



EXTON FLEX OPPORTUNITY AVAILABLE FOR SALE

305 COMMERCE DRIVE, UNIT 100 EXTON, PA 19341



OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	6,000 SF
Clear Height:	12.5'
Number of Units:	1
Price / SF:	\$248.33
Zoning:	L-1 (Limited Industrial)

PROPERTY OVERVIEW

Totalling 6,000 SF, this unit features a functional 50/50 split between office and warehouse space, complete with a loading dock and is currently vacant, providing immediate opportunity for an owner-user or investor. The space is further enhanced by an additional ~500 SF mezzanine, offering valuable bonus storage space directly off the garage/loading dock area. Zoned L-1 (Limited Industrial), the property supports a wide range of light industrial, flex, and commercial uses. Positioned just off Commerce Drive with convenient access to Swedesford Road, Route 100, and Route 30, the asset benefits from strong regional connectivity within one of Chester County's most active business hubs.

PROPERTY HIGHLIGHTS

- 6,000 SF Vacant Unit (Unit 100)
- Functional Layout: 50% office / 50% warehouse with loading dock and ~500 SF Bonus Mezzanine Storage Area
- Spacious warehouse with 12.5' ceiling heights and A/C throughout
- Newly installed and insulated rubber roof (R30)
- Immediate access to Route 100, Route 30, and Route 202



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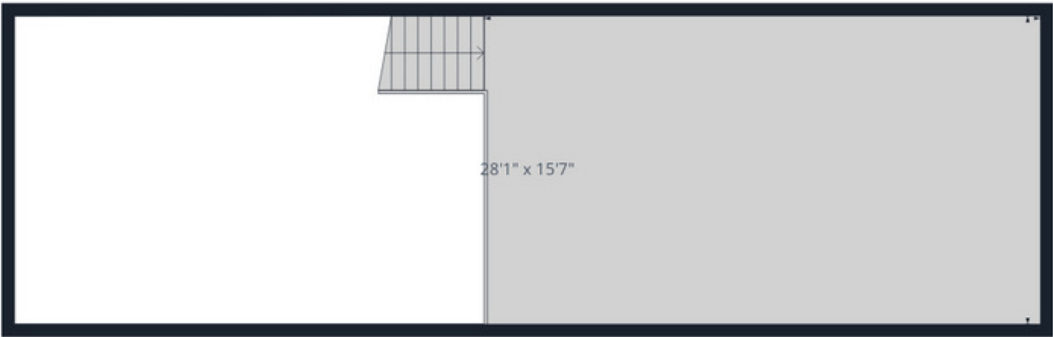
Floor 0



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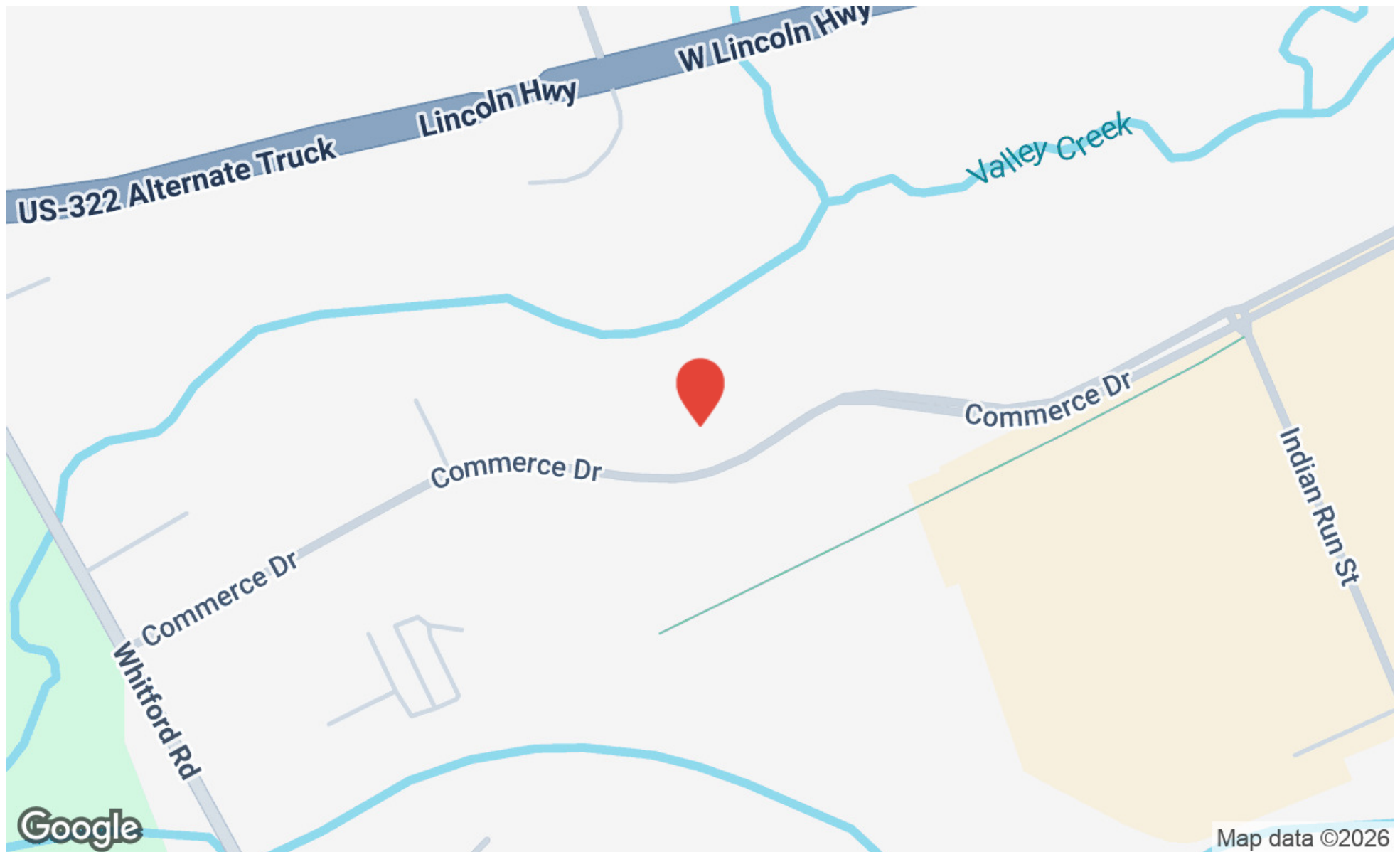
Mezzanine Level



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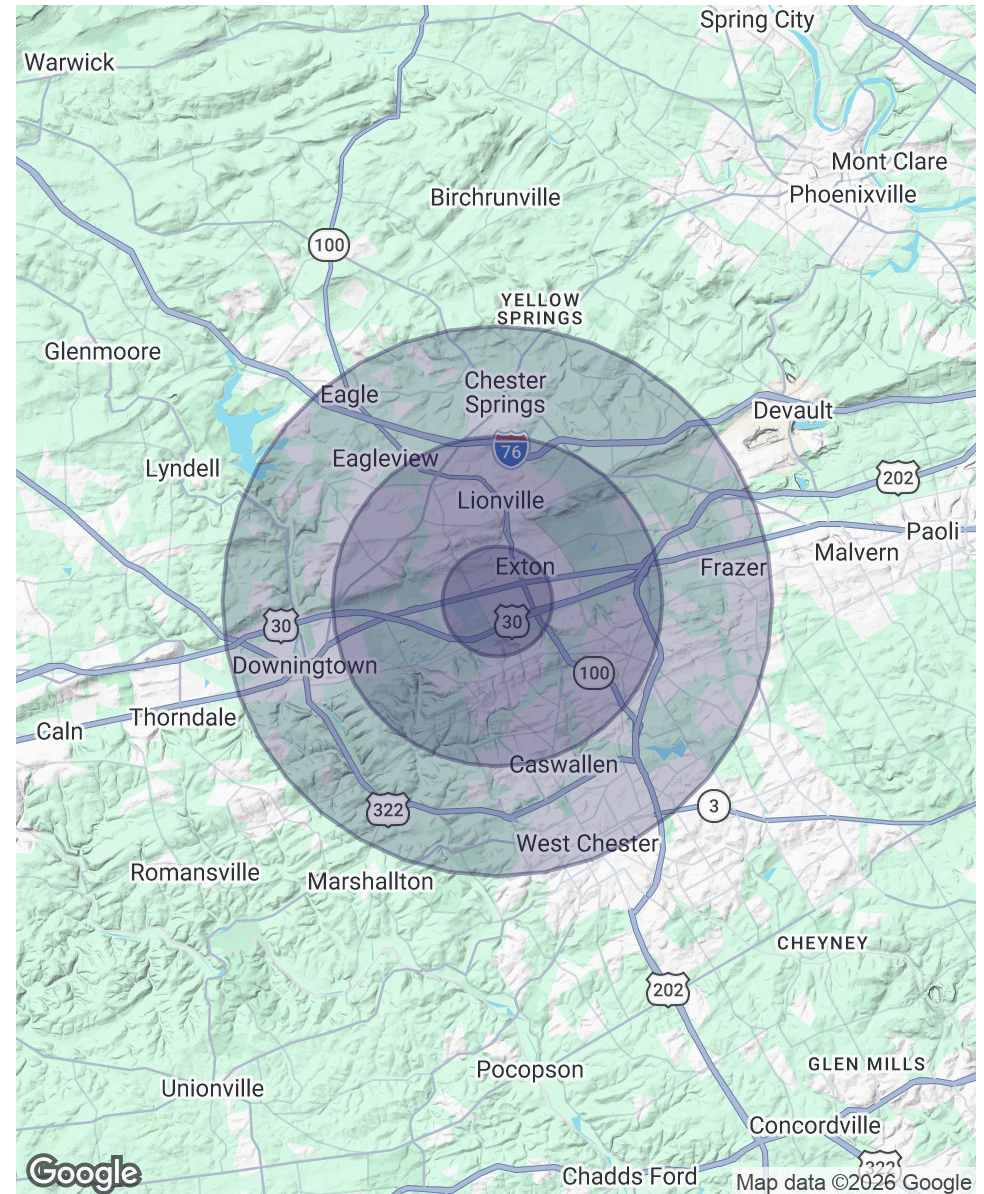
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,880	45,644	110,720
Average Age	35.6	40.3	41.1
Average Age (Male)	37.6	40.1	40.9
Average Age (Female)	32.8	41.2	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,481	17,834	44,384
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$149,170	\$170,453	\$161,439
Average House Value	\$492,185	\$517,025	\$530,013

2023 American Community Survey (ACS)





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