

**AVISON
YOUNG**

303-305 NATIONAL ROAD

EXTON, PA



FOR LEASE

+/- 4,650 SF of Flex Industrial Space

DOCK-SERVED | 16' CLEAR | 3-PHASE POWER



Well-Located Flex with Dock Access



Property overview

303-305 National Road offers 4,650 SF of flex industrial space within an 18,600 SF building in Exton, PA. The suite features a functional layout with approximately 25% office build-out, ideal for a variety of industrial and service users. Conveniently located in West Whiteland, the property provides strong accessibility within the surrounding industrial corridor.

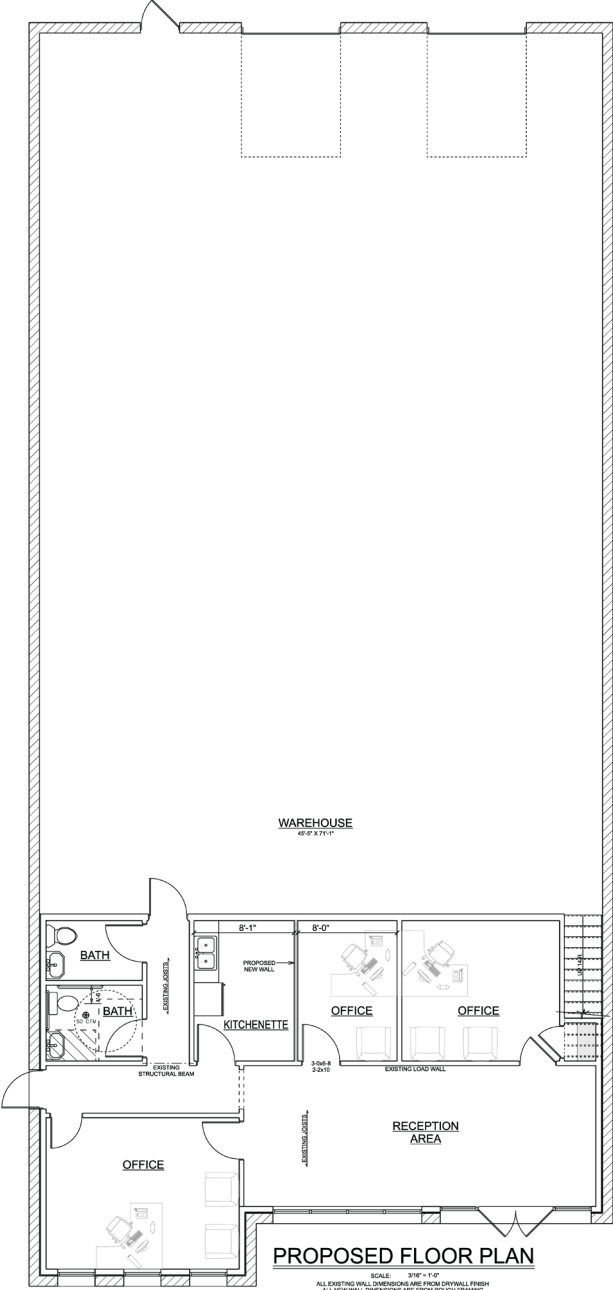
BUILDING SPECS

Total SF	18,600 sf
Leasable SF	+/- 4,650
Clear Height	16'
Loading Docks	1
Drive-In Doors	1
Office Build-Out	25%
HVAC Type / Condition	Central in office - reznor heaters in warehouse
Roof Type / Condition	Flat
Sprinkler System	None
Car Parking	1.5 per 1,000
Zoning	I-1, Limited Industrial
Power	3-phase
Sewer	Public
Water	Well

Floor plan

+/- 4,650 LEASABLE SF

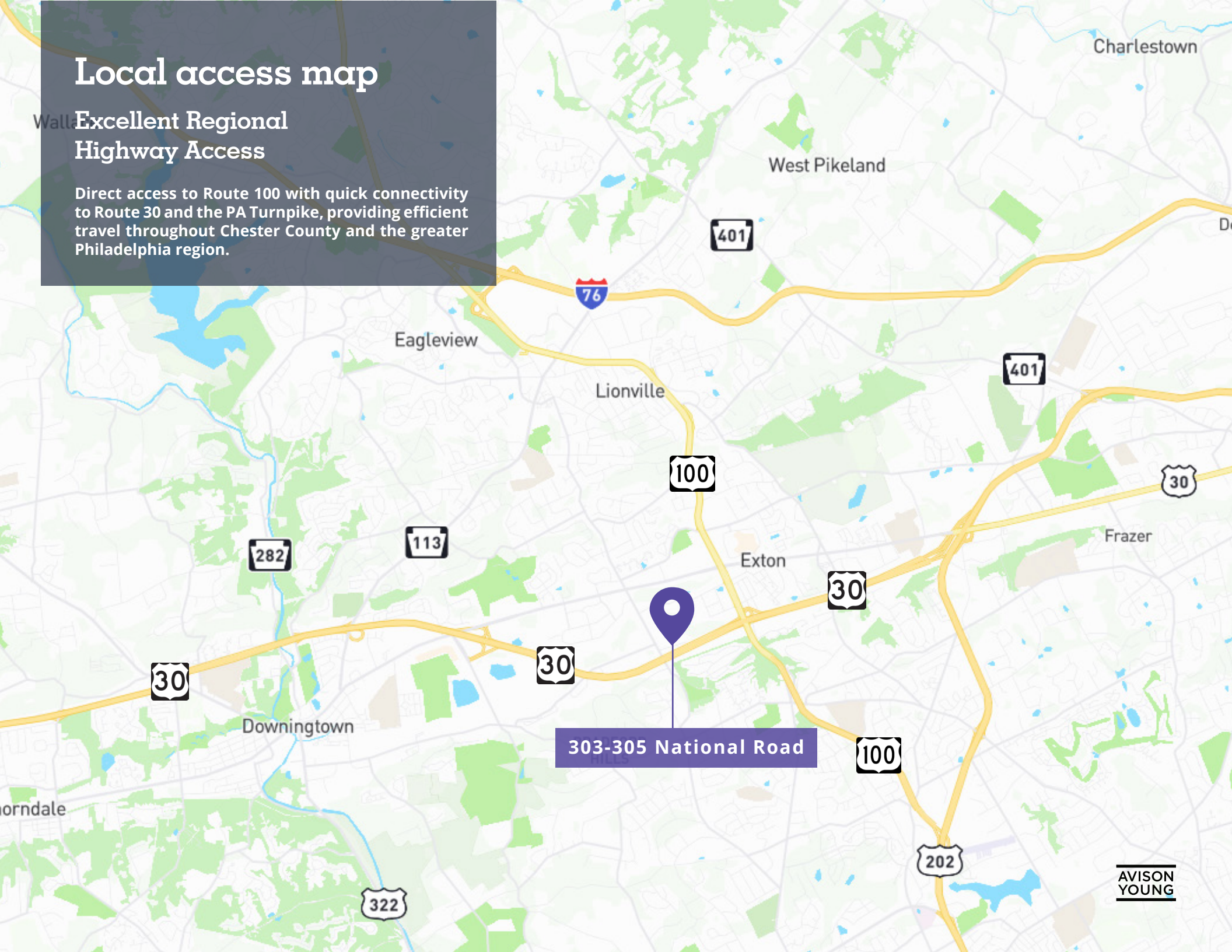
75% WAREHOUSE TO 25% OFFICE



Local access map

Excellent Regional Highway Access

Direct access to Route 100 with quick connectivity to Route 30 and the PA Turnpike, providing efficient travel throughout Chester County and the greater Philadelphia region.

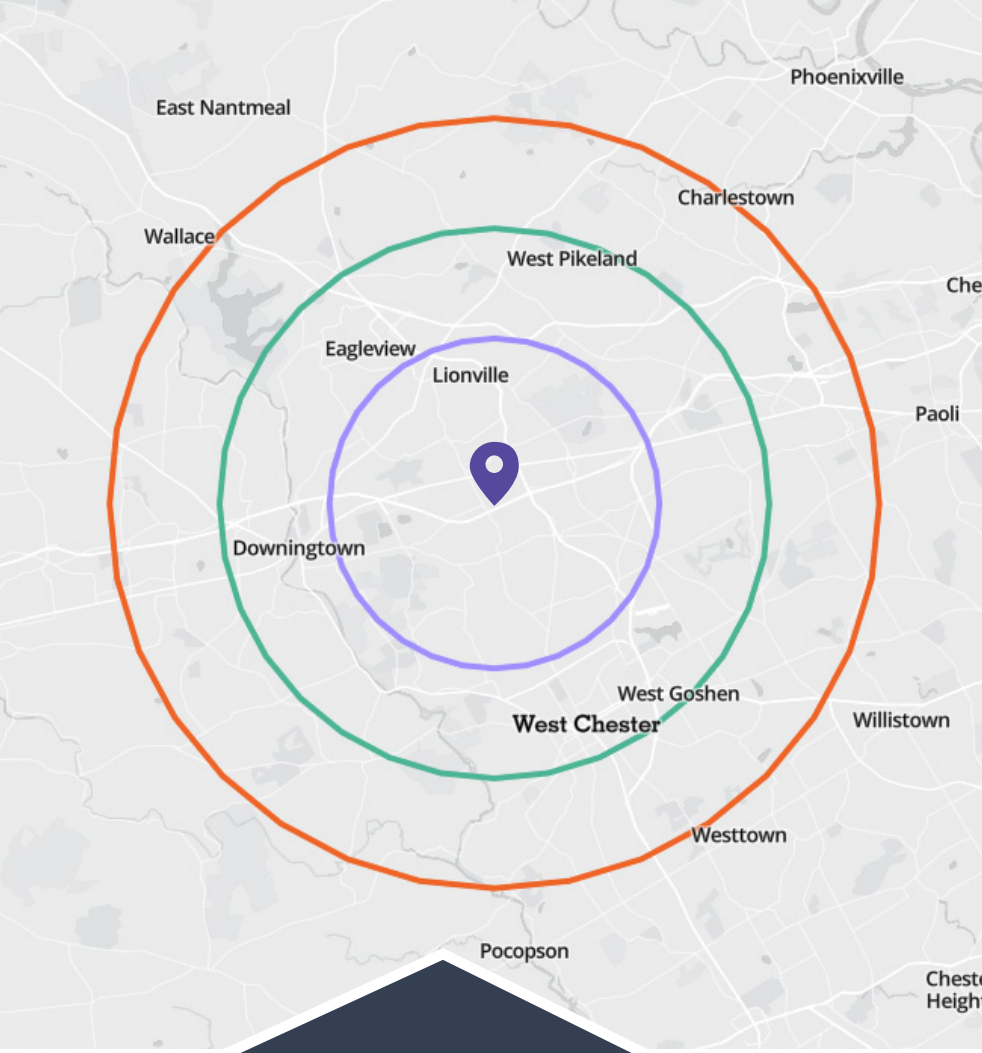


303-305 National Road

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Nearby amenities

- | | |
|----|------------------------|
| 1 | Marshalls & HomeGoods |
| 2 | Wawa |
| 3 | Walmart |
| 4 | Barnes & Noble |
| 5 | LongHorn Steakhouse |
| 6 | Old Navy |
| 7 | ALDI |
| 8 | Hobby Lobby |
| 9 | Dunkin' |
| 10 | Trader Joe's |
| 11 | Whole Foods Market |
| 12 | Chick-fil-a |
| 13 | Chipotle Mexican Grill |
| 14 | ChopHouse Grill |
| 15 | First Watch |
| 16 | Panera Bread |
| 17 | GIANT |
| 18 | Target |
| 19 | Produce Junction |
| 20 | McDonald's |



Zoning information

I-1, Limited Industrial

A. Intent, it is the intent of this section to provide an industrial district that is:

- (1) Compatible with surrounding commercial districts and that maintains a consistent degree of aesthetic quality.
- (2) Suitable for light manufacturing and assembly, research and development, wholesale, distribution, and service uses.

Permitted Uses Include:

- (1) Research and development, engineering, or testing laboratories.
- (2) Administrative activities and offices related to permitted industrial uses.
- (3) Warehouses for wholesale sales, distribution, or storage, provided no materials are stored outside.
- (4) Light machining or manufacturing, testing, repair, storage, or distribution of materials, goods, foodstuffs, or products.
- (5) Public utility installations, provided no materials are stored outside.
- (6) Veterinary offices or boarding kennels.
- (7) Day care as an accessory use within any permitted use above.
- (8) Office buildings.
- (9) Normal and customary accessory uses.

While Chester County may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University, along with companies such as Siemens Medical, DSM Biomedical, and various pharmaceutical headquarters, continues to drive demand for flex, manufacturing, and distribution space supporting research and development activities.

KEY DEMOGRAPHICS



POPULATION

**3 MILE
RADIUS**

45,000

**5 MILE
RADIUS**

101,233

**7 MILE
RADIUS**

170,000



HOUSEHOLDS

17,500

39,693

66,000



AVG. HOUSEHOLD INCOME

\$135,000

\$133,000

\$132,000



EMPLOYEES

32,000

78,000

135,000







303-305 NATIONAL ROAD EXTON, PA

Tommy Ciccarone
Principal
+1 610 999 5800
tommy.ciccarone@avisonyoung.com

300 Barr Harbor Drive, Suite 150, Conshohocken, PA 19428

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