

AVAILABLE - SALE INDUSTRIAL PROPERTY

5081 West Chester Pike, Newtown Square, Delaware County, PA

3 Buildings

Totaling 37,640± SF



PENN'S GRANT REALTY
Corporation
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EXECUTIVE SUMMARY

Penn's Grant Realty Corp. is pleased to present 5081 West Chester Pike (the "Property") for sale or lease to qualified investors, owner-users, and tenants. Ideally situated along Route 3 in Edgmont Township, Delaware County, the Property consists of a three-building, 37,640-square-foot industrial complex on 3.91 acres. Originally constructed between 1980 and 1985 and renovated in 2013, the Property offers a rare combination of warehouse space, yard area, and exceptional regional connectivity to the surrounding Delaware, Chester, and Montgomery Counties. The Property is well-suited for a variety of industrial and contractor-related uses, offering flexibility for either single-user occupancy or a small-bay multi-tenant configuration within the sought-after Delaware County sub-market.

INVESTMENT HIGHLIGHTS

Flexible Configuration: Three-building layout provides flexibility to accommodate a range of occupancy strategies, including full-building occupancy by a single tenant, owner-occupancy with the opportunity to lease surplus space, or a multi-tenant configuration.

Value-Add Potential: Opportunity to reposition the Property as a small-bay multi-tenant facility, a product type in high demand among small industrial and service-oriented tenants throughout the region.

Route 3 Visibility & Access: Direct frontage on a primary Delaware County arterial (Route 3) with strong regional connectivity to Philadelphia MSA.

Below Replacement Cost: 5081 West Chester Pike presents the opportunity to acquire an efficient 37,640 square foot, multi-building facility with outdoor storage at a basis well below replacement cost.

Demographics: Exceptional surrounding demographics, with a dense population, high household incomes, and a substantial workforce within the immediate trade area.

PROPERTY OVERVIEW

Address	5081 West Chester Pike Newtown Square, PA
Number of Buildings	Three (3)
Total Square Feet	37,640
Land Area	3.91± Acres
Year Built	1980 - 1985
Year Renovated	2013
Construction Type	Reinforced Concrete
Ceiling Heights	14' 4" - 18' 8"
Power	3 Phase, 220v
Drive-in Doors	Nine (9)
Loading Docks	Five (5)
Zoning	LI - Light Industrial
Township	Edgmont Township



Building A



Building B



Building C





PROPERTY SPECIFICATIONS

Total Building Square Footage: 37,640 SF
 Lot Size: 3.91± Acres
 Roofs (2009): Steel deck with 1/2" fiberboard insulation, 2-1/2" ISO, second layer of 1/2" fiberboard, and Versico EPDM
 Water: Private (well)
 Sewer: Public
 Gas/Electric: Propane Gas, PECO Electric
 Municipality: Edgmont Township
 Zoning: LI - Light Industrial
 Tax Parcel: 19-05-001
 Real Estate Taxes (2025): \$48,544
 Real Estate Assessment (2025): \$2,420,530

Building A - Showroom/Office/Warehouse

Building Size: 16,800± SF (2 Story)
 Level 1 (front of building) - Showroom & Office ("at grade"): 8,400± SF
 HVAC: Heat Pump & Central Air
 Restrooms: Three (3)
 Level 2 - Warehouse ("at grade" ground level from rear of building) 8,400± SF
 Drive-in Doors: One (1) 12'x14'
 Loading Docks: Three (3) 10'x12'
 Ceiling Height: 14'4" Clear
 Restrooms: One (1)
 HVAC: Propane-fired ceiling hung
 Year Built: 1980
 Year Renovated: 2013
 Floor: Concrete Slab
 Building Construction: Reinforced Concrete with Structural Steel
 Power: 3 Phase

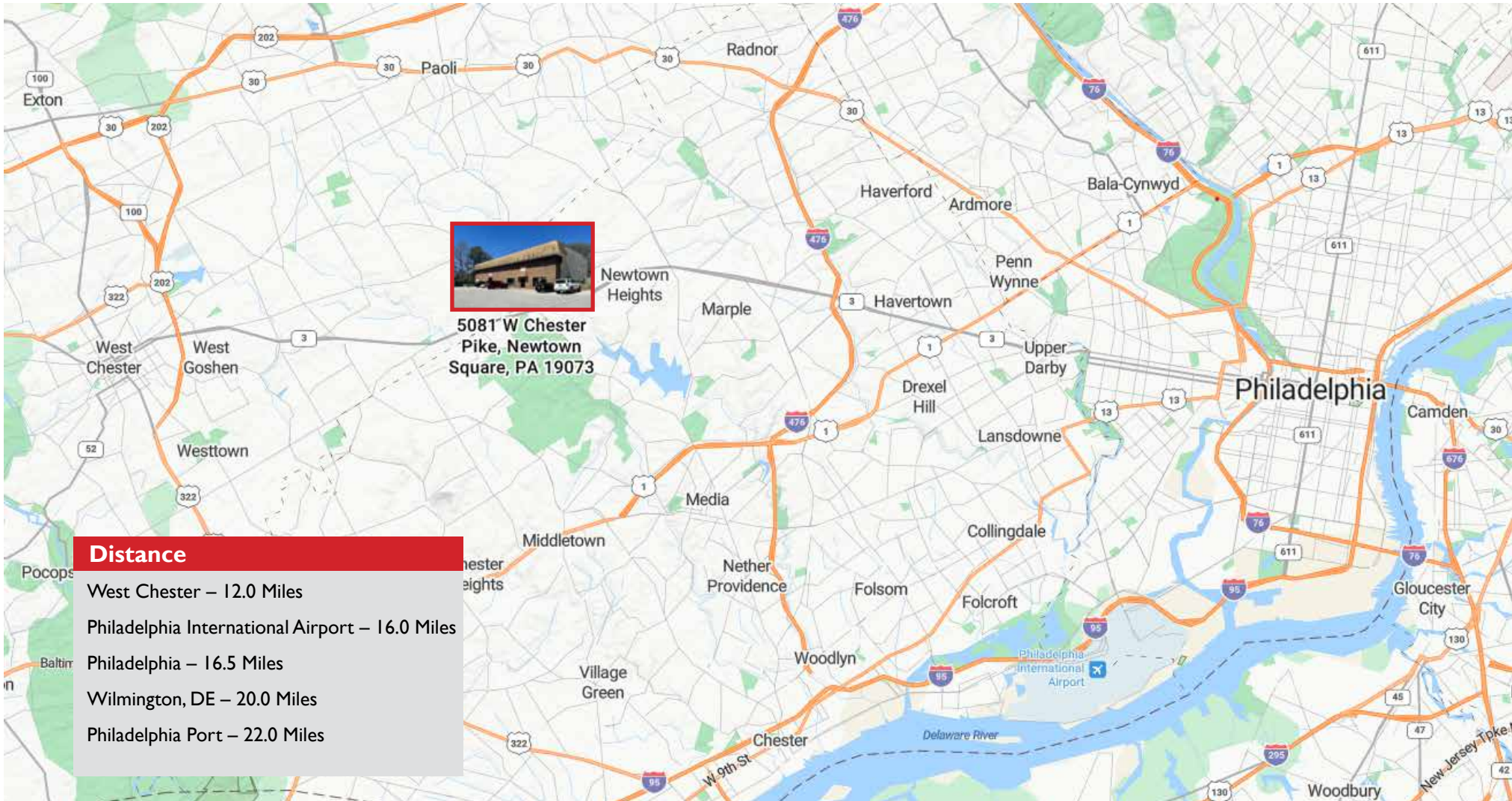
Building B - Warehouse

Building Size: 15,640± SF
 Drive-in Doors: Six (6) 12'x14', Grade
 Loading Docks: One (1) 10'x12'
 Ceiling Height: 18' 8" Clear
 Heat: Propane-fired ceiling hung
 Power: 3 Phase
 Year Built: 1982/1983
 Year Renovated: 2013
 Floor: Concrete Slab
 Building Construction: Reinforced Concrete with Structural Steel

Building C - Warehouse

Building Size: 5,000 ± SF
 Drive-in Doors: Three (3) 12'x14', Grade
 Ceiling Height: 18' 8" Clear
 Heat: Propane-fired ceiling hung
 Power: 3 Phase
 Year Built: 1985
 Year Renovated: 2013
 Floor: Concrete Slab
 Building Construction: Reinforced Concrete with Structural Steel

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Distance

- West Chester – 12.0 Miles
- Philadelphia International Airport – 16.0 Miles
- Philadelphia – 16.5 Miles
- Wilmington, DE – 20.0 Miles
- Philadelphia Port – 22.0 Miles

2026 Estimated Population		2026 Average Household Income		2026 Estimated Total Employees	
3 Miles	17,787	3 Miles	\$218,061	3 Miles	8,836
5 Miles	89,599	5 Miles	\$199,905	5 Miles	45,331
10 Miles	703,954	10 Miles	\$163,061	10 Miles	371,869

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