

# 201 Clayton St

CHESTER, PA



INDUSTRIAL PROPERTY FOR SALE

PRESENTED BY:

**KW COMMERCIAL**  
123 Business Center Drive  
Austin, TX 78744

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## INDUSTRIAL FOR SALE

# 201 CLAYTON ST

Chester, PA 19013



### PROPERTY DESCRIPTION

Redevelopment Opportunity – Fire-Damaged Industrial Warehouse on Strategic Site

Presenting a rare opportunity to acquire a fire-damaged warehouse facility situated in a well-connected industrial corridor. This ±35,500 SF structure has experienced extensive fire damage and is being sold as-is for redevelopment or complete removal.

The property occupies a ±1.59 acre lot with excellent access and site functionality, offering a flat, well-positioned canvas ideal for repositioning. Zoned Light Industrial, the site supports a wide range of industrial or commercial uses including warehouse, logistics, flex space, or build-to-suit development.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	69,260 SF
Building Size:	35,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,131	4,012
Total Population	1,024	2,995	10,702
Average HH Income	\$58,731	\$54,969	\$57,972

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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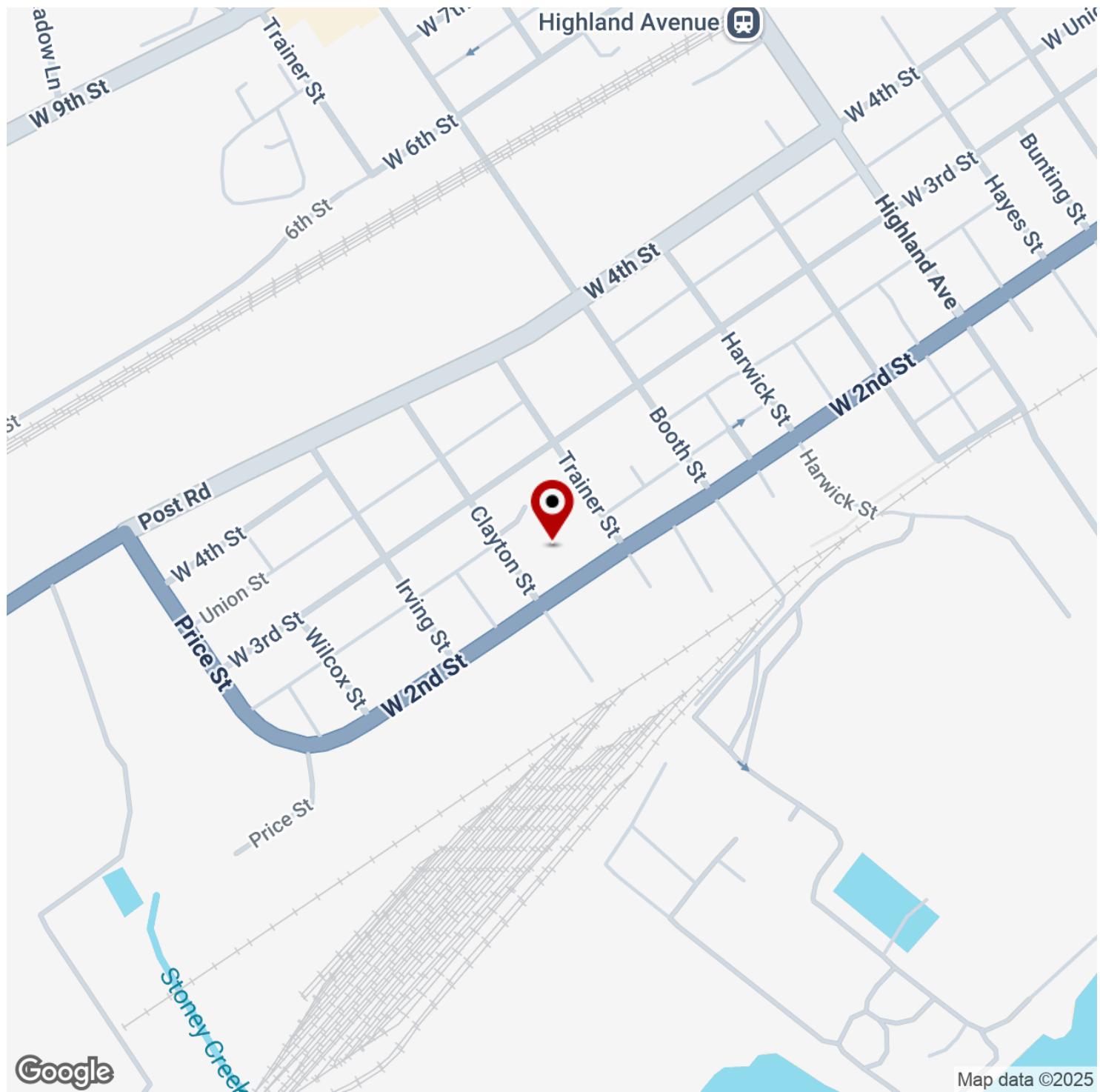
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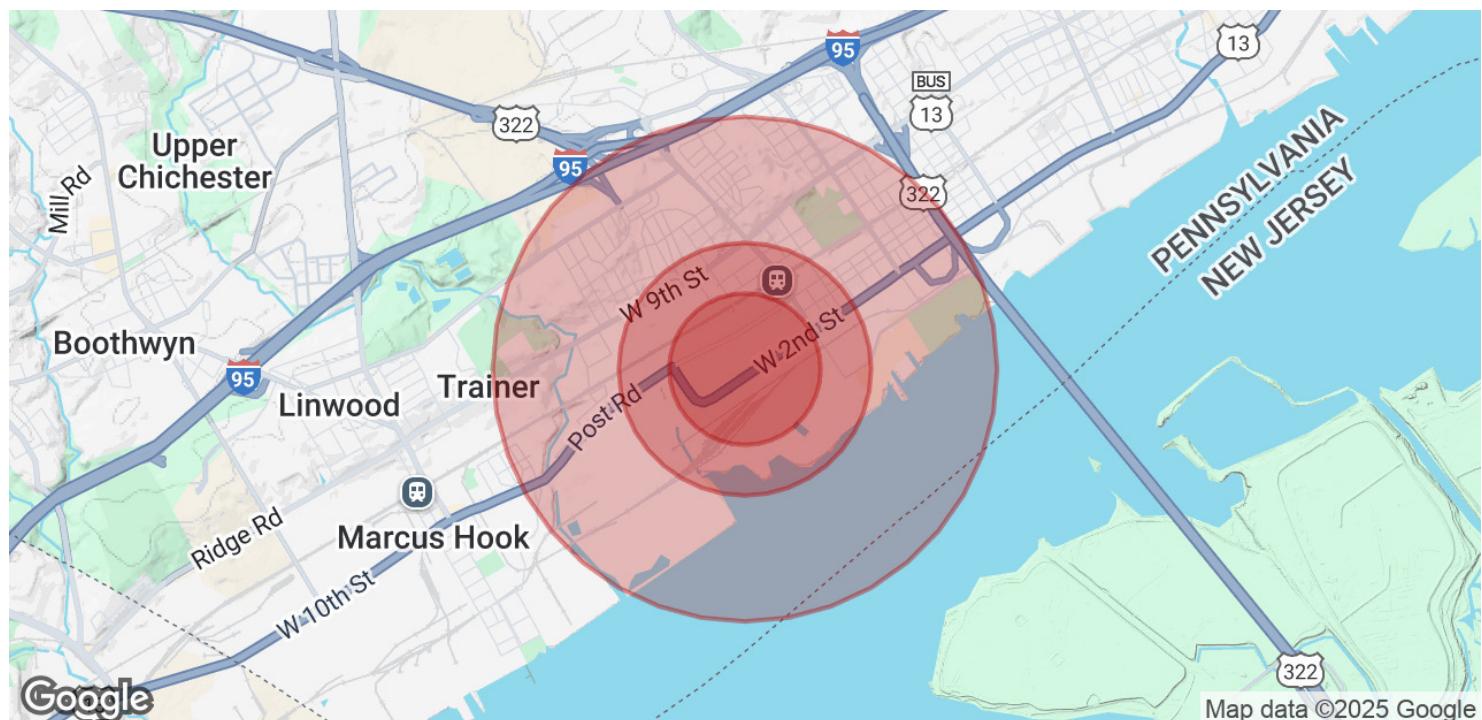
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,024	2,995	10,702
Average Age	38	38	37
Average Age (Male)	37	36	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,131	4,012
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$58,731	\$54,969	\$57,972
Average House Value	\$115,738	\$113,756	\$109,230

*Demographics data derived from AlphaMap*

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