

FOR LEASE

496 Highland Boulevard



Reference image of an existing industrial building recently developed by the landlord, reflecting similar architectural features to the proposed design.

COATESVILLE, PA 19320

112,000 +/- SF INDUSTRIAL BUILDING DELIVERING Q1 2028.

28' CEILINGS, 50' X 50' COLUMN SPACING, ESR, 27 LOADING DOCKS AND 2 DRIVE INS.

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 AND CENTRALLY LOCATED BETWEEN NEW YORK CITY & WASHINGTON D.C.



MICHAEL BOWSER, CCIM  
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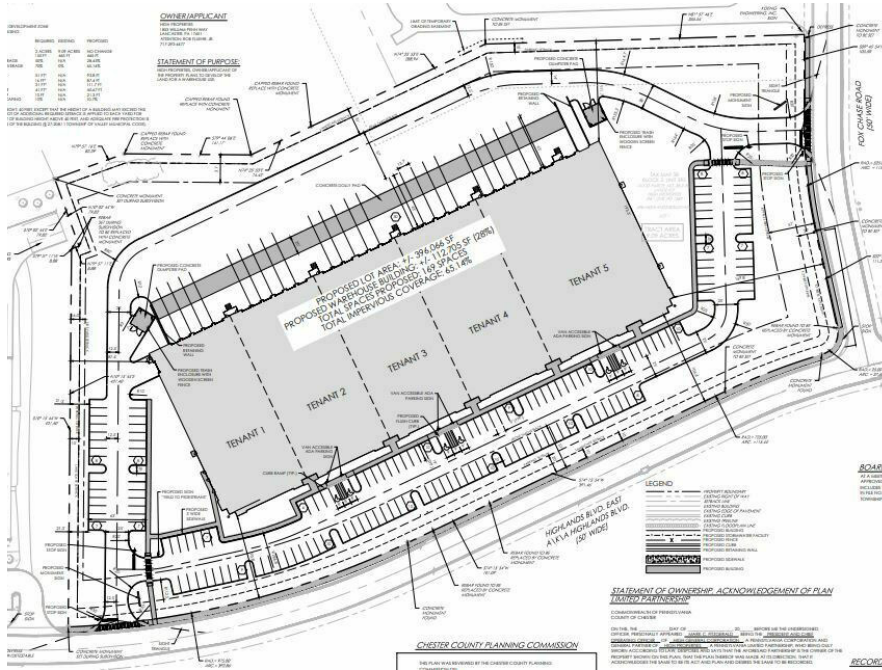
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# 496 Highland Boulevard



## LEASE INFORMATION

Lease Rate: Contact us for pricing

County: Chester

Municipality: Valley Township

Max Contiguous: 112,705 SF

Office SF: To-Suit

Occupancy: Q1 2028

## PROPERTY OVERVIEW

Brand new, 112,000 SF industrial building with 28' ceilings and ESFR sprinkler delivering in Q1 2028.

## OFFERING SUMMARY

HVAC:	Design Build	Corporate Center:	Highlands
Sprinklers:	ESFR	Dock Door/Grade Doors:	27 loading docks (10 with levelers); 2 drive in doors
Parking:	169 Spaces	Lighting:	LED
Utilities:	Public Water, Public Sewer, Gas, Electric	Ceiling Height (ft):	28' Clear
Power:	1,000 Amps	Column Spacing:	50 X 50
Zoning:	PD - Planned Development	Floor Thickness:	6"



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# Elevations



1 3D View 2 (close up corner)



2 3D View 1 (close up corner)



3 3D View 3 (entry)



4 SOUTH ELEVATION

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# Centrally Located



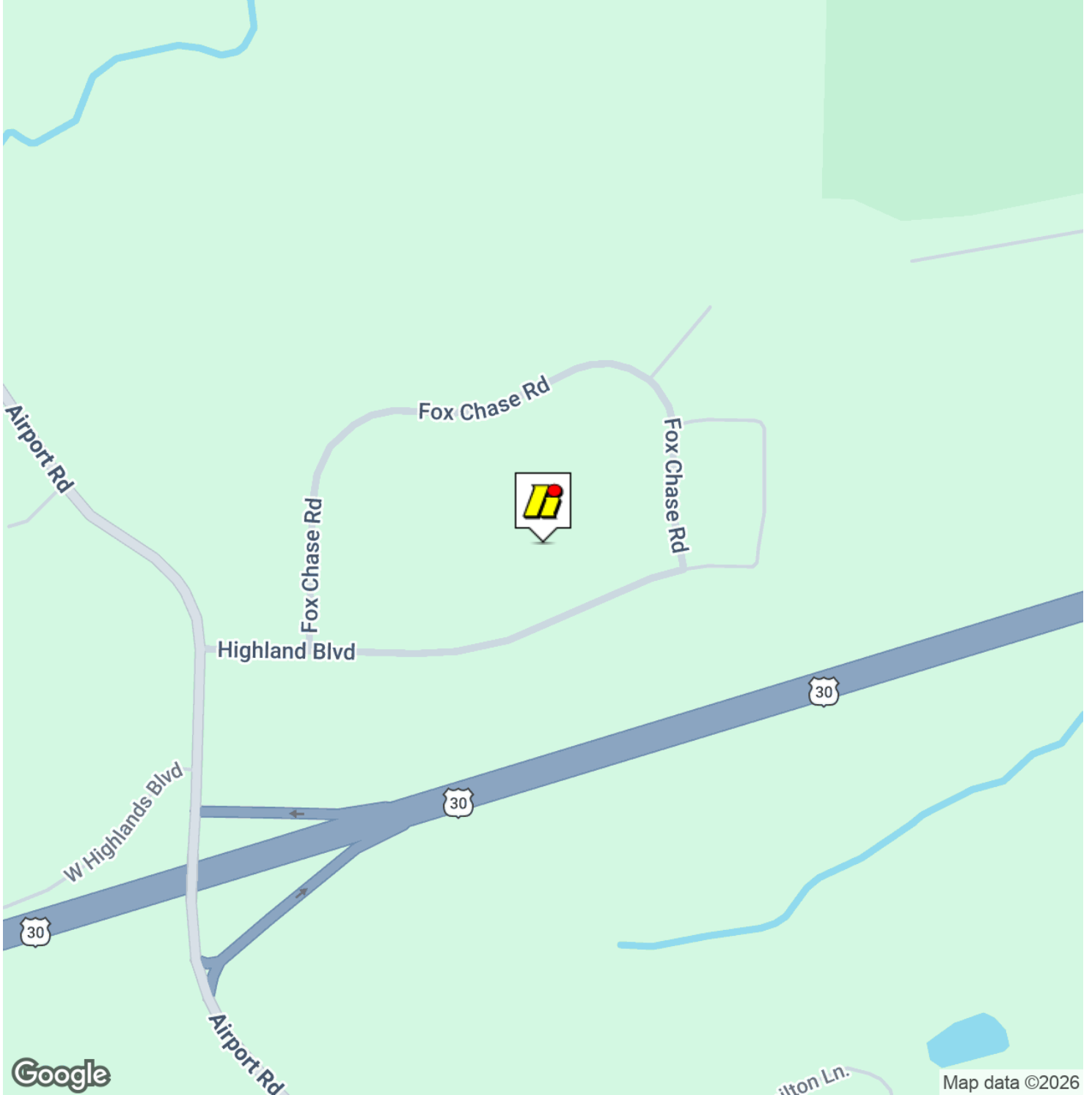
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*An Affiliate of High Real Estate Group LLC*

*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  
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