

**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

WAREHOUSE & FENCED YARD STORAGE FOR LEASE

21 HAGERTY BLVD., WEST CHESTER, PA 19382

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swopelees.com



21 Hagerty Blvd
West Chester, PA 19382

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PROPERTY DESCRIPTION

Rare opportunity to secure a standalone ±1,600 SF building paired with approximately 25,000 SF of fully fenced outdoor storage yard ideal for contractors, landscapers, and a wide range of industrial users. Zoned I-2 in West Goshen Township, the property offers exceptional flexibility for multiple permitted uses. Strategically located with immediate access to Route 202, this site delivers outstanding convenience, functionality, and regional connectivity.

PROPERTY HIGHLIGHTS

- +/- 1,600 SF Storage Building
- +/- 25,000 SF of Fenced Yard Storage Space
- Numerous Permitted Uses Including
- West Goshen Township in I-2 Zoning
- Easy Access to Route 202 North & South

OFFERING SUMMARY

Lease Rate:	\$6,000 per month (MG)
Number of Units:	1
Available SF:	1,600 SF + 25,000 SF Yard Storage

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,500	23,088	40,202
Total Population	6,646	61,414	107,988
Average HH Income	\$143,258	\$159,157	\$179,907



FOR LEASE

\$6,000/MO
-MODIFIED GROSS-

① ± 1,600 SF
STORAGE BUILDING

② ± 25,000 SF
FENCED YARD



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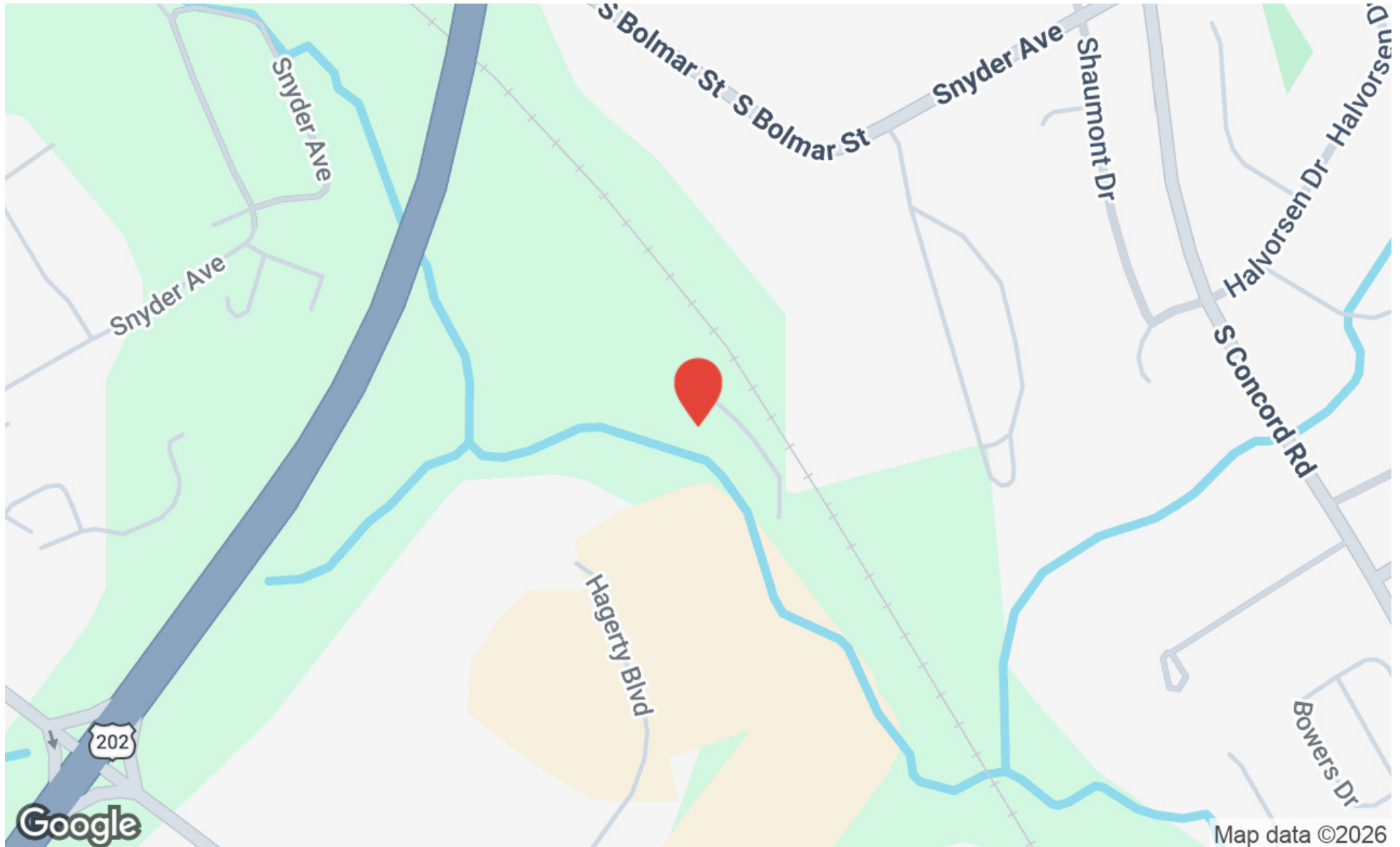




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