FOR SALE OR LEASE

±2,400 SF INDUSTRIAL BUILDING ON ±0.60 ACRES

895 Township Line Rd, Phoenixville, PA 19460

Presented By:
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EXECUTIVE SUMMARY

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Equity CRE is pleased to present 895 Township Line Road, a rare industrial owner-user or investment opportunity in Phoenixville, Pennsylvania. Situated on 0.60 acres, this 2,400-square-foot contractor and service facility offers a highly functional industrial layout with valuable outdoor storage—a property type that is increasingly difficult to find in Chester County's supply-constrained Exton/Whiteland submarket.

As industrial vacancy remains limited and small-bay industrial assets continue to be absorbed by owner-users and investors alike, opportunities to acquire well-located facilities of this size have become exceptionally scarce. The property's flexible configuration makes it ideally suited for a wide range of contractors, trades, and industrial users, including HVAC, plumbing, electrical, landscaping, excavation, equipment service, and light manufacturing operations. With convenient access to Route 422 and the broader Chester County market, the site provides an efficient base for businesses serving one of Southeastern Pennsylvania's fastest-growing regions.

Beyond its industrial utility, the property benefits from the sustained residential and commercial growth occurring throughout the Phoenixville and Route 422 corridor. Continued population growth and new development are driving increased demand for contractors, service providers, and skilled trades, creating a favorable operating environment for businesses seeking to expand their footprint and customer base.

Whether acquired as a headquarters, service hub, or long-term investment, 895 Township Line Road represents a rare opportunity to secure a functional industrial asset in a market where comparable ownership opportunities are increasingly limited.

Pricing

Sale Price **$995,000**	Asking Rent Per Month **$4,500 NNN**
Building Size **±2,400 SF**	Lot Size **±0.60 AC**

Investment Highlights

- **Utility:**
  Built in 2010, this 2,400 SF Class B metal building is designed for operations, with ~1,900 SF of open shop space and 500 SF of private office, ideal for balancing hands-on work and client interactions.

- **Outdoor Storage:**
  The 0.60-acre HI-zoned lot provides generous outdoor parking, equipment staging, and vehicle storage that most service businesses struggle to find in suburban Chester County.

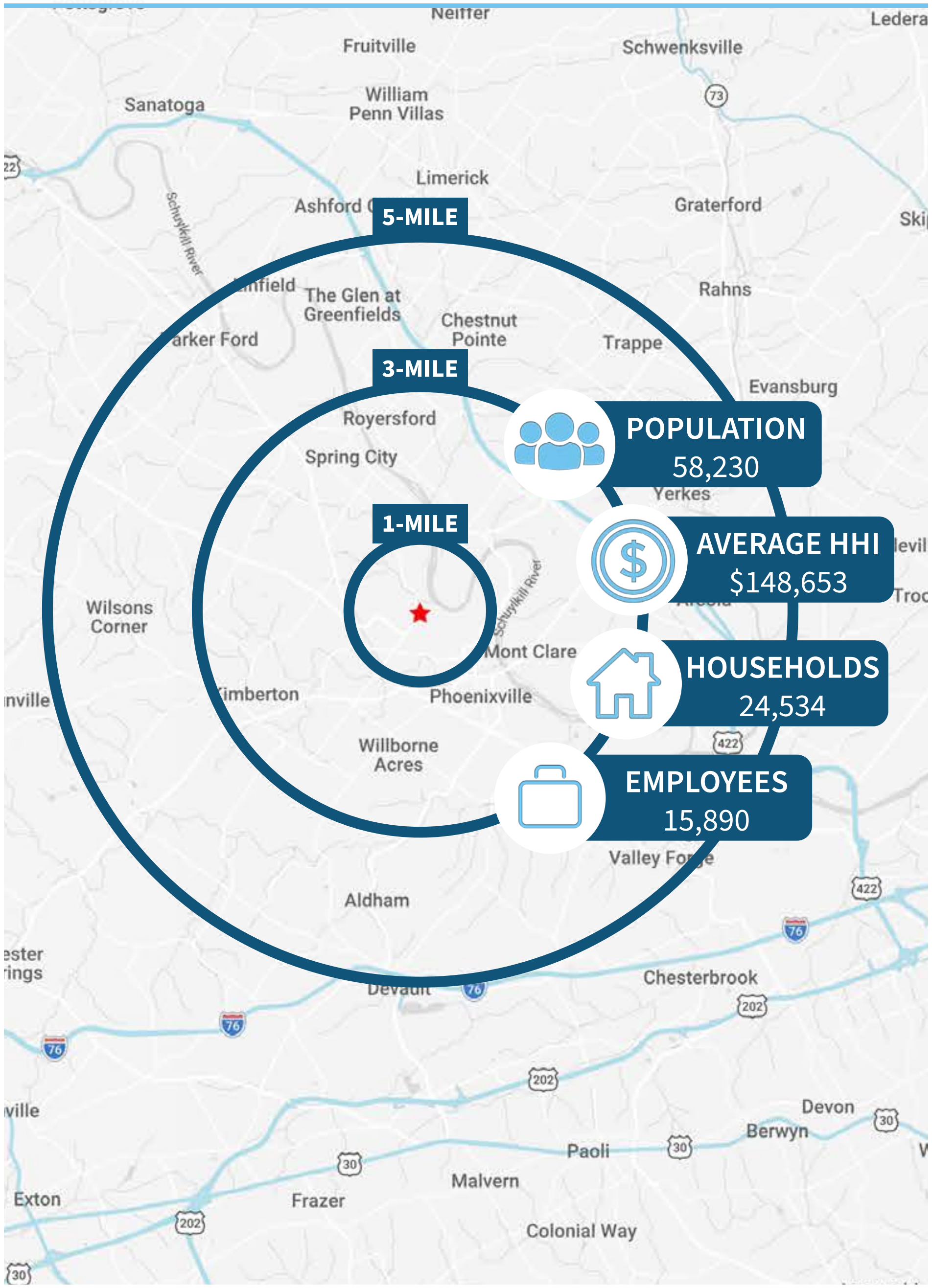
- **Strategic Location & Demographic:**
  56,000 residents within 3 miles with ~5% growth by 2030 drive strong demand for service businesses. Median HHI is $151K within 1 mile, with 6,135 average VPD

PROPERTY OVERVIEW & FINANCIAL SUMMARY

Property Information

ADDRESS	895 Township Line Rd, Phoenixville, PA 19460-1807
BUILDING SIZE (GLA)	±2,400 SF
LOT SIZE	±0.60 Acres
PARKING	±35 (depending on vehicle size)
ZONING	U - Utility
YEAR BUILT	2010
LOADING	3 Drive-in Doors
MUNICIPALITY	East Pikeland Township

Demographic Overview (1, 3, 5-mile radius)



Location Overview

Chester County is a thriving hub for business, residential, and retail opportunities. Located northwest of Philadelphia, it is part of the Delaware Valley and marks the region's northern border with the Lehigh Valley region of the state to the north. The County is very diverse, ranging from large farms and open land to densely-populated suburban centers. In 2020, it was the seventh most populous county in Pennsylvania, and the fifth most populous in the Philadelphia MSA.

Today, Exton forms the commercial core of fast-growing Chester County, Pennsylvania's most affluent. The Exton Square Mall anchors one of the region's largest and healthiest clusters of shopping centers. Exton and nearby Downingtown sit at the crossroads of US-30, US-202, US-322 and PA-100, which all form major linkages to nearby suburban job center in Malvern and West Chester.

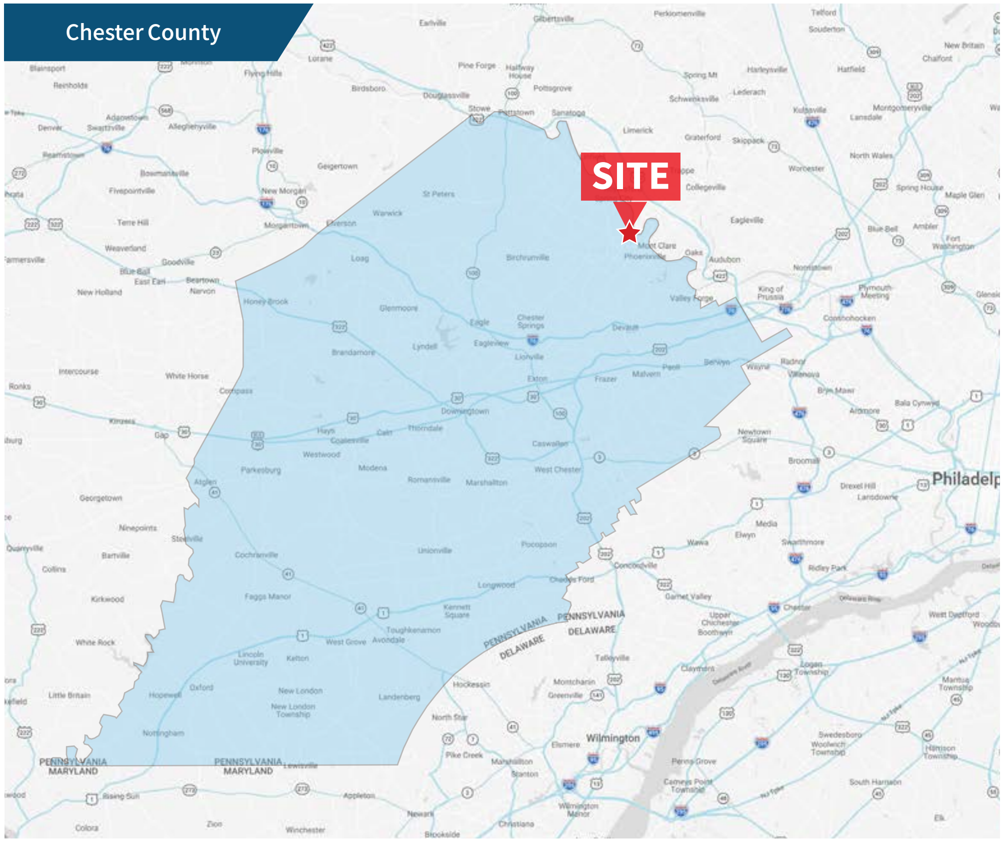
Popular local attractions include Victory Brewing Company in Downingtown, 100,000 SF brewpub that attracts beer lovers from around the region, but with a family focus. The 2016 Exton Square Mall opening of Round1, a large bowling and amusement center, added another local family-focused attraction. Whole Foods opened its first Exton store in January 2018.

In addition, various companies have their headquarters or a major presence in the county including Bentley Systems, EBS Healthcare, Main Line Health, Lavazza North America (formerly Mars Drinks), Depuy Synthes (part of Johnson & Johnson), Metabo, QVC, Hankin Group, Axalta Coating Systems, CTDI, Pactiv, Ricoh Americas, Blinding Edge Pictures, AmerisourceBergen, J.G. Wentworth, and The Vanguard Group, among others.

2025 Chester County Demographics

POPULATION	560,745
HOUSEHOLDS	202,405
MEDIAN HHI	$123,041
MEDIAN AGE	40.7
DAYTIME POPULATION	540,929
BUSINESSES	20,802

Top Employers in Chester County, PA:



Aerial Overview

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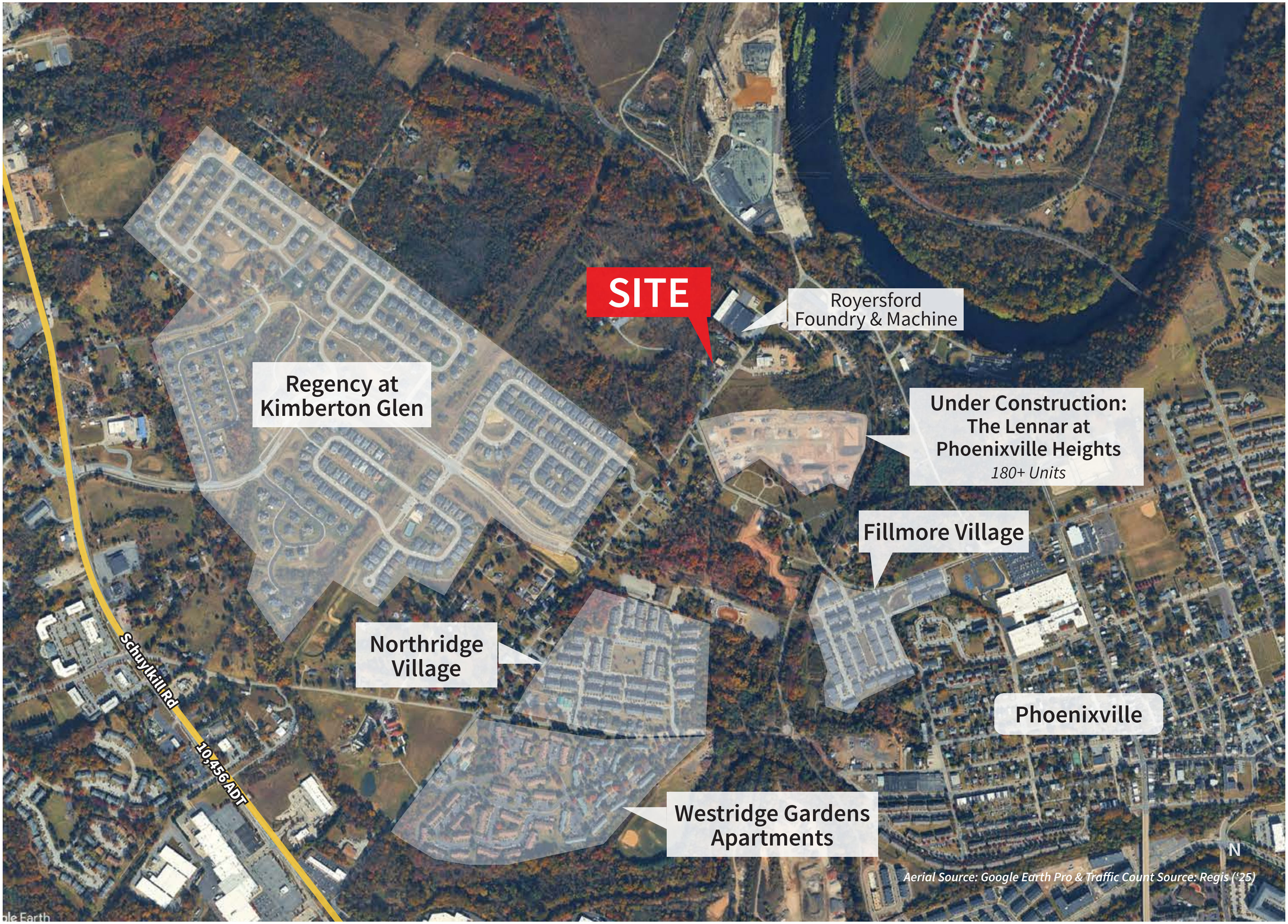

DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

895 Township Line Rd, Phoenixville, PA 19460		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2025 Estimated Population	6,832	58,230	102,680
	2030 Projected Population	7,323	59,619	104,747
	2020 Census Population	5,845	55,027	99,087
	2010 Census Population	4,680	50,001	88,585
	Projected Annual Growth 2025 to 2030	1.4%	0.5%	0.4%
	Historical Annual Growth 2020 to 2025	-	1.2%	0.7%
	2025 Median Age	37.3	39.1	39.9
Households	2025 Estimated Households	2,921	24,534	40,561
	2030 Projected Households	3,208	25,687	42,253
	2020 Census Households	2,442	22,797	38,295
	2010 Census Households	1,830	20,055	33,736
	Projected Annual Growth 2025 to 2030	2.0%	0.9%	0.8%
	Historical Annual Growth 2010 to 2024	4.0%	1.5%	1.3%
Race & Ethnicity	2025 Estimated White	76.2%	78.7%	79.3%
	2025 Estimated Black or African American	7.6%	6.2%	5.5%
	2025 Estimated Asian or Pacific Islander	7.5%	7.1%	8.3%
	2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
	2025 Estimated Other Races	2.8%	2.4%	1.9%
	2025 Estimated Hispanic	8.1%	7.0%	6.0%
Income	2025 Estimated Average Household Income	$164,108	$148,653	$174,013
	2025 Estimated Median Household Income	$157,598	$118,098	$137,598
	2025 Estimated Per Capita Income	$70,344	$62,736	$68,887
Education (Age 25+)	2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.6%	1.3%
	2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.7%	3.2%
	2025 Estimated High School Graduate	15.5%	21.6%	19.4%
	2025 Estimated Some College	10.0%	12.9%	12.7%
	2025 Estimated Associates Degree Only	7.1%	6.9%	7.0%
	2025 Estimated Bachelors Degree Only	37.7%	33.6%	34.4%
	2025 Estimated Graduate Degree	25.3%	19.7%	22.0%
Business	2025 Estimated Total Businesses	172	1,781	3,512
	2025 Estimated Total Employees	1,001	15,890	34,228
	2025 Estimated Employee Population per Business	5.8	8.9	9.7
	2025 Estimated Residential Population per Business	39.8	32.7	29.2

Consumer Notice

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- **Licensees may enter into the following agency relationships with consumers:**

  Seller Agent
  As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

  Buyer Agent
  As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

  Dual Agent
  As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

  Designated Agent
  As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- **In addition, a licensee may serve as a Transaction Licensee.**

  A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

  - The seller will accept a price less than the asking/listing price,
  - The buyer will pay a price greater than the price submitted in the written offer, and
  - The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- **Regardless of the business relationship selected, all licensees owe consumers the duty to:**
  - Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
  - Deal honestly and in good faith.
  - Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
  - Comply with Real Estate Seller Disclosure Law.
  - Account for escrow and deposit funds.
  - Disclose, as soon as practicable, all conflicts of interest and financial interests.
  - Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
  - Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
  - Keep the consumer informed about the transaction and the tasks to be completed.

Consumer Notice

CONTINUED-

- Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
  - The duration of the licensee's employment, listing agreement or contract.
  - The licensee's fees or commission.
  - The scope of the licensee's activities or practices.
  - The broker's cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: SIGNATURE:

DATE: SIGNATURE:

I certify that I have provided this document to the above consumer during the initial interview.

DATE: ________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE: ________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

CONFIDENTIALITY & DISCLAIMER

895 Township Line Rd, Phoenixville, PA 19460

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE, Inc is licensed in PA, NJ, & DE.

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