



► Warehouse Space



*555 Fox Chase  
Suite 100  
Coatesville, PA 19320*

**Available Square Feet:**

4,940 square feet

**Lease Rate:**

\$8.25/SF N/N/N

**Description:**

Pristine end unit flex space with AC. Suite has a 10' truck dock and 14' grade level door.

**BUILDING INFORMATION**

**BLDG - 86**

Total Square Feet Available	4,940 square feet
Office Square Feet	1,179 square feet
Warehouse Square Feet	3,761 square feet
Construction Date	1989
Construction Type	Masonry
Ceiling Height	20' clear height
Column Spacing	40' x 40'
Floor Type	Five inch (5") reinforced concrete
Water	Public – PA American Water Company
Sewer	Public – Valley Township

Internet	Comcast Business Class
Sprinklered	100% sprinklered – ordinary hazard wet system
Electric	120/208 volt, 3-phase, 1,200 & 100 amp panel
Gas	PECO
Roof	100 total building parking spaces
Docks/Overhead Doors	One 10' truck dock One 14' grade level door

**LEASE INFORMATION**

Square Footage	4,940 square feet
Lease Rate	\$8.25/SF N/N/N
Common Area Maintenance Fee	\$2.40/SF CAM

**SITE DATA**

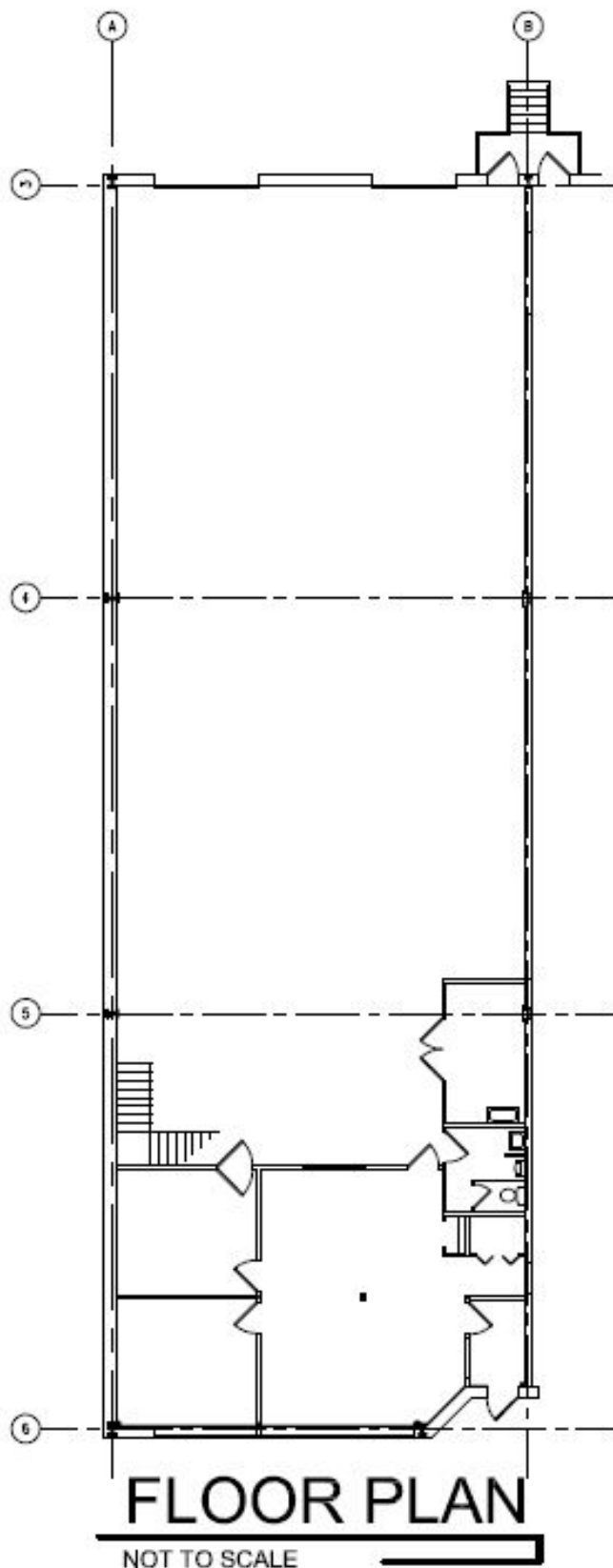
Location	Highlands Corporate Center
Zoning	Planned Development
Acres	4.29 acres
Topography	Level
Tax Parcel Number	3802 03810000
County	Chester County
Municipality	Valley Township
School District	Coatesville Area

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SUITE 100