



100 CHESHIRE COURT
SUITE 101
COATESVILLE, PA 19320



Brian Davison, CCIM
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► *Flex Space – Highlands Corporate Center*



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*100 Cheshire Court
Suite 101
Coatesville, PA 19320*

Available Square Feet

14,548 square feet

Lease Rate

\$8.50/SF NNN

Description

Class A warehouse space located directly off Rt. 30 and near the Chester County Airport located at the Highland Corporate Center.

BUILDING INFORMATION

BLDG – 318

Available Square Feet	14,548 square feet
Office Square Feet	854 square feet
Warehouse Square Feet	13,694 square feet
Construction	Masonry
Year Constructed	2004
Sprinklered	Monitored, 3 wet, 1 fire pump, 1 back flow ESFR system
Water	Public – PA American Water Company
Sewer	Public – Valley Township

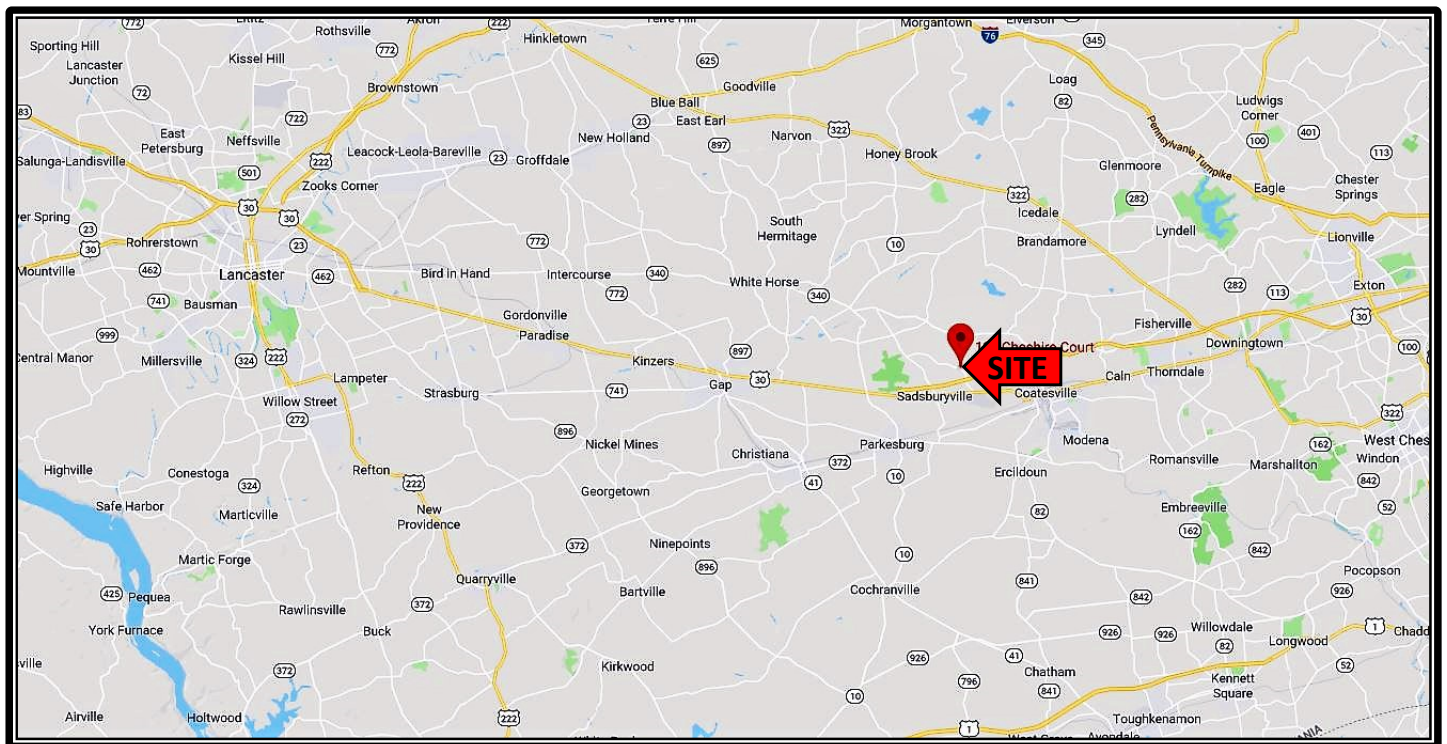
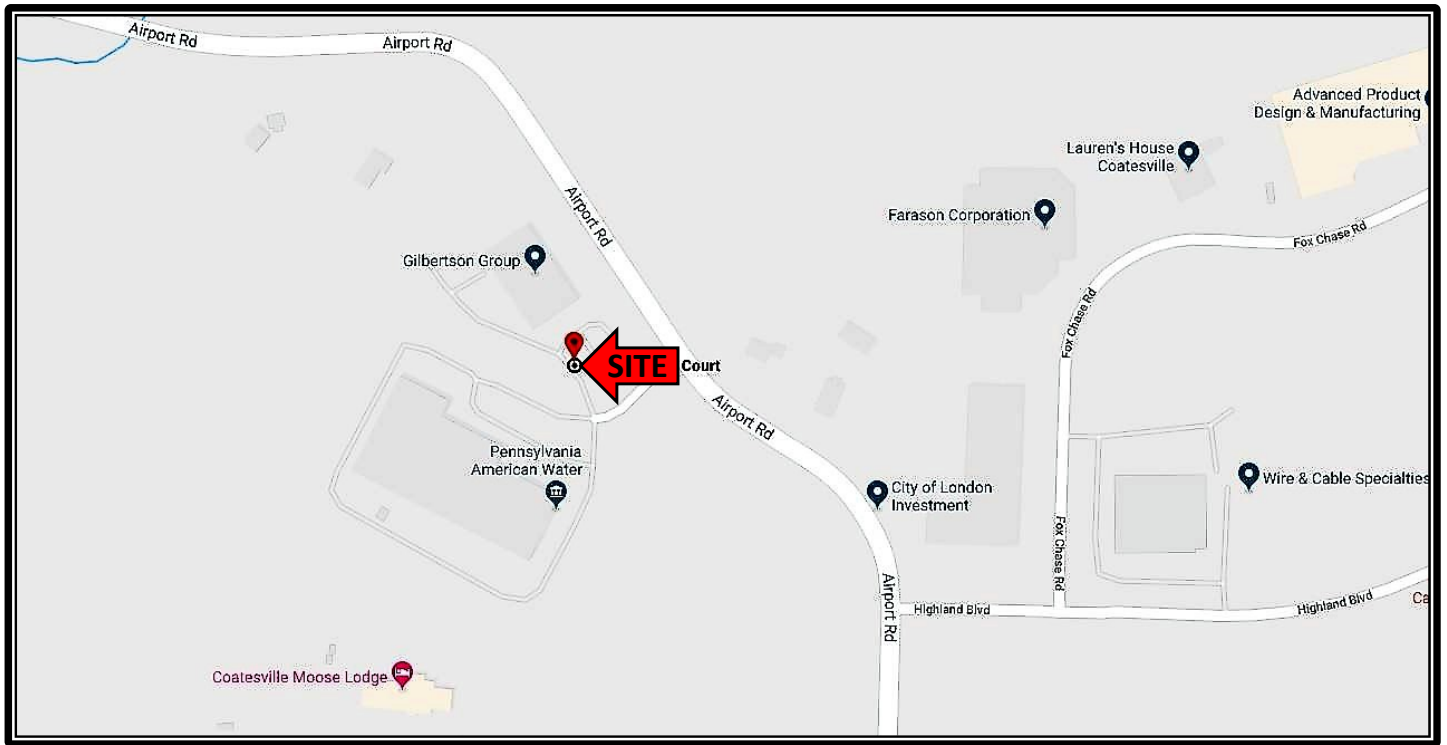
Internet	Comcast Business Class
Ceiling Height	28' clear height
Gas	PECO
Signage	Monument sign
Zoning	Multi-Purpose zoning
Municipality	West Caln Township
County	Chester County
Electric	800 Amp, 480-277 Volt, 3 Phase

SUITE INFORMATION

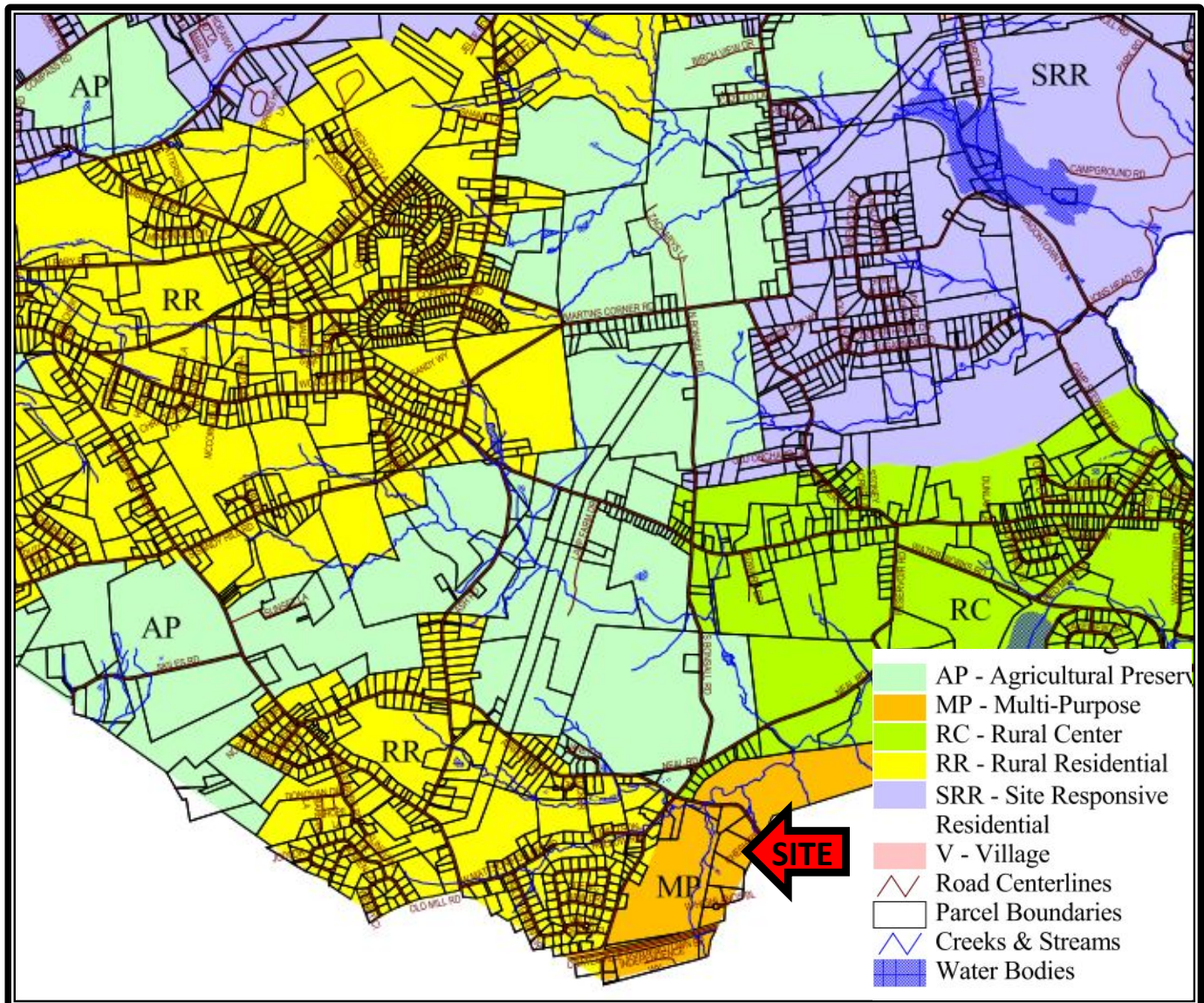
Suite 101	Three docks – 8' x 10'
Available Square	14,548 square feet
Lease Rate	\$8.50/SF NNN
Annual Rent	\$123,658
Monthly Rent	\$10,305
CAM Charges	\$2.38/SF
Annual CAM Charges	\$34,624
Monthly CAM Charges	\$2,885

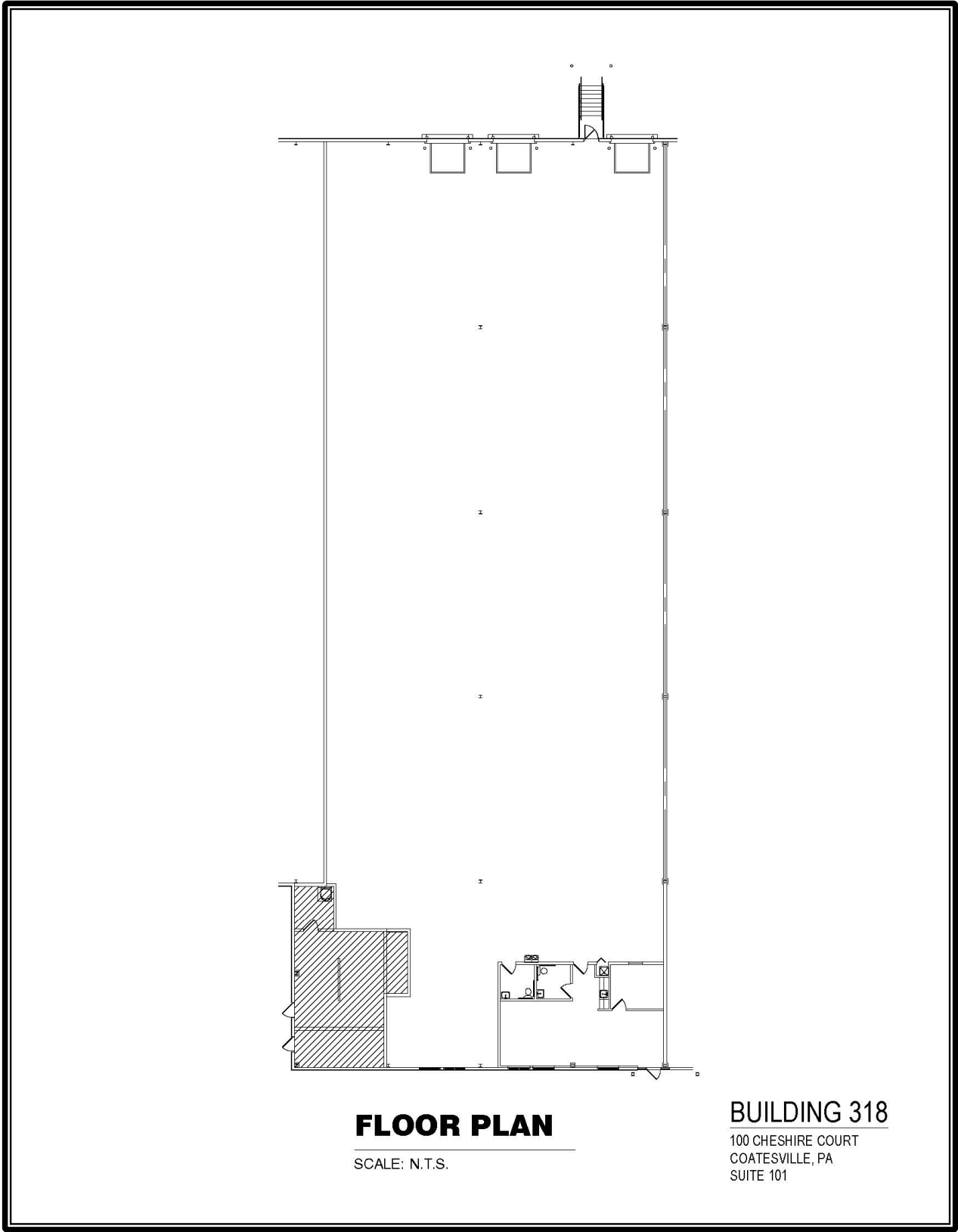
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*Every company dreams its dreams and sets its standards
These are ours . . .*

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.



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