

FOR SALE OR LEASE

47 PARK AVENUE

ELVERSON, PA



260,000 SF INDUSTRIAL WAREHOUSE SPACE

LARGE-SCALE MANUFACTURING & INDUSTRIAL OPPORTUNITY

**AVISON
YOUNG**



Industrial Space with Scale & Infrastructure



Property Overview

47 Park Avenue in Elverson, Pennsylvania is a well-established industrial property with a proven history of large-scale manufacturing and specialized industrial use, including prior occupancy by Whitford Worldwide (PPG Industries), supporting manufacturing, chemical processing, warehousing, and industrial services.

Located in Chester County within the Borough of Elverson, the property offers excellent access to Route 23, Route 401, and the Pennsylvania Turnpike (I-76), proximity to a skilled workforce, and a flexible layout well suited for manufacturing, R&D, and headquarters operations with integrated, renovated office space.

BUILDING SPECS

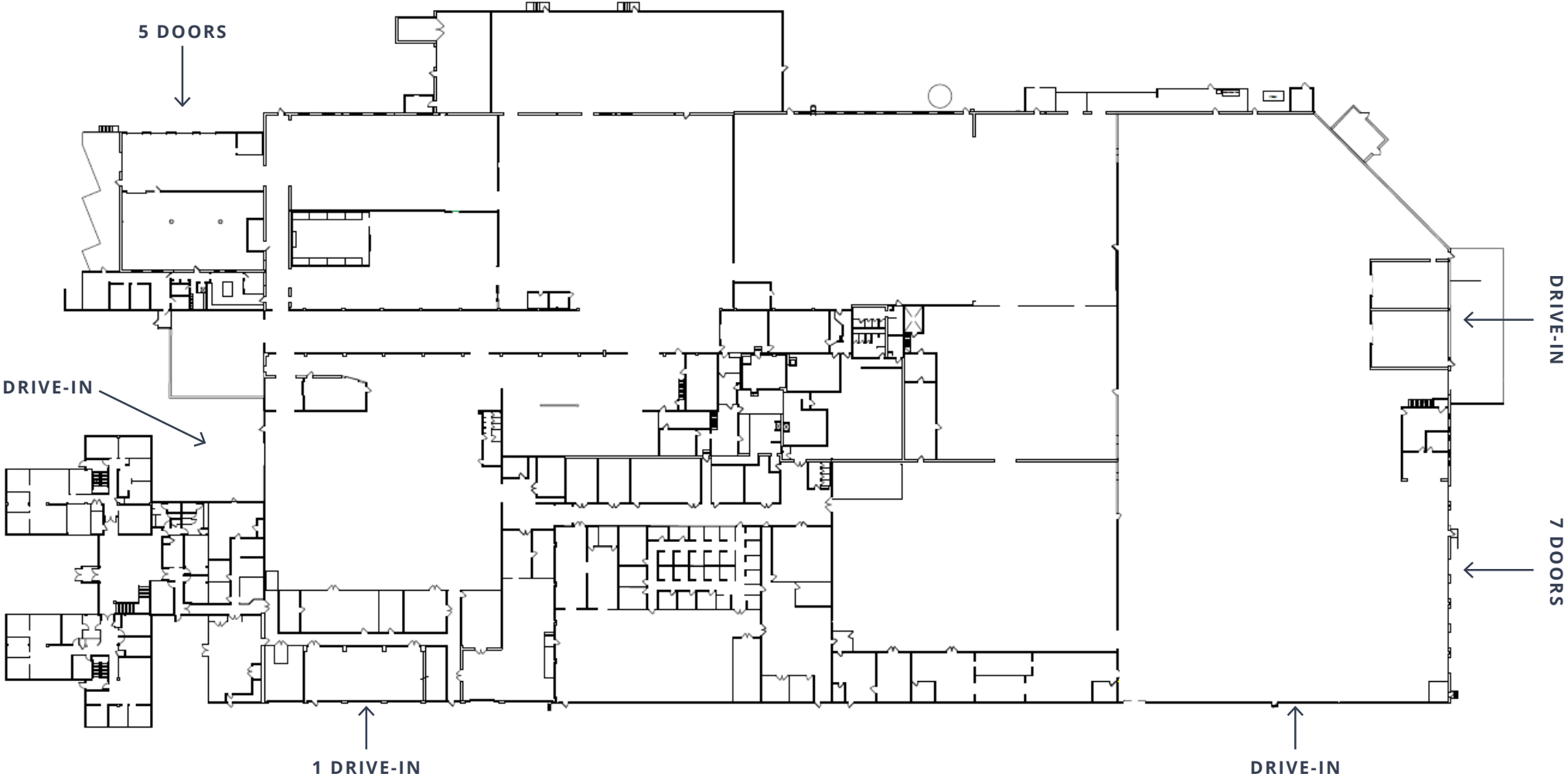
Address	47 Park Avenue, Elverson, PA
Square Footage	260,000 SF
Acreage	24.16 AC
Clear Height	10' - 21'
Loading Docks	12 total 2 - 8' x 10' 10 - 8' x 8'
Drive-In Doors	4 total 2 - 12' x 14' 2 - 10' x 10'
Office Build-Out	60,000 SF
Roof Type / Condition	Estimated to be replaced in 2006
Column Spacing	Varies
Sprinkler System	Primarily wet with a small area dry
Power	6,000 amps, 3-phase
Zoning	Industrial (I)

Floor Plan

260,000 SF

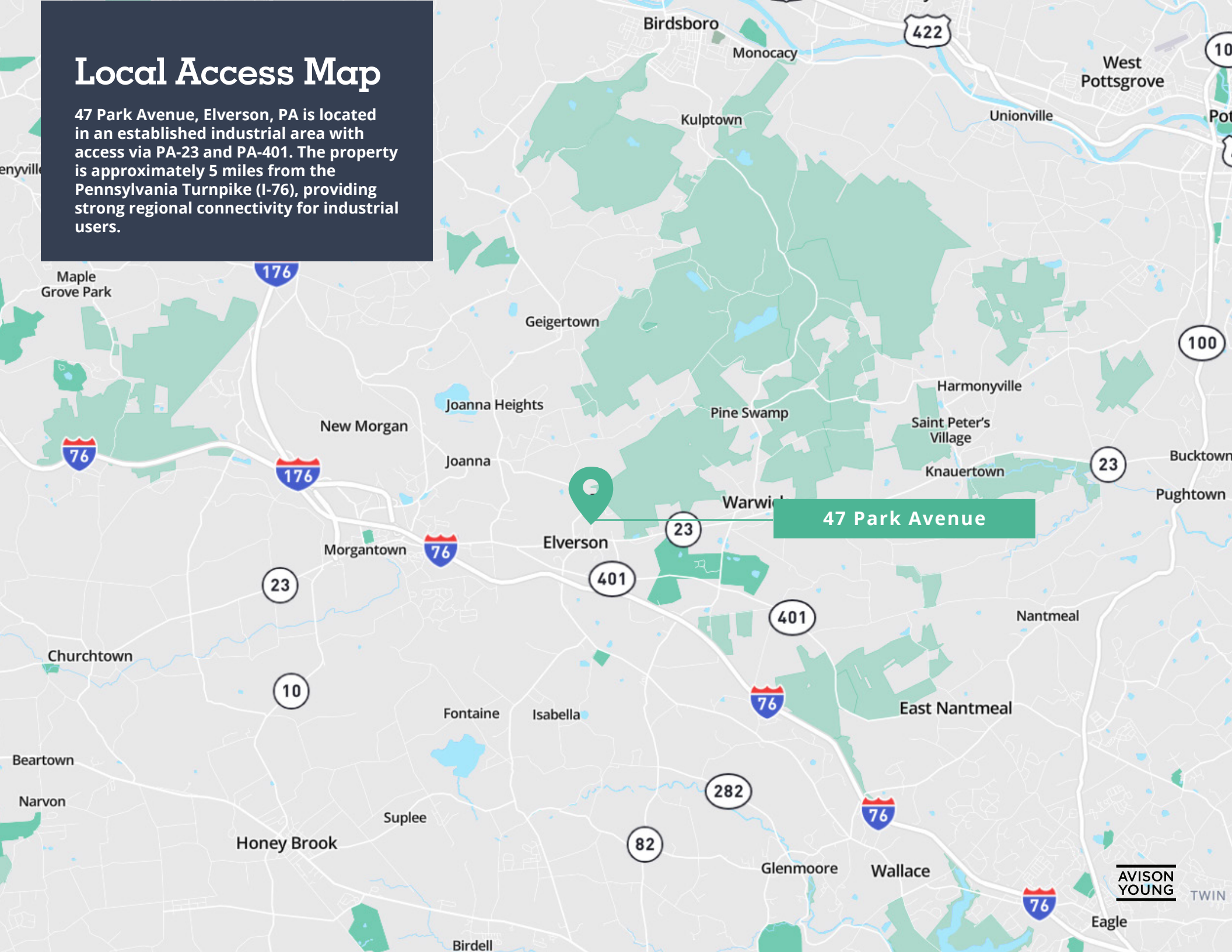
24.16 ACRES

12 LOADING DOCKS



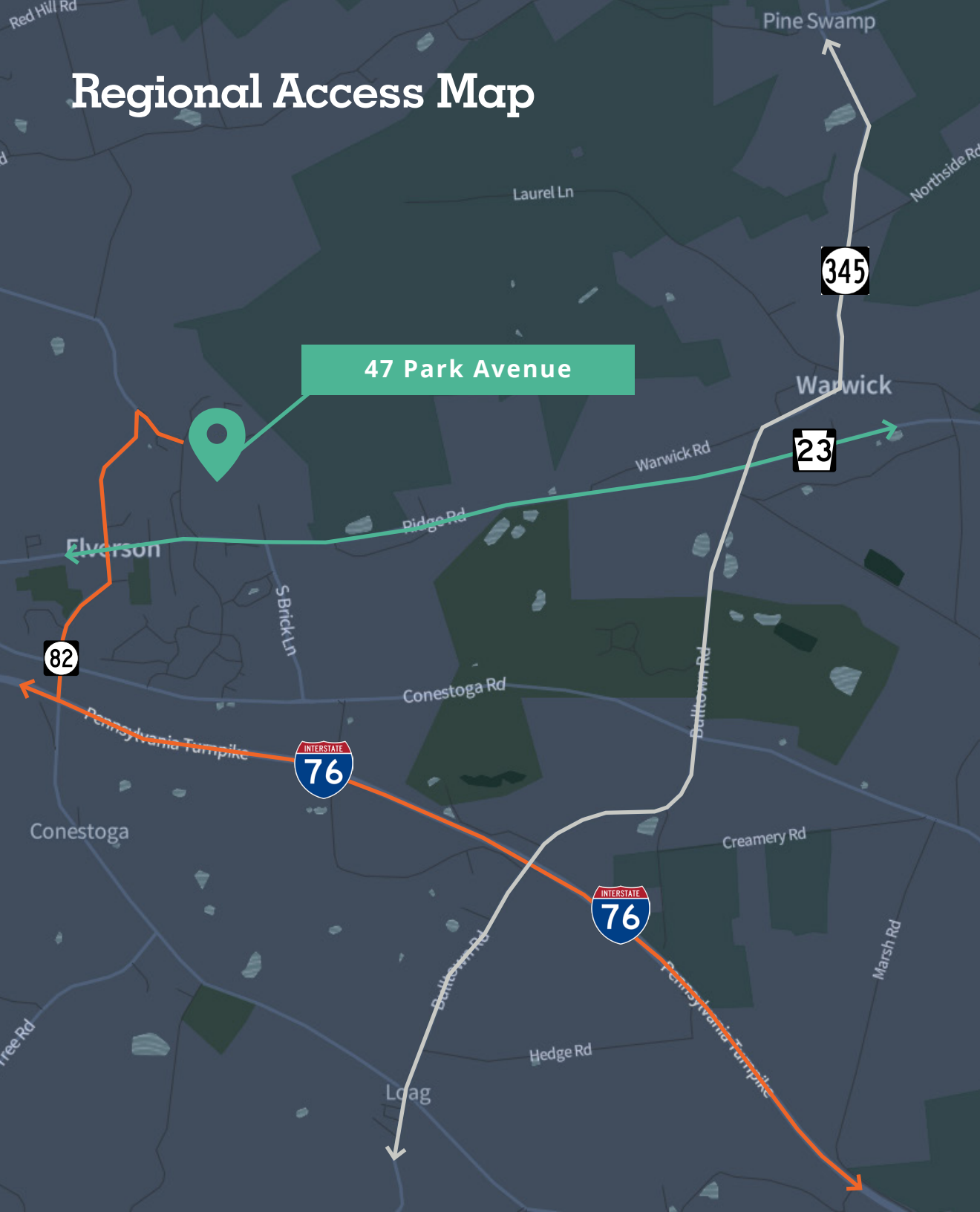
Local Access Map

47 Park Avenue, Elverson, PA is located in an established industrial area with access via PA-23 and PA-401. The property is approximately 5 miles from the Pennsylvania Turnpike (I-76), providing strong regional connectivity for industrial users.



47 Park Avenue

Regional Access Map



Strategic Industrial Connectivity Minutes From the Pennsylvania Turnpike (I-76)

DRIVING DISTANCES

Route 23	.3 MILES	1 MIN
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Route 345	3 MILES	4 MIN
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I-76	7 MILES	10 MIN
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I-276	35 MILES	36 MIN
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I-476	39 MILES	43 MIN
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DRIVING DISTANCES

New York, NY	138 MILES
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Harrisburg, PA	64 MILES
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Philadelphia, PA	51 MILES
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Wilmington, DE	42 MILES
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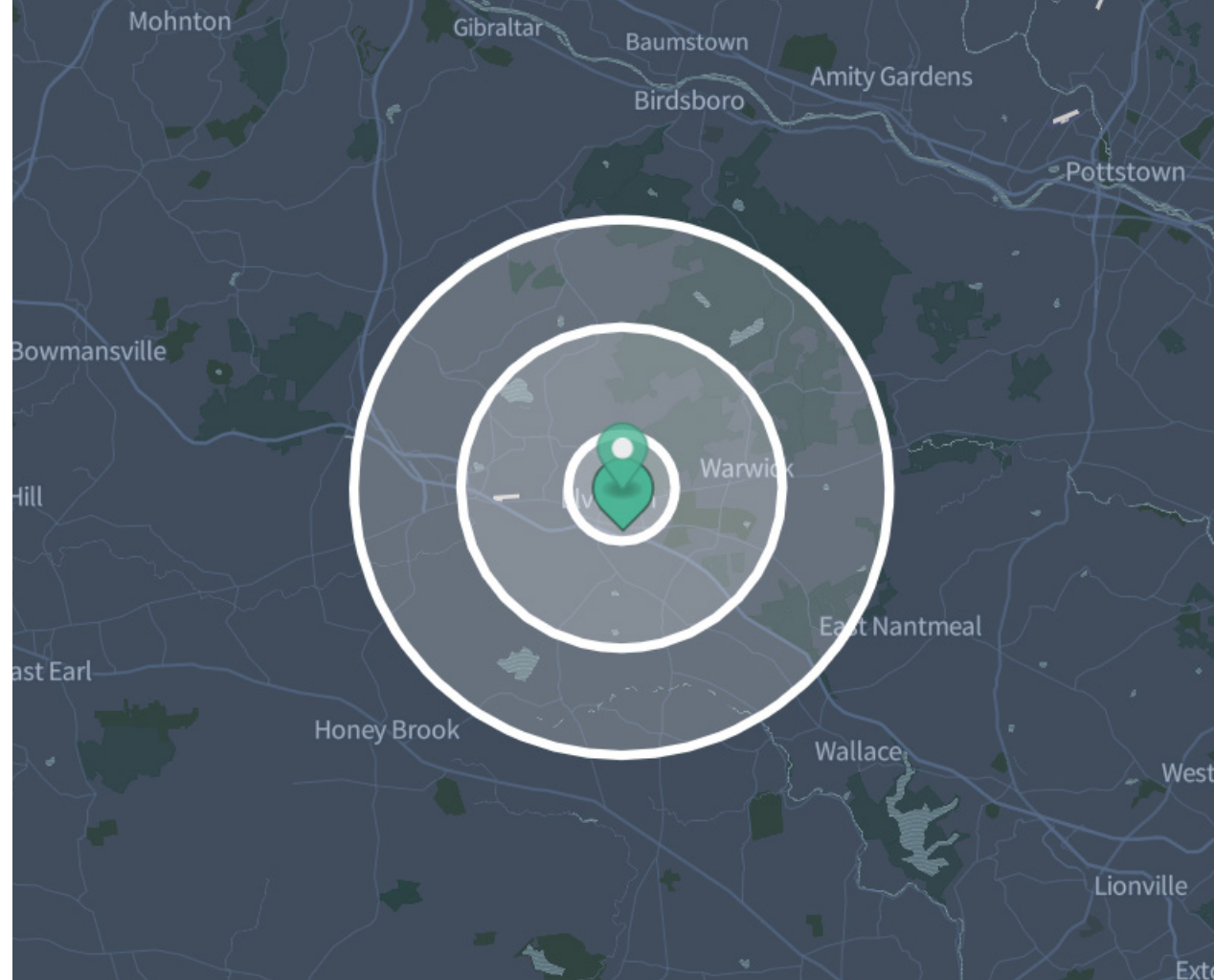
Industrial Corridor

Prime Industrial Location | Stable Workforce | Easy Access to Chester County Labor Pools

Within a five-mile radius of 47 Park Avenue in Elverson, PA, the area supports an established population of approximately 16,000 residents with a stable, low-density, semi-rural character. The region features strong socioeconomic fundamentals, with median household income of \$107,543 and high rates of homeownership, reflecting economic stability and long-term residency that can support consistent labor participation.

The local workforce includes a mix of professional, construction, manufacturing, and skilled trade employment, providing a foundation of blue-collar and technical talent relevant to industrial users. Unemployment levels in the area remain low, and most residents commute by personal vehicle, enabling employers to draw labor efficiently from surrounding townships and the broader Chester County market within a reasonable drive time.

For industrial and logistics users, the five-mile trade area offers a balanced combination of workforce stability, income strength, and manageable population density. While Elverson itself is modest in size, its proximity to larger regional labor pools enhances hiring flexibility, making the location well suited for manufacturing, warehousing, distribution, or industrial service operations seeking dependable workforce access in a lower-congestion setting.



KEY DEMOGRAPHICS WITHIN 5 MILES



16,100
POPULATION



\$107,543
MEDIAN HH
INCOME



1,979
BLUE COLLAR
EMPLOYEES



AVISON
YOUNG





47 PARK AVENUE

ELVERSON, PA

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