



Approx. Boundary

**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**2 BREWERY LANE, ELVERSON, PA**  
**INDUSTRIAL PROPERTY FOR SALE & LEASE**

**2 BREWERY LANE ELVERSON, PA 19520**

610.429.0200  
swopelees.com



## PROPERTY DESCRIPTION

Introducing the ideal commercial space for sale at 2 Brewery Lane, Elverson, PA. This property offers over 48,000 square feet of industrial/ flex/retail space. This property is perfect for a wide range of businesses. Don't miss the opportunity to make this impressive space your own and elevate your business to new heights.

## PROPERTY HIGHLIGHTS

- Elverson Industrial park available for both sale and for lease
- 5 Building complex totaling 62,000 sqft on 13 acres
- Building 3 is currently leased.
- Ample drive-ins, docks, and loading opportunity
- 2.5 Acre lot on site available for IOS, trailer parking, storage, etc.
- Site includes public sewer and well water.

## OFFERING SUMMARY

Sale Price:	\$5,700,000
Lease Rate:	Negotiable
Number of Units:	5
Available SF:	2,310 – 25,036 SF
Lot Size:	13.2 Acres
Building Size:	57,200 SF

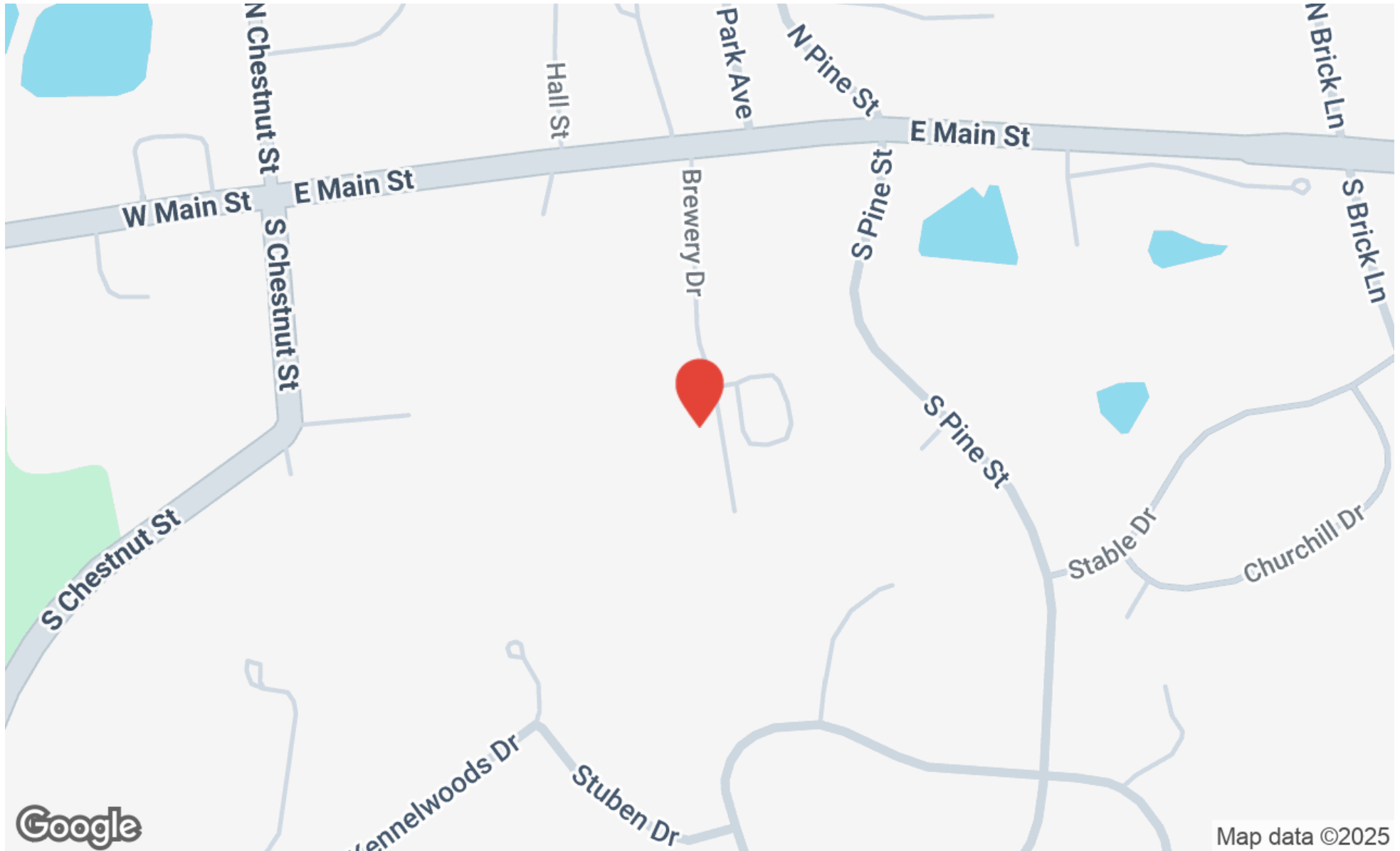
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	732	2,897	6,102
Total Population	1,536	7,682	16,775
Average HH Income	\$99,973	\$132,721	\$130,907



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Elverson, PA 19520

**CHUCK SWOPE, CCIM**  
chuck@swopelees.com  
610.429.0200 x101

**RYAN GRIGALONIS**  
ryan@swopelees.com  
610.429.0200





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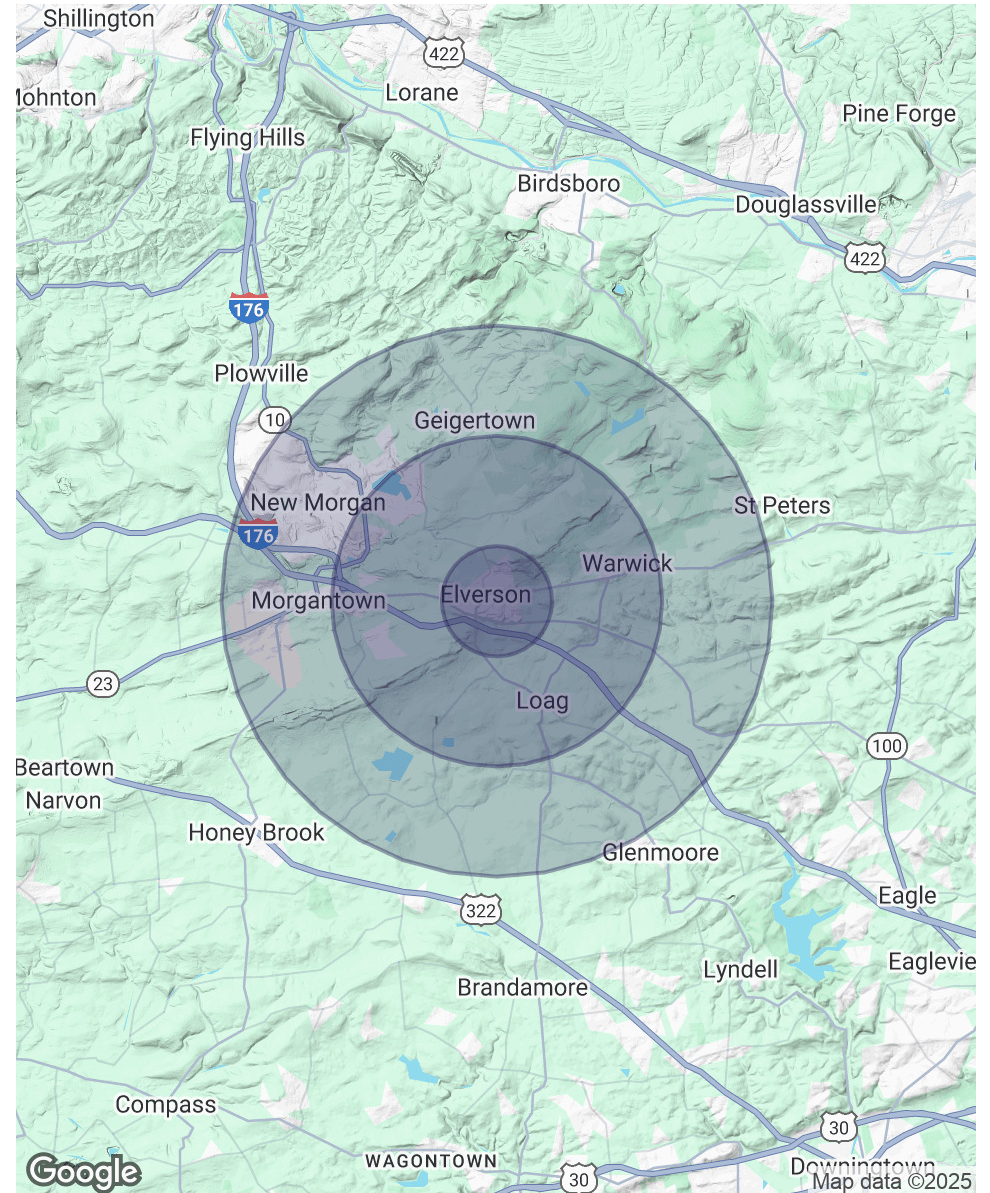
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,536	7,682	16,775
Average Age	53	43	42
Average Age (Male)	52	42	41
Average Age (Female)	54	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	732	2,897	6,102
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$99,973	\$132,721	\$130,907
Average House Value	\$394,915	\$425,532	\$441,656

*\* Demographic data derived from 2020 ACS - US Census*





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**CHUCK SWOPE, CCIM**

**Broker of Record**

chuck@swopelees.com

**Direct: 610.429.0200 x101 | Cell: 610.804.7897**

PA #RM 421301

## PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

## EDUCATION

BA, Washington College, Chestertown, MD  
MA, University of Pennsylvania, Philadelphia, PA

## MEMBERSHIPS

CCIM

**Swope Lees Commercial Real Estate**  
208 East Market Street  
West Chester, PA 19382  
610.429.0200



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610.429.0200



## **RYAN GRIGALONIS**

**Associate**

ryan@swopelees.com  
Direct: **610.429.0200** | Cell: **484.787.4373**

PA #RS375106

### **PROFESSIONAL BACKGROUND**

Ryan Grigalonis received his undergraduate degree from the College of Charleston and brings a younger, innovative perspective to the industry. Ryan prides himself on exceptional client service and satisfaction. Outside of work, Ryan enjoys traveling to new places, spending time with family, and following his beloved Philadelphia sports teams.

### **EDUCATION**

B.S. College of Charleston

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