

201 Clayton St

CHESTER, PA



INDUSTRIAL PROPERTY FOR SALE

KW COMMERCIAL
123 Business Center Drive
Austin, TX 78744

PRESENTED BY:

TY MARTIN, SIOR, MBA
O: 980.766.8797
Ty@KWCNational.com
PA #RS347354

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 $\pm 35,500$ 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.

TY MARTIN, SIOR, MBA
O: 980.766.8797
Ty@KWCNational.com
PA #RS347354

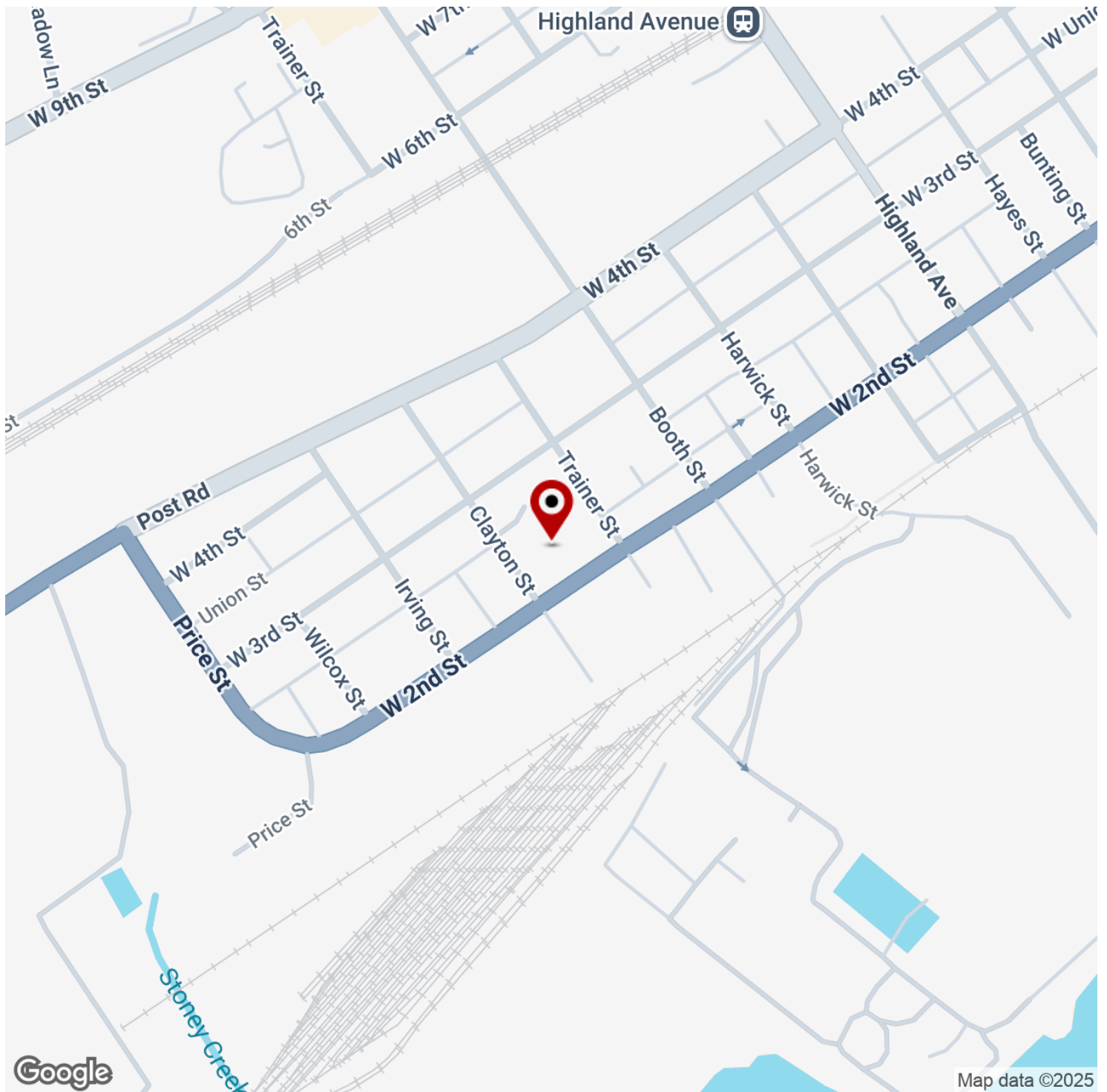
KW COMMERCIAL
123 Business Center Drive
Austin, TX 78744

Each Office Independently Owned and Operated kwcnational.com

INDUSTRIAL FOR SALE

201 CLAYTON ST

Chester, PA 19013



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.

TY MARTIN, SIOR, MBA

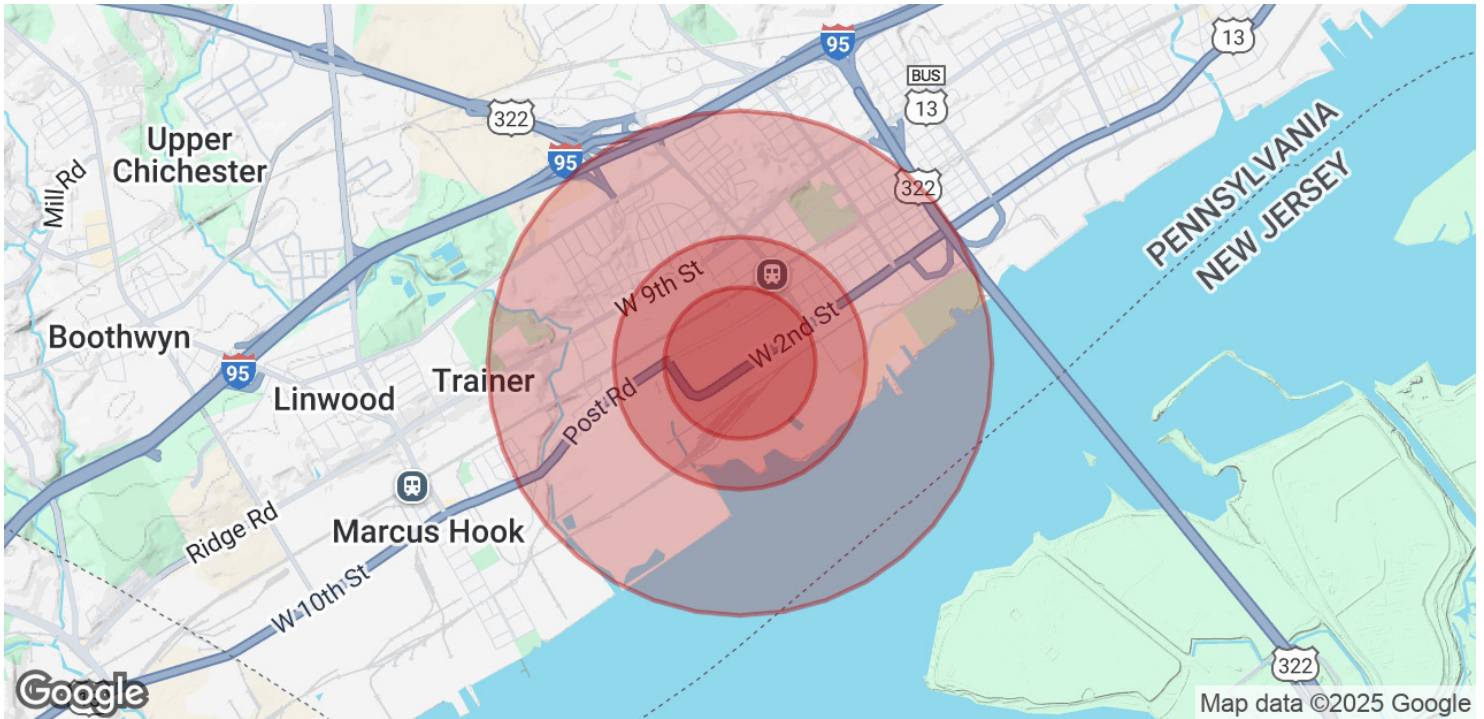
O: 980.766.8797
Ty@KWCNational.com
PA #RS347354

KW COMMERCIAL
123 Business Center Drive
Austin, TX 78744

Each Office Independently Owned and Operated kwcnational.com

201 CLAYTON ST

Chester, PA 19013



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

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.

TY MARTIN, SIOR, MBA
 O: 980.766.8797
 Ty@KWCNational.com
 PA #RS347354

KW COMMERCIAL
 123 Business Center Drive
 Austin, TX 78744