

FOR LEASE

555 Fox Chase #103



COATESVILLE, PA 19320

18,422 SF INDUSTRIAL SUITE.

**20' CEILINGS, 3 LOADING DOCKS,
3 DRIVE-IN DOORS, AND
SPRINKLER SYSTEM.**

**CONVENIENT ACCESS TO US-30
EASTBOUND, WHICH TIES INTO
US-202, I-76, I-476, US-1, AND
POINTS BEYOND.**

**45+/- MINUTES TO CENTER CITY
PHILADELPHIA.**



MICHAEL BOWSER, CCIM
717.293.4553
mbowser@high.net

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

555 Fox Chase



LEASE INFORMATION

Suite:	103
Available SF:	18,422± SF
Lease Rate:	\$10.95 PSF
CAM:	\$4.00± PSF
County:	Chester
Municipality:	Valley Township

PROPERTY OVERVIEW

18,422± SF industrial suite with 20' ceilings, 3 loading docks (1 with leveler), 3 drive in doors, and sprinkler system.

OFFERING SUMMARY

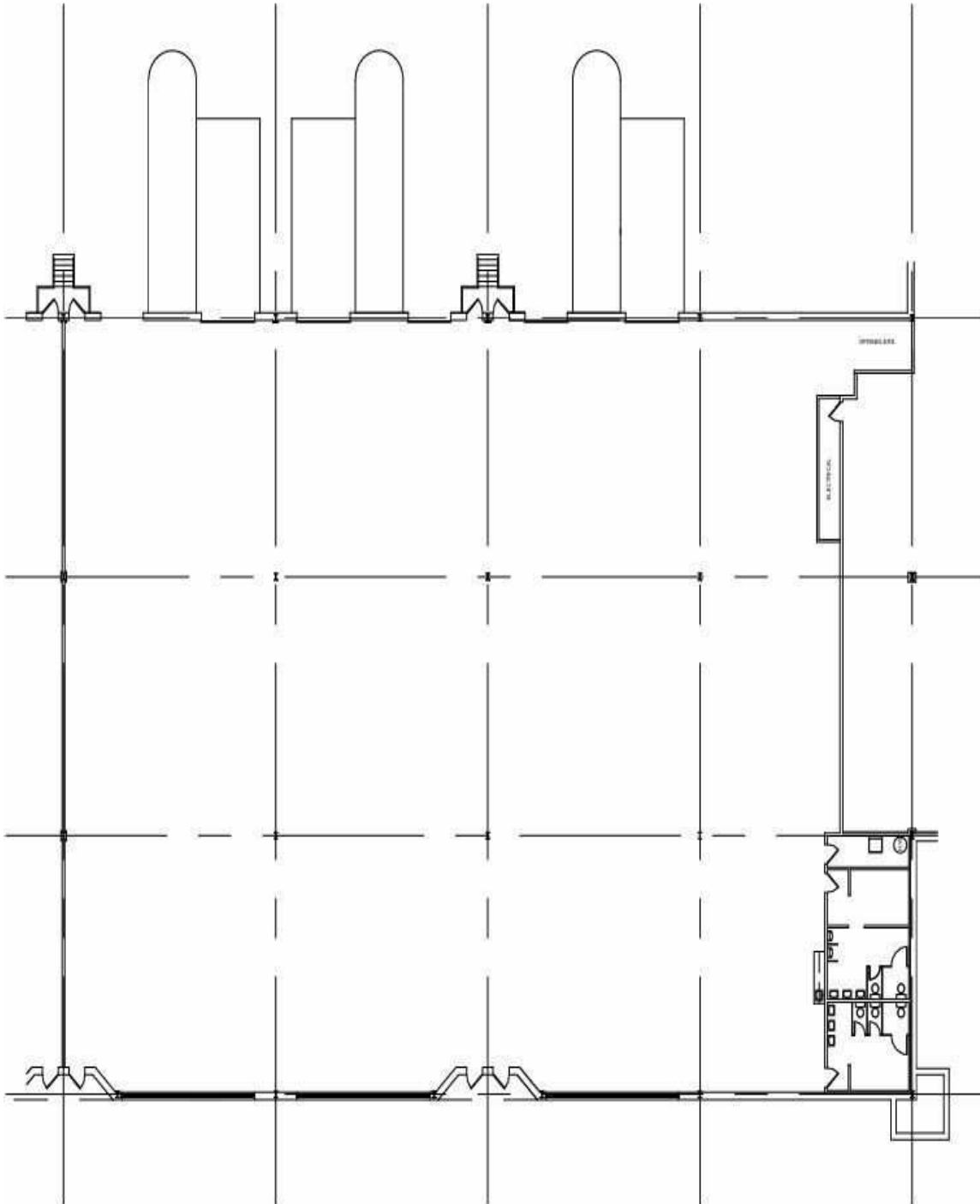
Sprinklers:	Yes	Dock Door/Grade Doors:	3 Loading Docks 3 Drive In Doors
Parking:	Parking Lot	Ceiling Height (ft):	20'
Water:	Public	Column Spacing:	40' x 40'
Sewer:	Public		
Zoning:	Planned Development		



MICHAEL BOWSER, CCIM
717.293.4553
mbowser@high.net

FOR LEASE

555 Fox Chase



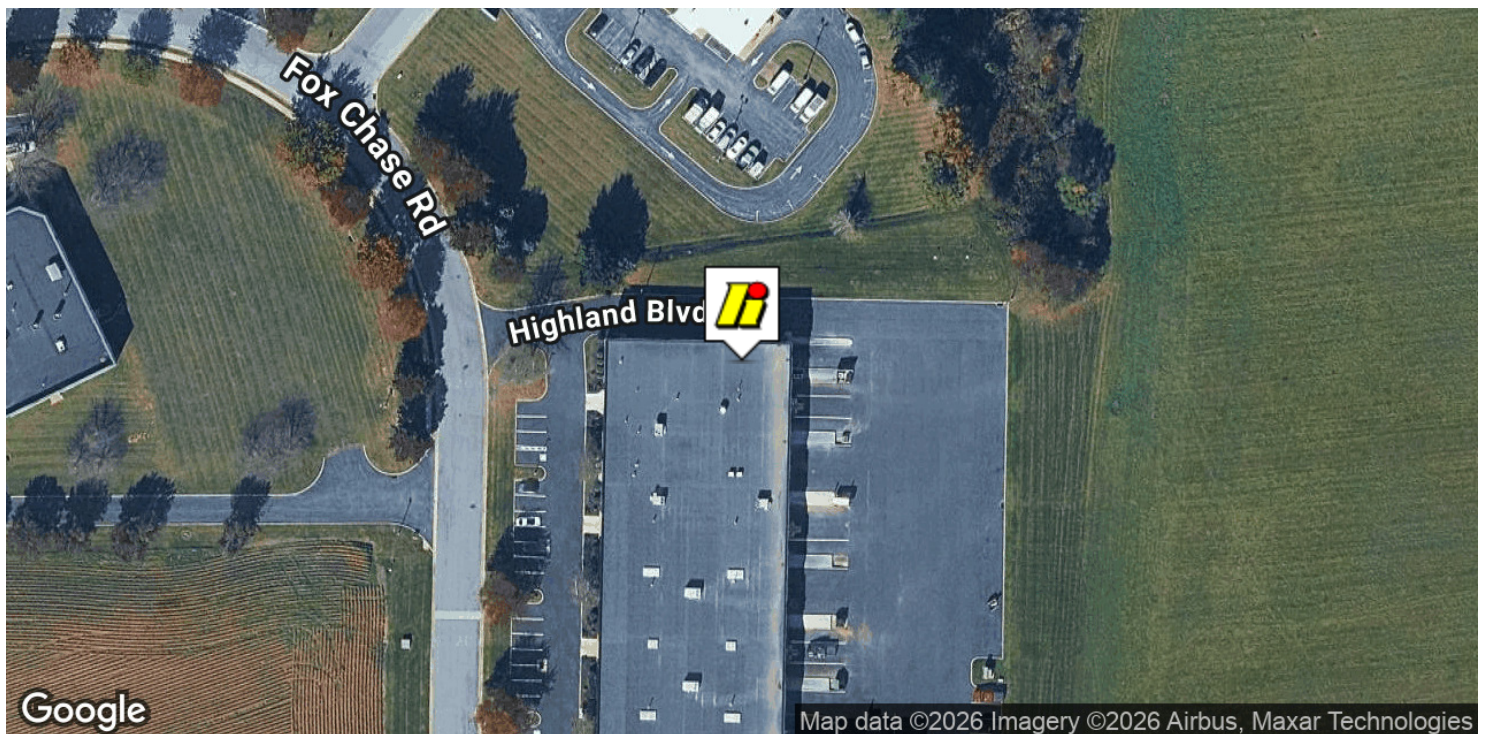
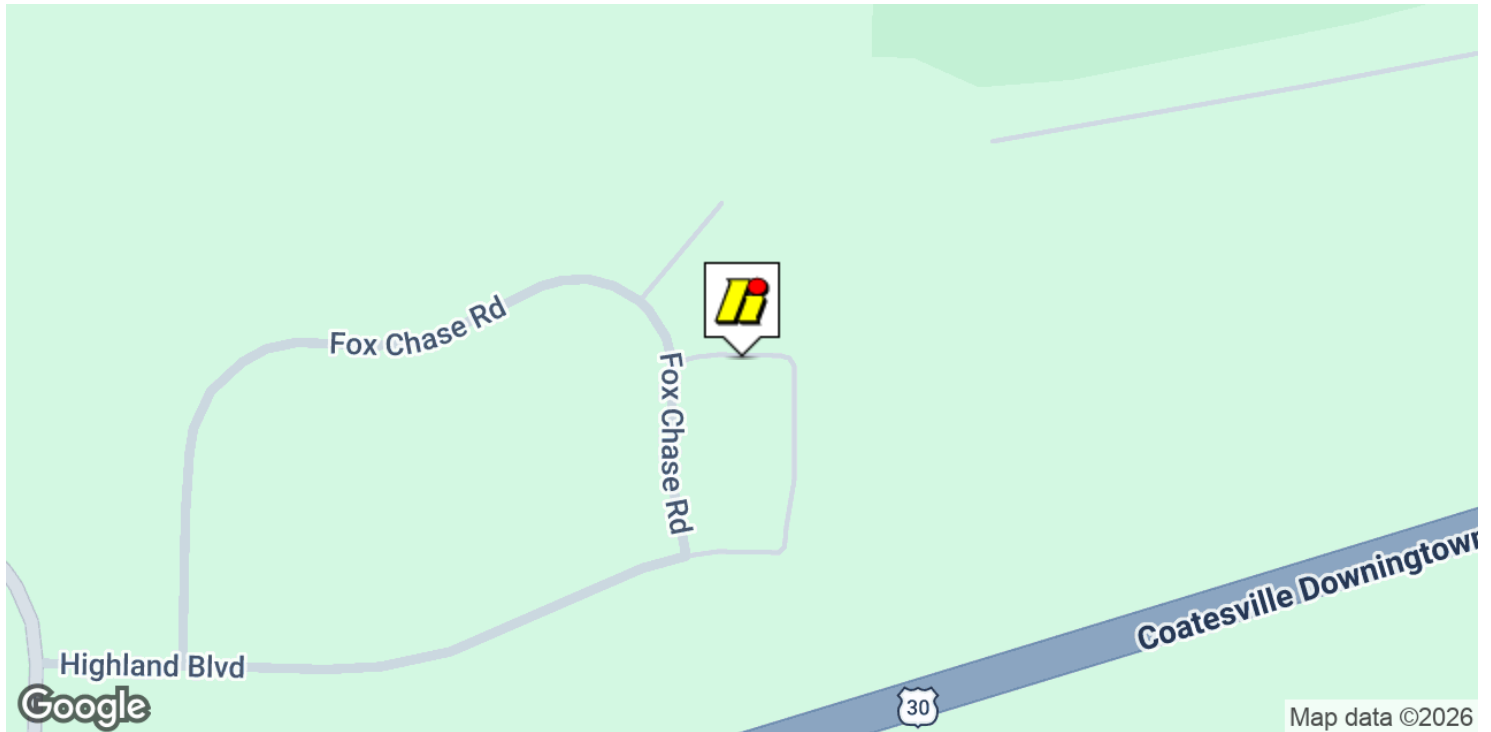
MICHAEL BOWSER, CCIM

717.293.4553
mbowser@high.net

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

FOR LEASE

555 Fox Chase



MICHAEL BOWSER, CCIM

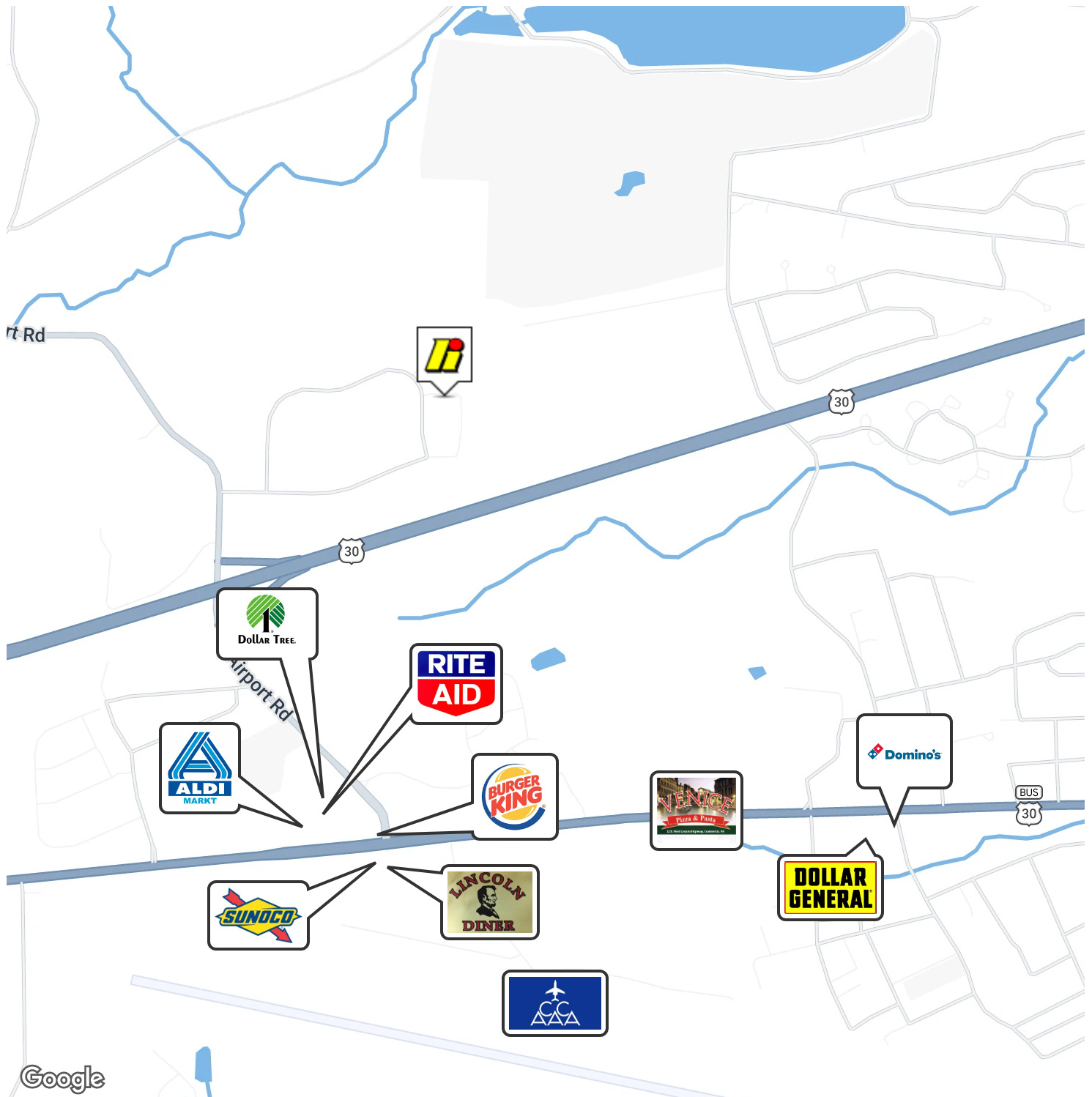
717.293.4553

mbowser@high.net

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

FOR LEASE

555 Fox Chase



MICHAEL BOWSER, CCIM

717.293.4553

mbowser@high.net

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

FOR LEASE

555 Fox Chase



An Affiliate of High Real Estate Group LLC

*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