is the go-to choice for businesses that want a contemporary and adaptable warehouse/flex space.

## PROPERTY HIGHLIGHTS

- 7,500 SF of Flex Space with 1,000 SF of Office Area
- 14' Drive-in Door and 8' Drive-in Door for Easy Access
- Open Office Space Along the Window Line for Natural Light
- Served by Verizon for Reliable Communication Services
- 208V and 240V 3-Phase Power for Versatile Electrical Support

## OFFERING SUMMARY

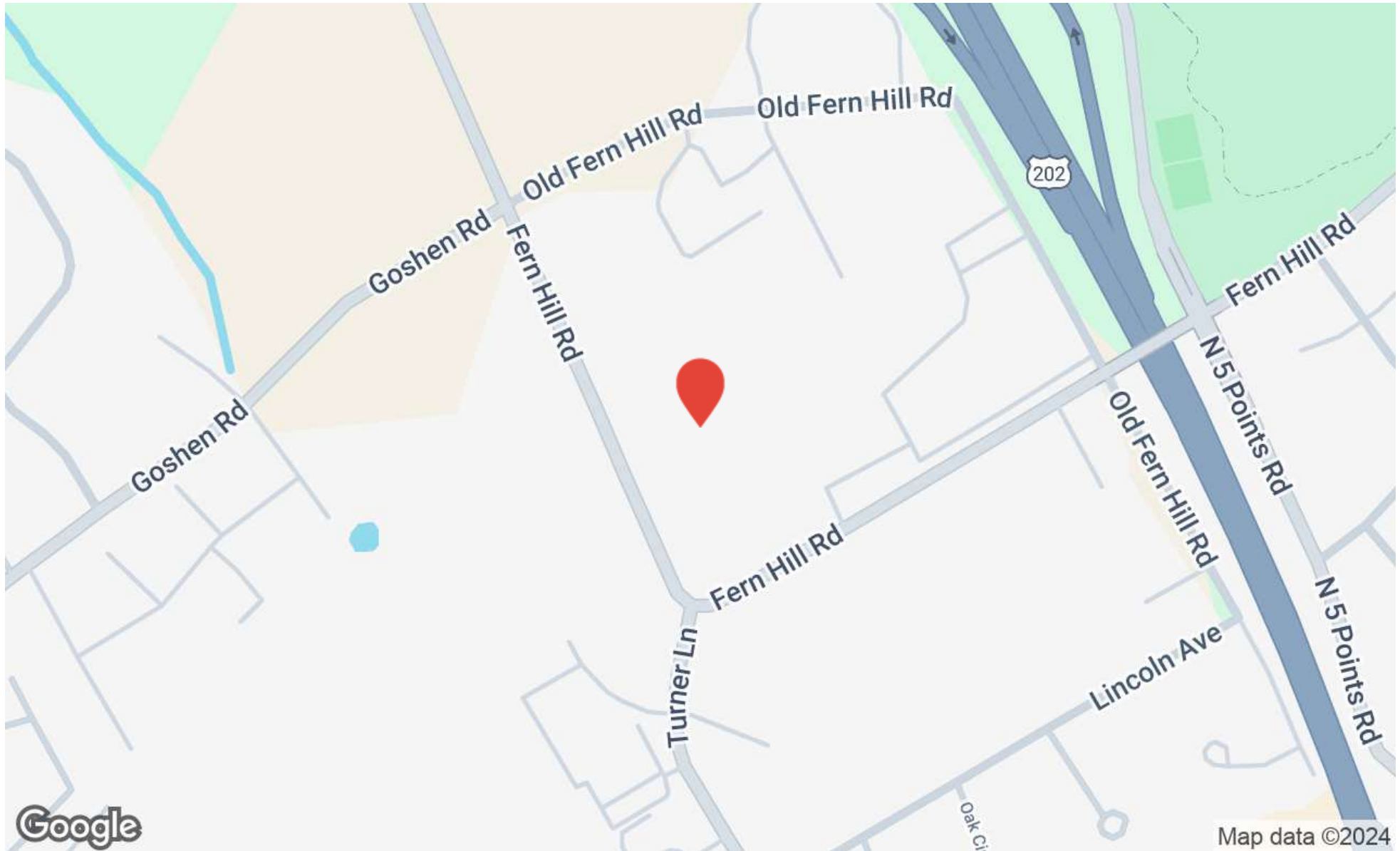
Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	7,500 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	508	2,694
Total Population	338	1,204	6,182
Average HH Income	\$129,845	\$143,847	\$134,414



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	1,204	6,182
Average Age	39	42	42
Average Age (Male)	38	41	41
Average Age (Female)	40	42	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	508	2,694
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$129,845	\$143,847	\$134,414
Average House Value	\$483,430	\$551,485	\$598,968

*Demographics data derived from AlphaMap*

