

For Lease

717.293.4477



735 FOX CHASE  
SUITE 109  
COATESVILLE, PA 19320





► Flex Space



735 Fox Chase  
 Suite 109  
 Coatesville, PA 19320

**Available Square Feet:**  
 6,429 square feet

**Lease Rate:**  
 \$8.50/SF N/N/N

**Description:**  
 Suite 109 is flex space with 6,429 square feet consisting of 2,991 square feet of office and 3,438 square feet of warehouse space. This space features one dock door and one grade level door. Conveniently located ½ mile from Rt. 30.

**Building Information**

**Bldg - 101**

Total Square Feet Available	6,429 square feet
Office Square Feet	2,991 square feet
Warehouse Square Feet	3,438 square feet
Date Constructed	1990
Construction Type	Masonry
Ceiling Height	20' clear height
Column Spacing	40' x 40'
Floor Type	Concrete
Water	Public – PA American Water Company
Sewer	Public – Valley Township

Internet	Comcast Business Class
Sprinklered	Yes
HVAC	Heat pump & central A/C
Gas	PECO
Roof	Flat
Parking	Four spaces per 1,000 square feet
Doors	One dock door and one grade door
Electric	Meter #017114116 – 225 amp, 480 volt, 3-phase Meter #017114117 – 100 amp, 480 volt, 3-phase

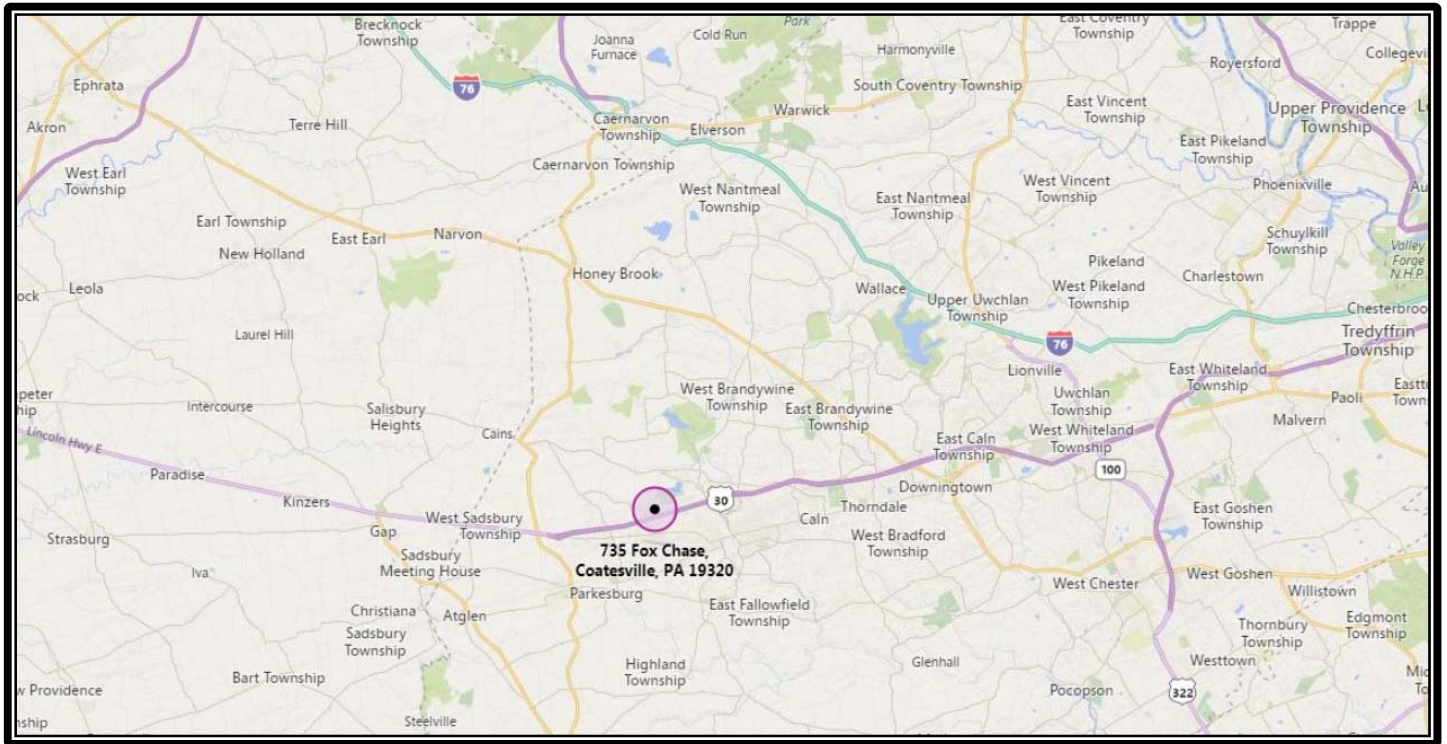
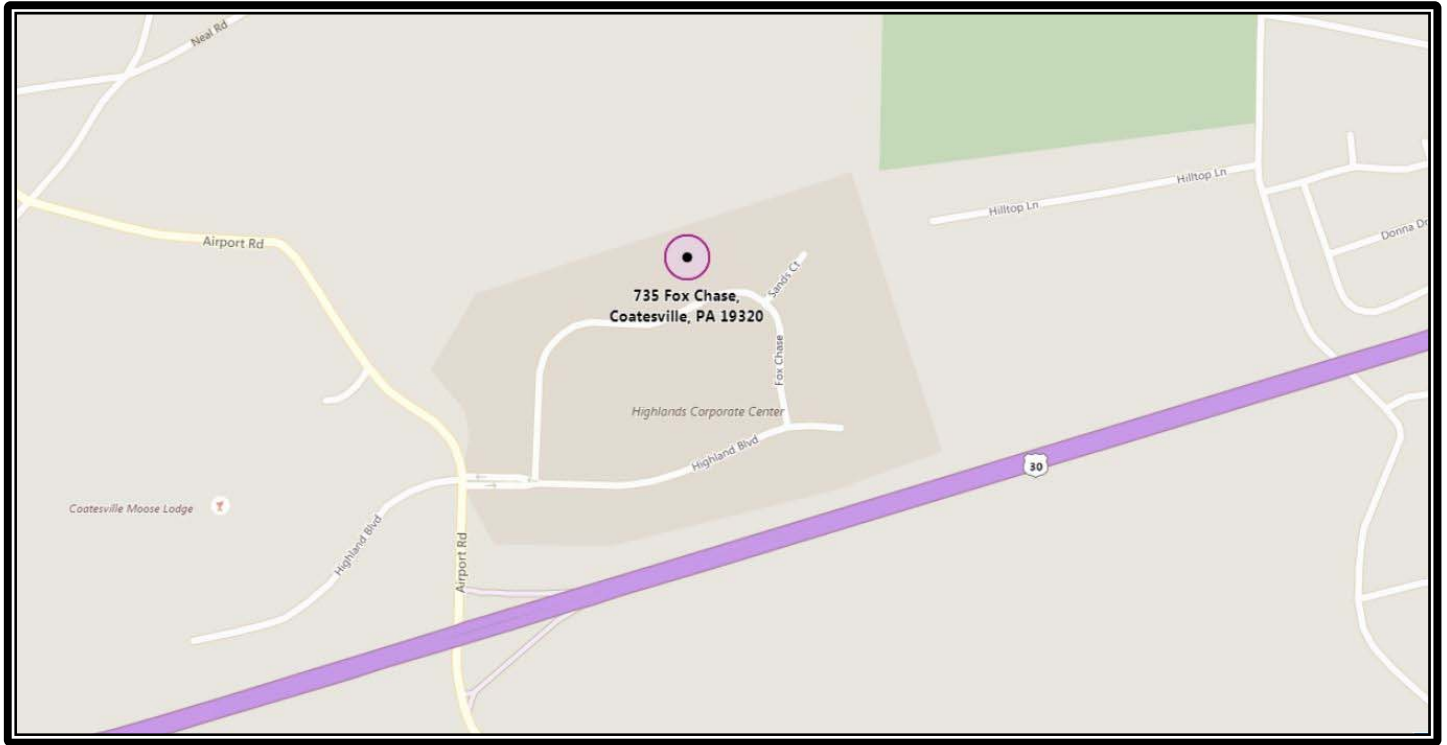
**Lease Information**

Square Feet Available	6,429 square feet
Lease Rate	\$8.50/SF N/N/N
Annual Rent	\$54,647
Monthly Rent	\$4,554
Operating Expenses	\$2.15/SF

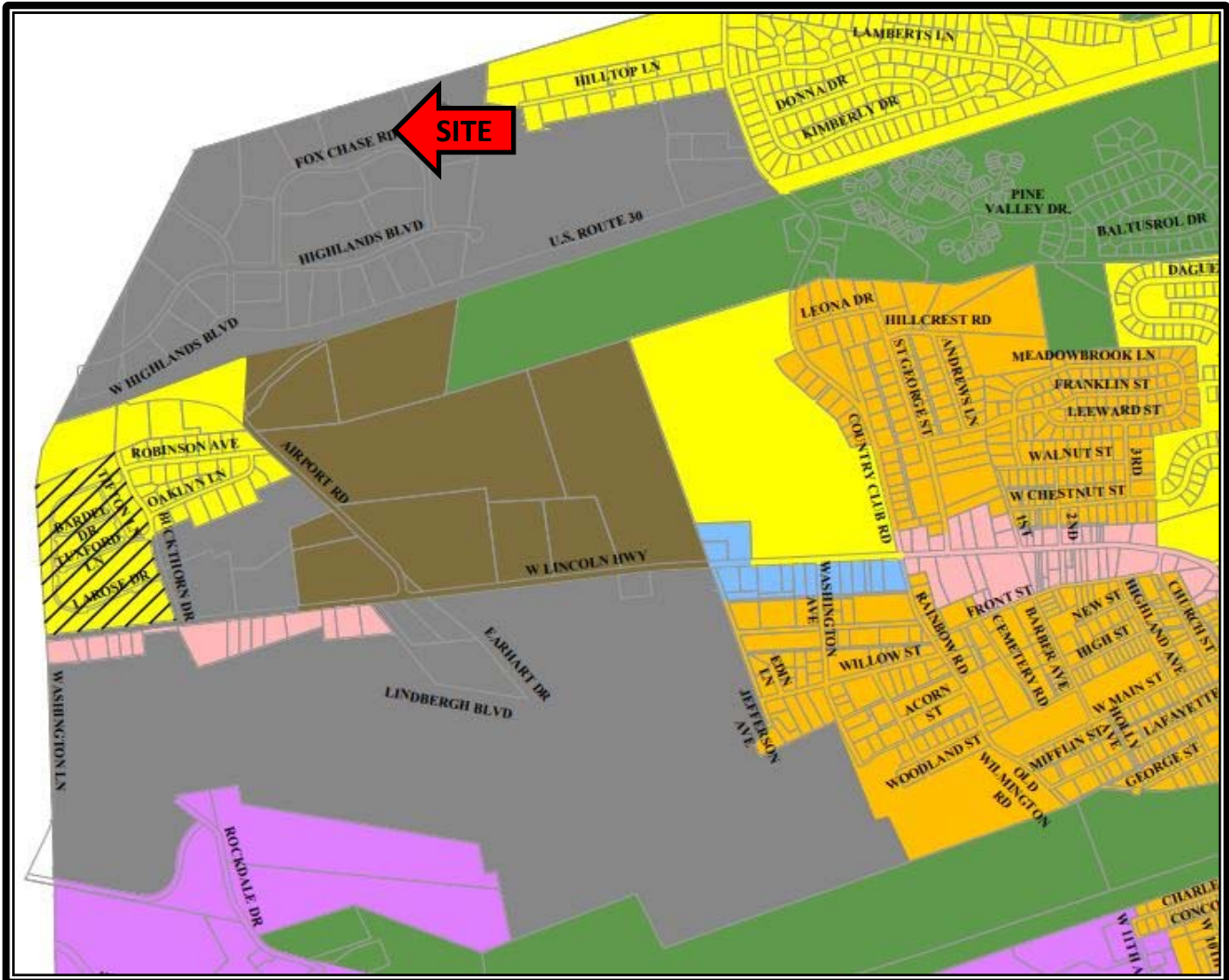
**Site Data**

Location	Highlands Corporate Center
Zoning	Planned Development
Acres	8.14 acres
Topography	Level
Tax Account #	3802 03850000
Deed Reference	6282 261
County	Chester County
Municipality	Valley Township
School District	Coatesville Area
Road Frontage/Access	Route 30 By-Pass frontage

*Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates, Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*

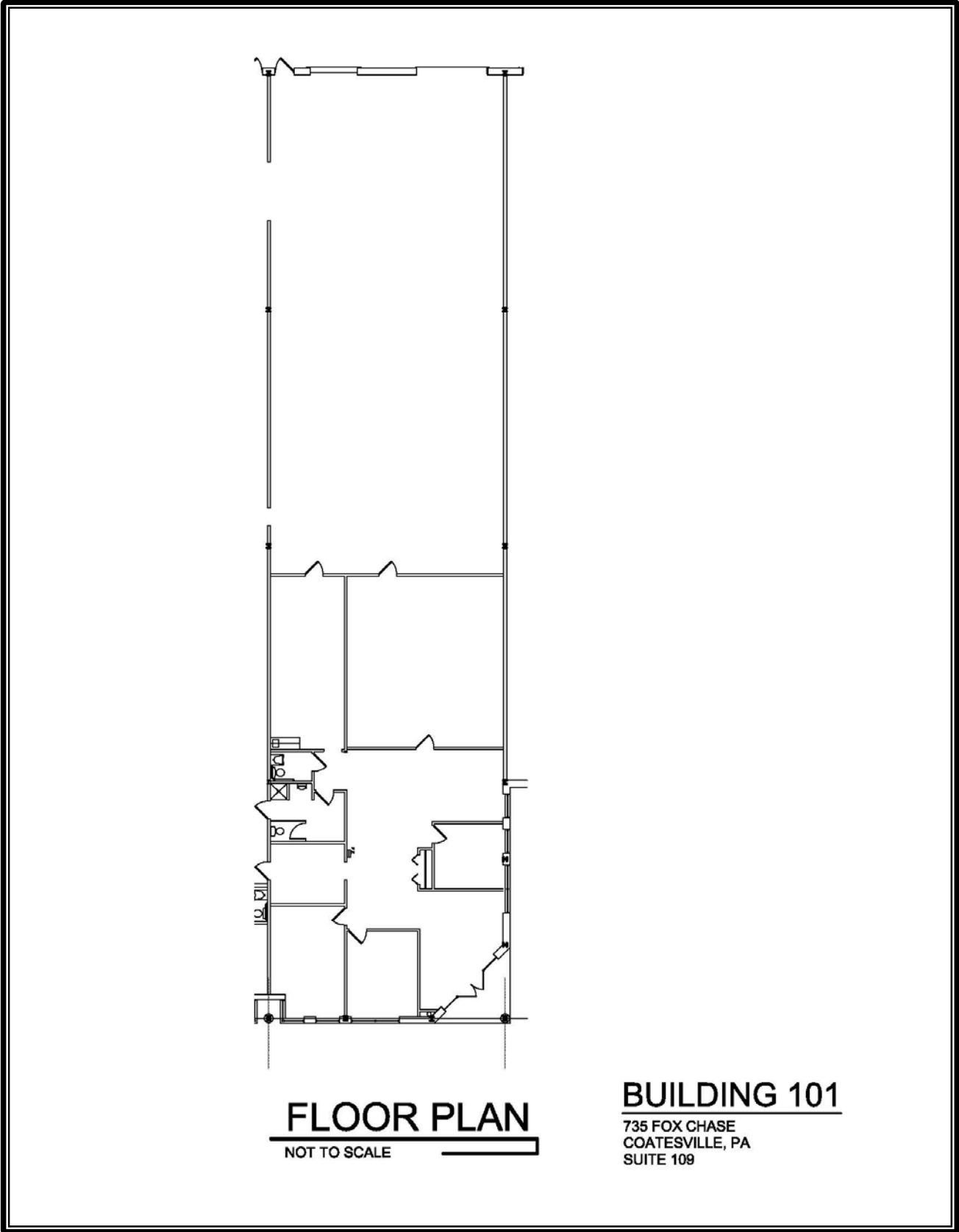






**ZONING INDEX**

-  (C) CONSERVATION
-  (R-1) RESIDENTIAL
-  (R-2) RESIDENTIAL
-  (NCO) NEIGHBORHOOD COMMERCIAL OFFICE
-  (HC) HIGHWAY COMMERCIAL
-  (RC) REGIONAL COMMERCIAL
-  (I) INDUSTRIAL
-  (PD) PLANNED DEVELOPMENT
-  (MFR) MULTIPLE FAMILY RESIDENTIAL OVERLAY OPTION





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Lancaster, PA 17601

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FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201

Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

525 Highlands Boulevard  
Suite 107

Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

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