

FOR LEASE

101 Cheshire Court



COATESVILLE, PA 19320

24,858 SF SINGLE TENANT INDUSTRIAL BUILDING.

FEATURES 20' CEILINGS, 2 LOADING DOCKS (WITH LEVELERS), 2 DRIVE IN DOORS, AND PARKING FOR 3 TRAILERS.

IMMEDIATE ACCESS TO US ROUTE 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

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LEASE INFORMATION

Suite:	100
Available SF:	24,858± SF
Office SF:	6,996± SF
Lease Rate:	Call
County:	Chester
Municipality:	West Caln Township

PROPERTY OVERVIEW

24,858 SF flex/industrial with 20' clear ceiling heights. This attractive, single tenant building is well-located near US Route 30 in the Highlands Corporate Center.

OFFERING SUMMARY

HVAC:	Electric, AC, Gas Heat	Flooring:	Concrete
Parking:	51 spaces for cars, including 3 handicap 3 spaces for trailers	Ceilings	20'
Sprinklers:	Yes	Sprinklers:	Yes
Water:	Public	Condition:	Excellent
Sewer:	Public	ADDITIONAL COMMENTS Conveniently located a half mile from Airport Road and Rt. 30 exchange.	
Zoning:	Multi-purpose		



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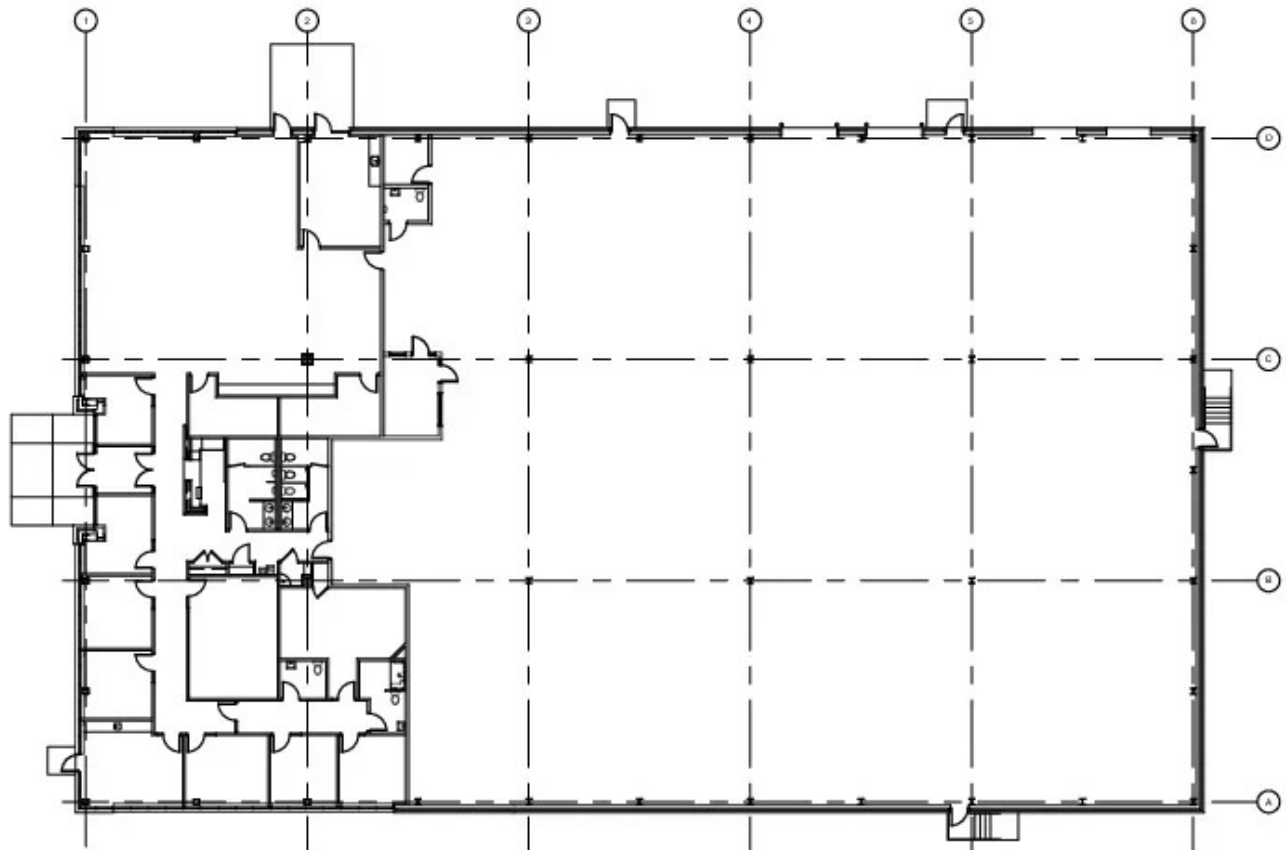
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FLOOR PLAN

SCALE: N.T.S.

BUILDING 388

101 CHESHIRE COURT
COASTESVILLE, PA

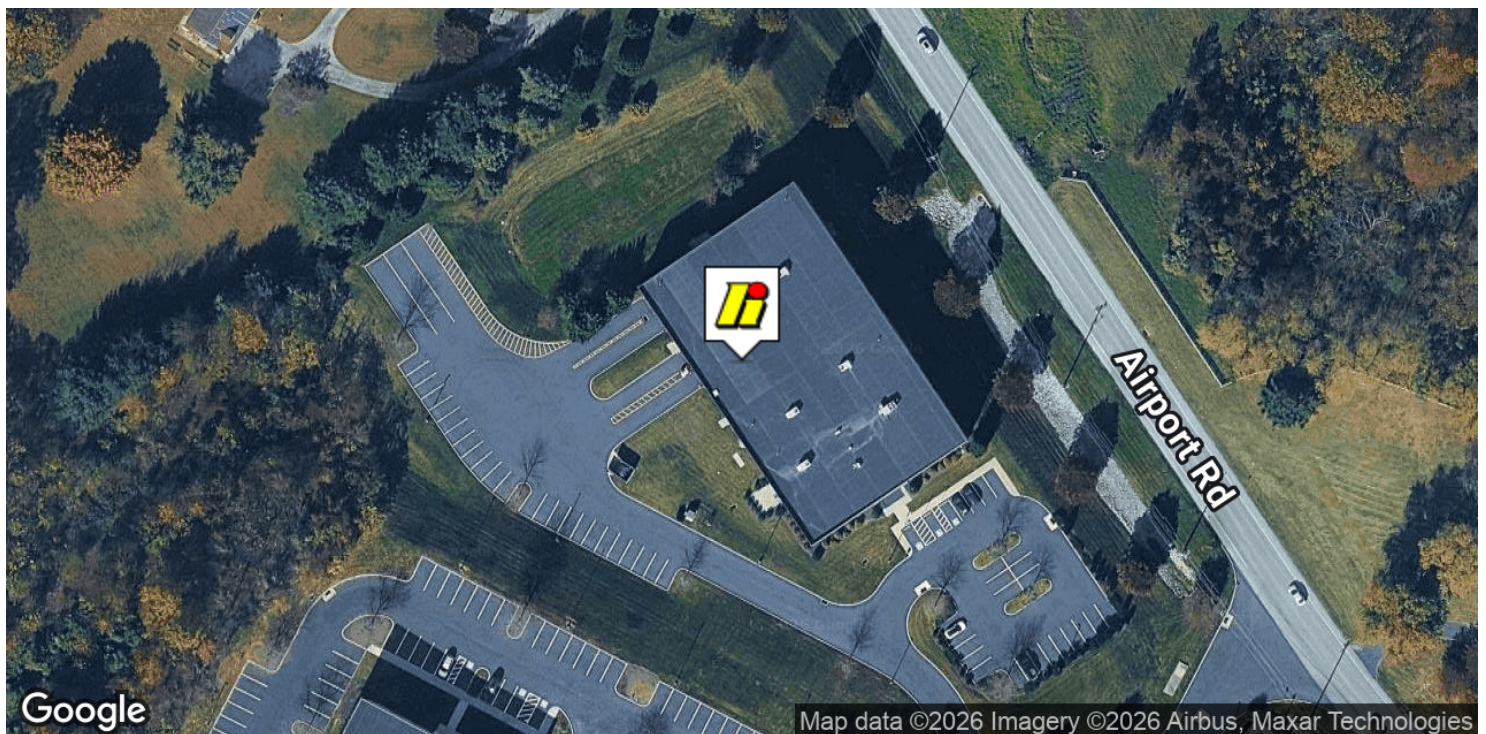
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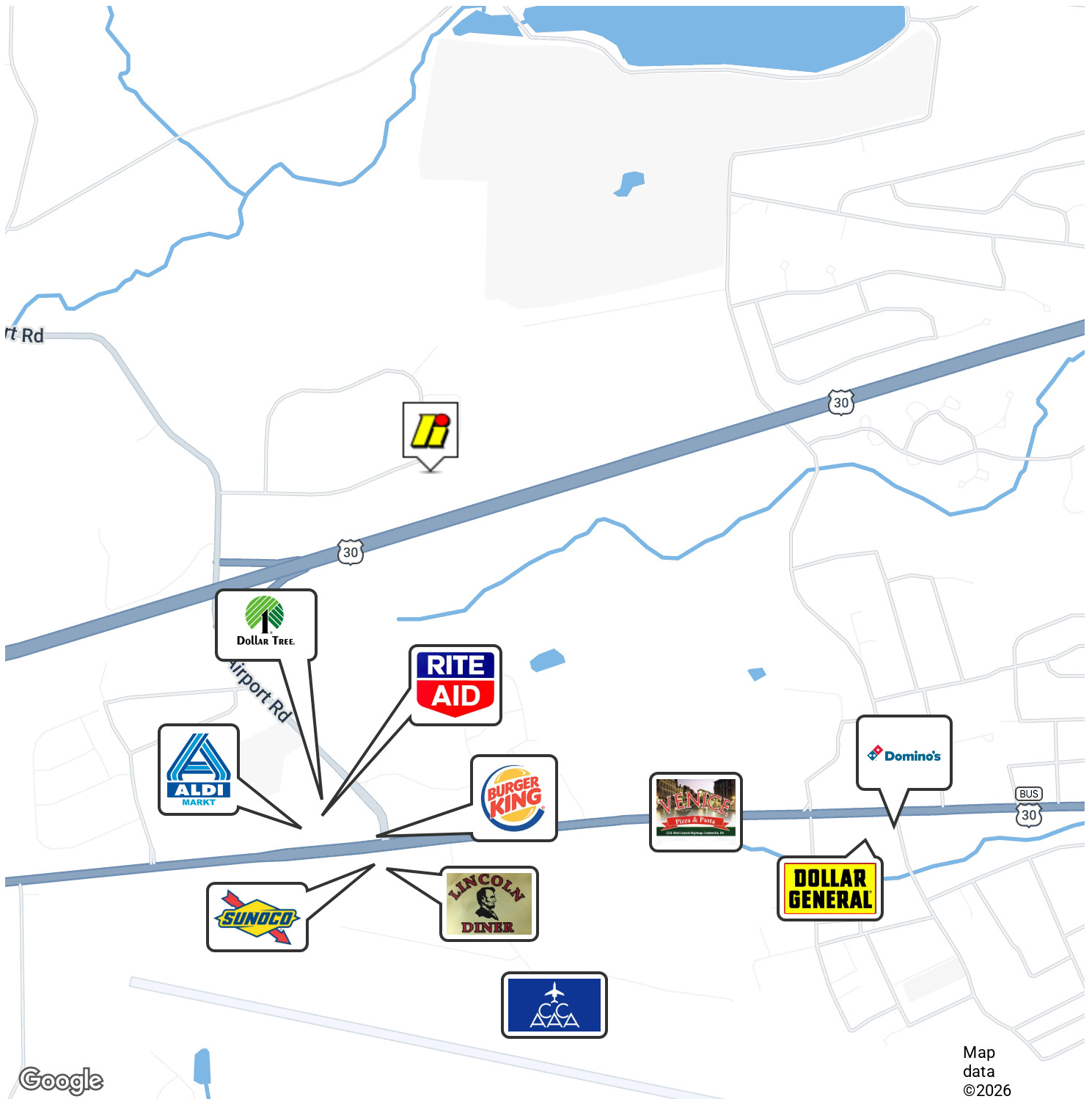
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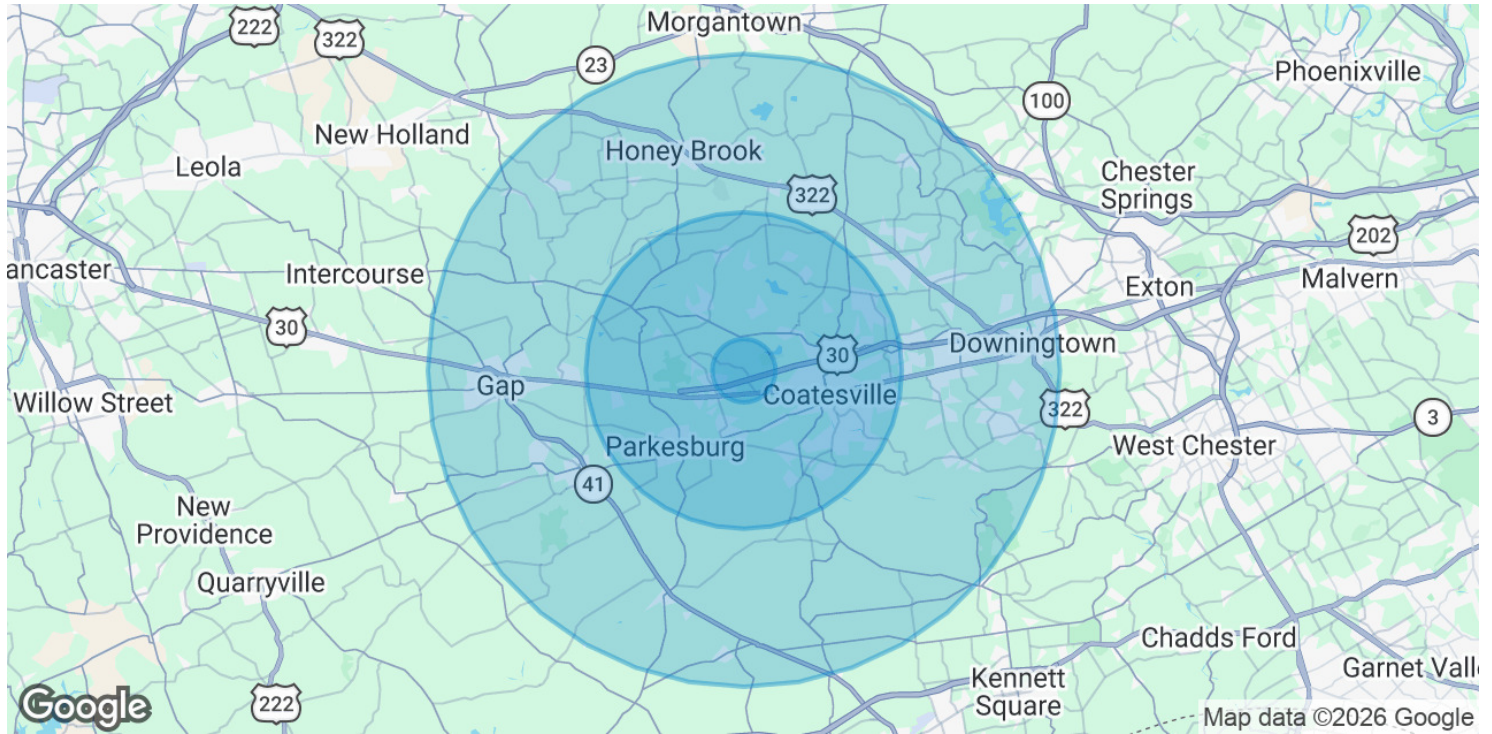
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,845	56,647	134,897
Average Age	38.6	36.2	37.2
Average Age (Male)	37.5	35.2	36.2
Average Age (Female)	40.4	38.0	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	729	21,080	48,046
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$78,516	\$72,317	\$83,092
Average House Value	\$260,761	\$230,514	\$300,353

* Demographic data derived from 2020 ACS - US Census

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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