

FOR LEASE

100 Cheshire Court, Suite 101



COATESVILLE, PA 19320

**14,500 +/- SF INDUSTRIAL SUITE
WITH 24' CEILINGS**

**THREE LOADING DOCKS WITH
LEVELERS**

ESFR SPRINKLER SYSTEM

HIGH ASSOCIATES LTD.

717.293.4477

lancasterrealestate@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suite:	101
Available SF:	14,548 SF
Lease Rate:	\$10.95 SF/yr
CAM:	\$2.88
County:	Chester
Municipality:	West Caln Township
Available:	9/1/2025

PROPERTY OVERVIEW

A 14,500 +/- SF industrial building with 24' clear ceilings, 3 loading docks, and a small 854 SF office footprint.

OFFERING SUMMARY

Sprinklers:	ESFR	Dock Door/Grade Doors:	Three Loading Docks
Parking:	Surface	Lighting:	LED
Water:	Public	Ceiling Height (ft):	24'
Sewer:	Public		
Zoning:	Multi-purpose		

ADDITIONAL COMMENTS

Conveniently located a half mile from Airport Road and Rt. 30 exchange.

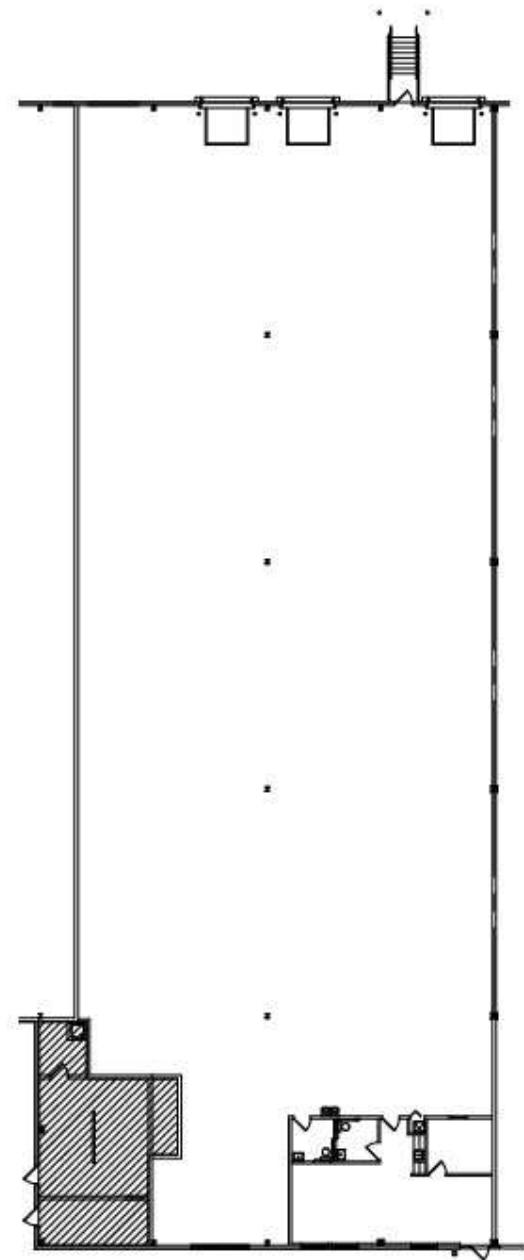
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FLOOR PLAN

SCALE: N.T.S.

BUILDING 318

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COATESVILLE, PA
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An Affiliate of High Real Estate Group LLC



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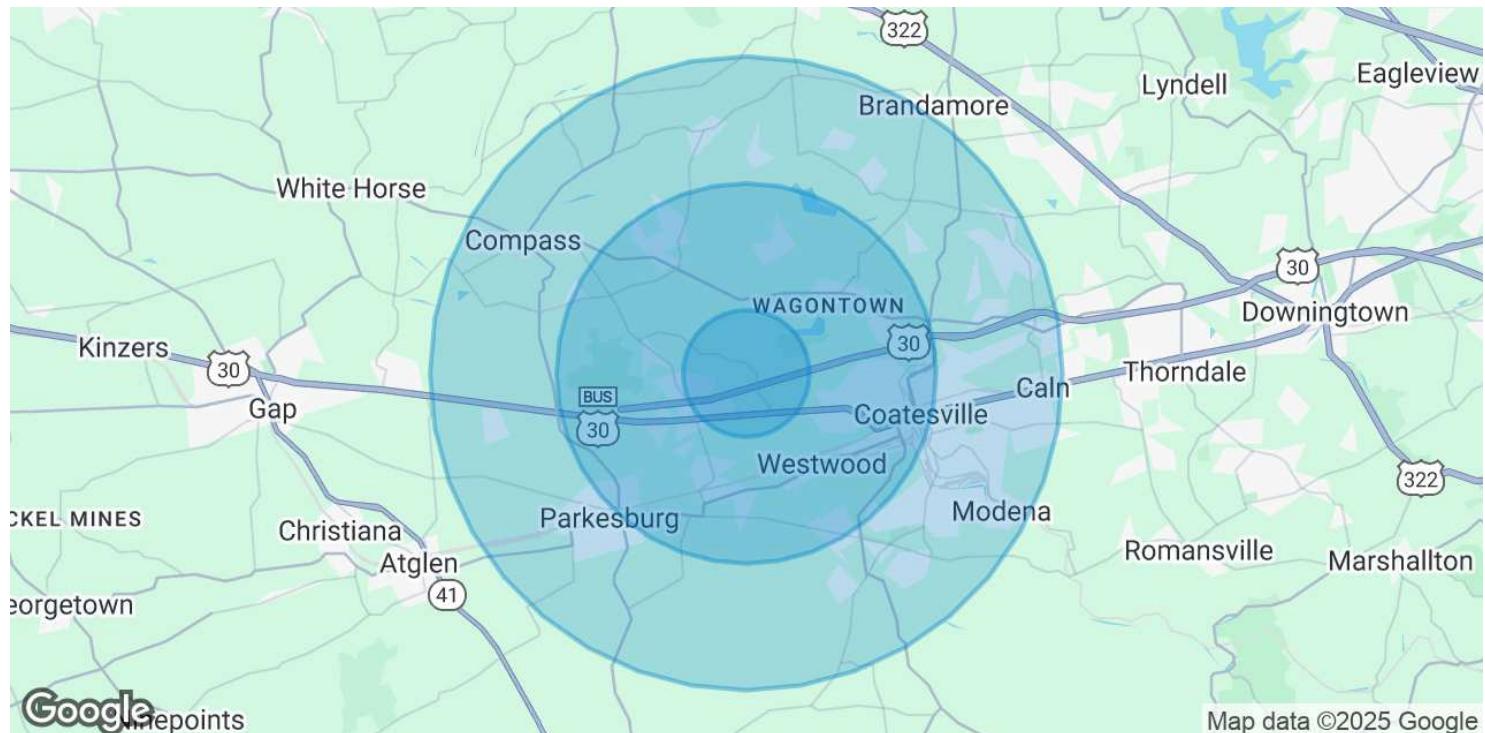
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,431	23,373	60,115
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	527	8,702	22,188
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$134,557	\$111,105	\$110,031
Average House Value	\$313,211	\$302,775	\$323,944

Demographics data derived from AlphaMap

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY

Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201

Mechanicsburg, PA 17055
717.697.2422