



# Economic Development Land Database 2014

Sites Available for  
Sale, Lease or Build-to-Suit

## Chester County, Pennsylvania

Property is listed in descending order by size, total acres available.

Compiled by PECO's Economic Development Department.

1-215-841-4996

[www.peco.com/economic](http://www.peco.com/economic)



*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **300 ACRES**  
ADDRESS: **ROUTE 29 & YELLOW SPRINGS RD, MA  
ATWATER CORPORATE CENTER TREDYFFRIN TWP/ EAST WHITELAND T**

SALE \$: **TO BE DETERMINED**  
COUNTY: **CHESTER COUNTY**

LEASE \$: **TO BE DETERMINED**  
WATER: **PUBLIC**

ZONING: **OFFICE/ LAB**  
SEWER: **PUBLIC**

FORMER USE: **ELECTRIC: PECO**

SPECIAL FEATURES: **NEW PA TURNPIKE INTERCHANGE AT ROUTE 29 AND ENTRANCE TO THE  
CORPORATE CENTER. ENDO PHARMACEUTICAL'S NEW 300,000 SF  
HEADQUARTERS FACILITY COMPLETE. SITES AVAILABLE FROM 3 TO 100 ACRES.  
UTILITIES AND ROADS IN PLACE FOR IMMEDIATE DEVELOPMENT. IDEAL FOR**

CONTACT: **STEVE GERSBACH** PHONE: **610-251-5138** FAX: **610-889-9168**  
**CBRE, INC.** E-MAIL : **STEVE.GERSBACH@CBRE.COM**

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AVAILABLE: **150 ACRES**  
ADDRESS: **VALLEY CREEK BLVD, EXTON  
VALLEY CREEK CORP CENTER WEST WHITELAND TOWNSHIP**

SALE \$: **TO BE DETERMINED**  
COUNTY: **CHESTER COUNTY**

LEASE \$: **TO BE DETERMINED**  
WATER: **PUBLIC**

ZONING: **OFFICE/ LAB/ DATA CENTER**  
SEWER: **PUBLIC**

FORMER USE: **ELECTRIC: PECO**

SPECIAL FEATURES: **BETWEEN SWEDESFORD ROAD AND ROUTE 30 W/ ACCESS TO THE R5 SEPTA  
COMMUTER TRAIN. ADJACENT TO THE 725 ACRE EXTON PARK. POSSIBILITY OF  
CONSTRUCTING UP TO 1.5 MILLION SQUARE FEET. BEST USE IS OFFICE/ LAB/  
DATA CENTER.**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL : **JDUGAN@NGKF.COM**

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AVAILABLE: **123 ACRES**  
ADDRESS: **2480 BALTIMORE PIKE, OXFORD  
EAST NOTTINGHAM TOWNSHIP**

SALE \$: **\$8,500,000.**  
COUNTY: **CHESTER COUNTY**

LEASE \$:  
WATER: **ON SITE**

ZONING: **INDUSTRIAL/ I-1**  
SEWER: **ON SITE**

FORMER USE: **ELECTRIC: PECO**

SPECIAL FEATURES: **DIVISIBLE. NEARLY LEVEL GROUND CLOSE TO MAJOR HIGHWAYS - 1 MILE TO US  
ROUTE 1; 10 MILES TO I-95. ACCESSIBLE TO EAST PENN RAILROAD.**

CONTACT: **JOEL BROWN** PHONE: **610-869-8711** FAX: **610-869-8085**  
**BEILER-CAMPBELL REALTORS** E-MAIL : **JCBROWN1@ZOOMINTERNET.NET**

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AVAILABLE: **105 ACRES**  
ADDRESS: **1340 NEWARK RD., TOUGHKENAMON  
ROUTE 1 AND NEWARK RD. NEW GARDEN TOWNSHIP**

SALE \$: **NEGOTIABLE**  
COUNTY: **CHESTER COUNTY**

LEASE \$: **NEGOTIABLE**  
WATER: **PUBLIC**

ZONING: **MULTI-PURPOSE**  
SEWER: **PUBLIC**

FORMER USE: **ELECTRIC: TBD**

SPECIAL FEATURES: **CAN BUILD 900,000 SQUARE FEET TOTAL. 50,000 TO 750,000 SQUARE FEET.**

CONTACT: **ERIC STRETCH** PHONE: **610-337-1010** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL : **ESTRETCH@NGKF.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **80 ACRES**  
**EAGLEVIEW CORPORATE CENTER**

ADDRESS: **ROUTE 100 @ PA TURNPIKE, EXTON  
UWCHLAN & UPPER UWCHLAN TWPS**

SALE \$:  
LEASE \$: **BUILD TO SUIT LEASE**

COUNTY: **CHESTER COUNTY**

ZONING: **PLANNED COMM/ IND DISTRICT**

WATER: **AQUA PA**

FORMER USE:  
SEWER: **PUBLIC**

ELECTRIC: **PECO**

SPECIAL FEATURES: **OVER 3,250,000 SF OF OFFICE, LIGHT INDUSTRIAL AND RETAIL SPACE BEING DEVELOPED. 1,900,000 SF DEVELOPED SO FAR. LOCATED IN MIXED USE VILLAGE THAT IS HOME TO 3,000 EMPLOYEES AND 1,800 RESIDENTS. OFFERING THE HIGHEST QUALITY ACCOMMODATIONS.**

CONTACT: **JACK PURCELL** PHONE: **610-458-1900** FAX: **610-458-0764**  
**THE HANKIN GROUP** E-MAIL: **JACK.PURCELL@HANKINGROUP.COM**

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AVAILABLE: **61.5 ACRES**

ADDRESS: **80 NOTTINGHAM DRIVE  
WEST NOTTINGHAM TOWNSHIP**

SALE \$: **\$2,200,000.**

COUNTY: **CHESTER COUNTY**

LEASE \$:  
WATER: **ON SITE**

ZONING: **INDUSTRIAL**

SEWER: **ON SITE**

FORMER USE:  
ELECTRIC:

SPECIAL FEATURES: **DIVISIBLE. 6 LOT INDUSTRIAL PARK ALONG US ROUTE 1 FULLY APPROVED. INSTALLED TRUCK ACCESS @ US ROUTE 1. OWNER WILLING TO SELL LOTS SEPARATELY.**

CONTACT: **J PATRICK CURRAN** PHONE: **484-748-6202** FAX: **610-998-1008**  
**BERKSHIRE HATHAWAY** E-MAIL: **JPATRICKCURRAN@GMAIL.COM**

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AVAILABLE: **51 ACRES**  
**80,000 SF BTS OFFICE**

ADDRESS: **100 EXELON WAY  
KENNETT SQUARE**

SALE \$: **NEGOTIABLE**

COUNTY: **CHESTER COUNTY**

LEASE \$: **NEGOTIABLE**

WATER: **YES**

ZONING: **OFFICE**

SEWER: **YES**

FORMER USE:  
ELECTRIC: **YES**

SPECIAL FEATURES: **BUILD TO SUIT. 80,000 RSF 3 STORY OFFICE BUILDING ON 51 ACRES. PLANNED CORPORATE PARK WITH HIGH VISIBILITY AND SIGNAGE ALONG ROUTE 1.**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL: **JDUGAN@NGKF.COM**

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AVAILABLE: **51 ACRES**  
**100,000 SF BTS OFFICE BLDG**

ADDRESS: **400 EXELON WAY  
KENNETT TOWNSHIP**

SALE \$: **NEGOTIABLE**

COUNTY: **CHESTER COUNTY**

LEASE \$: **NEGOTIABLE**

WATER: **YES**

ZONING: **OFFICE**

SEWER: **YES**

FORMER USE:  
ELECTRIC: **YES**

SPECIAL FEATURES: **BUILD TO SUIT. 100,000 RSF 3 STORY OFFICE BUILDING ON 51 ACRES. PLANNED CORPORATE PARK WITH HIGH VISIBILITY AND SIGNAGE ALONG ROUTE 1.**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL: **JDUGAN@NGKF.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **42 ACRES** ADDRESS: **1120 WEST BRIDGE STREET  
EAST VINCENT TWP./ SPRING CITY**  
SALE \$: **\$1,881,000. OR \$45,000 PER ACRE** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER:  
ZONING: **INDUST PROF OFFICE RESEARCH** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **FLAT TOPOGRAPHY, ACCESS FROM WEST BRIDGE STREET AND STONEY BROOK  
RD. ALLOWABLE USES INCL AGRICULTURE, INDUSTRIAL, HOTEL, OFFICE, RETAIL,  
SELF STORAGE.**

CONTACT: **MITCH READING** PHONE: **610-251-5180** FAX: **610-889-9168**  
**CBRE, INC.** E-MAIL : **MITCH.READING@CBRE.COM**

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AVAILABLE: **35.3 ACRES** ADDRESS: **VALLEY CREEK BLVD, EXTON  
VALLEY CREEK CORP CNTR PHASE IV** WEST WHITELAND TOWNSHIP  
SALE \$: **TO BE DETERMINED** COUNTY: **CHESTER COUNTY**  
LEASE \$: **TO BE DETERMINED** WATER: **PUBLIC**  
ZONING: **OFFICE/ LAB/ DATA CENTER** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **LOCATED BETWEEN SWEDES FORD ROAD AND ROUTE 30 WITH PUBLIC  
TRANSPORTATION ACCESS VIA THE R5 SEPTA COMMUTER TRAIN. SITE IS  
ADJACENT TO 725 ACRE EXTON PARK. PHASE IV CALLS FOR 575,000 RENTABLE  
SQUARE FEET. BEST USE IS OFFICE/ LAB/ DATA CENTER.**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL : **JDUGAN@NGKF.COM**

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AVAILABLE: **31.2 ACRES** ADDRESS: **VALLEY CREEK BLVD, EXTON  
VALLEY CREEK CORP CNTR PHASE III** WEST WHITELAND TOWNSHIP  
SALE \$: **TO BE DETERMINED** COUNTY: **CHESTER COUNTY**  
LEASE \$: **TO BE DETERMINED** WATER: **PUBLIC**  
ZONING: **OFFICE/ LAB/ DATA CENTER** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **LOCATED BETWEEN SWEDES FORD ROAD AND ROUTE 30 WITH PUBLIC  
TRANSPORTATION ACCESS VIA THE R5 SEPTA COMMUTER TRAIN. SITE IS  
ADJACENT TO 725 ACRE EXTON PARK. PHASE III CALLS FOR 346,375 RENTABLE  
SF. BEST USE IS OFFICE/ LAB/ DATA CENTER.**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL : **JDUGAN@NGKF.COM**

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AVAILABLE: **25 ACRES** ADDRESS: **WAVERLY BLVD & WASHINGTON LANE  
VALLEY VIEW BUSINESS PARK** SADBURY TOWNSHIP  
SALE \$: **\$140,000. PER ACRE** COUNTY: **CHESTER COUNTY**  
LEASE \$: **\$7.50 SF BTS LEASE** WATER: **YES**  
ZONING: **OFFICE/ LIGHT INDUSTRIAL** SEWER: **YES**  
FORMER USE: ELECTRIC: **YES**  
SPECIAL FEATURES: **SALE, LEASE, OR BUILD TO SUIT.**

CONTACT: **MITCH READING/ PAUL TOUHEY** PHONE: **610-251-5180** FAX: **610-889-9168**  
**CBRE, INC.** E-MAIL : **MITCH.READING@CBRE.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **23.1 ACRES** ADDRESS: **VALLEY CREEK BLVD, EXTON  
VALLEY CREEK CORP CNTR PHASE V WEST WHITELAND TOWNSHIP**  
SALE \$: **TO BE DETERMINED** COUNTY: **CHESTER COUNTY**  
LEASE \$: **TO BE DETERMINED** WATER: **PUBLIC**  
ZONING: **OFFICE/ LAB/ DATA CENTER** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **LOCATED BETWEEN SWEDES FORD ROAD AND ROUTE 30 WITH PUBLIC  
TRANSPORTATION ACCESS VIA THE R5 SEPTA COMMUTER TRAIN. SITE IS  
ADJACENT TO 725 ACRE EXTON PARK. PHASE V CALLS FOR 307,000 RENTABLE  
SQUARE FEET. BEST USE IS OFFICE/ LAB/ DATA CENTER.**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL: **JDUGAN@NGKF.COM**

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AVAILABLE: **22.3 ACRES** ADDRESS: **VALLEY CREEK BLVD, EXTON  
VALLEY CREEK CORP CNTR PHASE II WEST WHITELAND TOWNSHIP**  
SALE \$: **TO BE DETERMINED** COUNTY: **CHESTER COUNTY**  
LEASE \$: **TO BE DETERMINED** WATER: **PUBLIC**  
ZONING: **OFFICE/ LAB/ DATA CENTER** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **LOCATED BETWEEN SWEDES FORD ROAD AND ROUTE 30 WITH PUBLIC  
TRANSPORTATION ACCESS VIA THE R5 SEPTA COMMUTER TRAIN. SITE IS  
ADJACENT TO 725 ACRE EXTON PARK. PHASE II CALLS FOR 286,375 RENTABLE  
SQUARE FEET. COMPLETELY APPROVED AND READY TO GO. BEST USE IS**

CONTACT: **JIM DUGAN** PHONE: **610-879-4513** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL: **JDUGAN@NGKF.COM**

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AVAILABLE: **20 TO 28 ACRES** ADDRESS: **RT 372 & LIMESTONE ROAD  
2858 LOWER VALLEY ROAD PARKESBURG BOROUGH**  
SALE \$: **\$75,000. PER ACRE** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **PUBLIC**  
ZONING: **INDUSTRIAL** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **YES, DUAL POSSIBLE**  
SPECIAL FEATURES: **NO EXISTING STRUCTURES ON STIE. NATURAL GS AND DUAL ELECTRIC SERVICE.**

CONTACT: **ERIC STRETCH** PHONE: **610-337-1010** FAX: **610-337-1616**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL: **ESTRETCH@NGKF.COM**

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AVAILABLE: **19.3 ACRES** ADDRESS: **1225 BALTIMORE PIKE  
NEW GARDEN TOWNSHIP**  
SALE \$: **\$650,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **ON SITE**  
ZONING: **RESIDENTIAL** SEWER: **ON SITE**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **NEW GARDEN TOWNSHIP WILL CONSIDER COMMERCIAL DEVELOPMENT OF THIS  
TRACT FOR USES IDENTIFIED IN THE HIGHWAY COMMERCIAL ZONING ACT.  
THERE IS CURRENTLY AN EXISTING STONE HOUSE ON THE SITE.**

CONTACT: **J PATRICK CURRAN** PHONE: **484-748-6202** FAX: **610-998-1008**  
**BERKSHIRE HATHAWAY** E-MAIL: **JPATRICKCURRAN@GMAIL.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **19.3 ACRES** ADDRESS: **NEWARK RD & STARR RD  
NEW GARDEN TOWNSHIP**  
SALE \$: **\$521,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER:  
ZONING: **UNIFIED DEVELOPMENT** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **SURROUNDED BY DIVERSE & AFFORDABLE HOUSING. CLOSE PROXIMITY TO RTS  
41,7, 926, 82, 796, 841 AND RT. 1. LOCATED NEAR BUSINESS AND RETAIL. CENTER  
OF TRI STATE LABOR POOL.**

CONTACT: **DONALD GRIMES/ JUSTIN SOSS** PHONE: **610-459-8585 X 16 OR** FAX: **610-459-4646**  
**KARMAR REALTY GROUP** E-MAIL : **DGRIMES@KARMARREALTY.COM**

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AVAILABLE: **18 ACRES** ADDRESS: **105 LAKE RD (LOT 0079)  
LONDON GROVE TOWNSHIP**  
SALE \$: **\$500,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **ON SITE WELL**  
ZONING: **COMMERCIAL/ INDUSTRIAL** SEWER: **ON SITE SEPTIC**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES:

CONTACT: **ANDY CRAWFORD** PHONE: **610-444-7770** FAX: **866-246-7575**  
**BEILER-CAMPBELL REALTORS** E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **17 ACRES** ADDRESS: **1634 HORSESHOE PIKE  
WEST BRANDYWINE TOWNSHIP**  
SALE \$: **TO BE DETERMINED** COUNTY: **CHESTER COUNTY**  
LEASE \$: **TO BE DETERMINED** WATER: **PUBLIC**  
ZONING: **RM (COMMERCIAL)** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **LEVEL 17 ACRE SITE LOCATED AT A PROPOSED SIGNALLED INTERSECTION.  
DIVISIBLE TO 2 ACRES. IDEAL FOR PAD SITES, BANKS, RESTAURANTS OR GAS  
CONVENIENCE STORE. RM ZONING ALLOWS VILLAGE STYLE COMMERCIAL  
DEVELOPMENT. LOCATED WITHIN CLOSE PROXIMITY TO PROPOSED NEW**

CONTACT: **STEVE JANIEC** PHONE: **610-594-3900** FAX: **610-719-0332**  
**FIRST LIBERTY PARTNERS** E-MAIL : **SJANIEC@FIRSTLIBERTYPARTNERS.COM**

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AVAILABLE: **16 ACRES** ADDRESS: **HAYWOOD DRIVE  
UWCHLAN TOWNSHIP**  
SALE \$: **\$150,000. PER ACRE** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **PUBLIC**  
ZONING: **PLANNED INDUSTRIAL CENTER** SEWER: **ON SITE**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **GREAT TURNPIKE VISIBILITY. BEST USE IS OFFICE, FLEX, OR INDUSTRIAL.**

CONTACT: **ELI KAHN** PHONE: **610-873-5585** FAX: **610-873-7560**  
**ELI KAHN DEVELOPMENT** E-MAIL : **EKD@EKAHNDEVELOPMENT.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **15.52 ACRES**

SALE \$: **\$1,950,000.**

LEASE \$:

ZONING: **C-2 COMMERCIAL**

FORMER USE:

SPECIAL FEATURES:

ADDRESS: **LEIKE RD (LOT 0011)**

**PARKESBURG BOROUGH**

COUNTY: **CHESTER COUNTY**

WATER: **NO- UNIMPROVED GROUND**

SEWER: **NO- UNIMPROVED GROUND**

ELECTRIC:

CONTACT: **ANDY CRAWFORD/ BILL CAMP  
BEILER-CAMPBELL REALTORS**

PHONE: **610-444-7770**

FAX: **866-246-7575**

E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **15 ACRES**

SALE \$: **\$1,200,000.**

LEASE \$:

ZONING: **MIXED USE COMMERCIAL**

FORMER USE: **AGRICULTURAL**

SPECIAL FEATURES: **PRIME PARCEL ALONG BUSY RT 10 CORRIDOR, ADJACENT TO NEW WALMART.**

ADDRESS: **1950 LIMESTONE ROAD**

**LOWER OXFORD TOWNSHIP**

COUNTY: **CHESTER COUNTY**

WATER:

SEWER:

ELECTRIC:

CONTACT: **J PATRICK CURRAN  
BERKSHIRE HATHAWAY**

PHONE: **484-748-6202**

FAX: **610-998-1008**

E-MAIL : **JPATRICKCURRAN@GMAIL.COM**

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AVAILABLE: **14.691 ACRES**

SALE \$: **\$1,153,400.**

LEASE \$: **TO BE DETERMINED**

ZONING: **HIGHWAY COMMERCIAL**

FORMER USE:

SPECIAL FEATURES: **PRIME, MULTI-USE DEVELOPMENT ACRES. HIGH PROFILE SETTING. VISIBLE WITH GREAT ROAD FRONTAGE. IDEAL FOR RETAIL, COMMERCIAL, OFFICE, BUSINESS AND/OR APARTMENTS. (\$79,000 PER ACRE)**

ADDRESS: **RTS. 41, 926 & HOOD RD**

**LONDONDERRY TOWNSHIP**

COUNTY: **CHESTER COUNTY**

WATER: **ON SITE**

SEWER: **ON SITE**

ELECTRIC:

CONTACT: **MARSHALL SOSS/ JUSTIN SOSS  
KARMAR REALTY GROUP**

PHONE: **610-459-8585**

FAX: **610-459-4646**

E-MAIL : **JSOSS@KARMARREALTY.COM**

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AVAILABLE: **14.69 ACRES**

SALE \$: **\$1,950,000.**

LEASE \$:

ZONING: **C-2 COMMERCIAL**

FORMER USE:

SPECIAL FEATURES:

ADDRESS: **LEIKE RD (LOT 0101)**

**PARKESBURG BOROUGH**

COUNTY: **CHESTER COUNTY**

WATER: **NO- UNIMPROVED GROUND**

SEWER: **NO- UNIMPROVED GROUND**

ELECTRIC:

CONTACT: **ANDY CRAWFORD/ BILL CAMP  
BEILER-CAMPBELL REALTORS**

PHONE: **610-444-7770**

FAX: **866-246-7575**

E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **14.5 ACRES** ADDRESS: **BOOT ROAD**  
**EAST BRADFORD/ EAST CALN TWPS**  
SALE \$: **\$725,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **PUBLIC**  
ZONING: **HEAVY INDUSTRIAL** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **SLOPING GROUND WITH HIGH ELEVATION. CAN BUILD APPROXIMATELY 150,000  
SQUARE FOOT BUILDING. GREAT LOCATION FOR A WAREHOUSE OR OFFICE.  
NEAR DOWNINGTOWN. PUBLIC TRANSPORTATION AVAILABLE.**

CONTACT: **FRANK FALCONE** PHONE: **610-416-3984** FAX: **610-696-7231**  
**EQUITRUST REALTY, LTD** E-MAIL :

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AVAILABLE: **14.5 ACRES** ADDRESS: **1056 GAP NEWPORT PIKE, AVONDALE**  
**LONDON GROVE TOWNSHIP**  
SALE \$: **\$3,220,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **GROUND LEASE POSSIBLE** WATER: **ON SITE WELL**  
ZONING: **COMMERCIAL** SEWER: **ON SITE SEPTIC**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **LOCATED NEAR RT. 1, RT. 52, RT. 926, RT 82, RT. 796 & I-95. SURROUNDED BY  
DIVERSE AND AFFORDABLE HOUSING.**

CONTACT: **MARSHALL SOSS/ JUSTIN SOSS** PHONE: **610-459-8585** FAX: **610-459-4646**  
**KARMAR REALTY GROUP** E-MAIL : **MSOSS@KARMARREALTY.COM**

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AVAILABLE: **14.25 ACRES** ADDRESS: **225 THOMPSON ROAD**  
**NEW GARDEN TOWNSHIP**  
SALE \$: **\$2,208,750.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER:  
ZONING: **COMMERCIAL INDUSTRIAL DISTRIC** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **HIGHLY VISIBLE SITE. EXCELLENT INGRESS & EGRESS. LOCATED NEAR  
SHOPPING, RESTAURANTS & BUSINESS. SURROUNDED BY DIVERSE AND  
AFFORDABLE HOUSING. CLOSE PROXIMITY TO RTS 52, 1, 41, 82, 926, DELAWARE  
AND MARYLAND. CENTER OF TRI STATE LABOR POOL.**

CONTACT: **MARSHALL SOSS/ JUSTIN SOSS** PHONE: **610-459-8585** FAX: **610-459-4646**  
**KARMAR REALTY GROUP** E-MAIL : **JSOSS@KARMARREALTY.COM**

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AVAILABLE: **14 ACRES** ADDRESS: **290 NATIONAL ROAD**  
**EXTON**  
SALE \$: **YES** COUNTY: **CHESTER COUNTY**  
LEASE \$: **YES** WATER: **YES**  
ZONING: **INDUSTRIAL** SEWER: **YES**  
FORMER USE: ELECTRIC: **YES**  
SPECIAL FEATURES: **PAD READY. FULLY APPROVED FOR 95,000 SQUARE FEET. BUILD-TO-SUIT  
INDUSTRIAL.**

CONTACT: **SCOTT WILLIAMS** PHONE: **610-278-1265** FAX: **610-292-9033**  
**BINSWANGER** E-MAIL : **SWILLIAMS@BINSWANGER.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **13.30 ACRES**  
**TWO ADJOINING PARCELS**  
SALE \$: **\$1,500,000.**  
LEASE \$:  
ZONING: **BUSINESS PARK**  
FORMER USE:  
SPECIAL FEATURES: **PARCELS BORDER THE EXELON COMPLEX. BUSINESS PARK DISTRICT PROVIDES OPPORTUNITIES FOR BUSINESS, OFFICE AND MEDICAL USES SUITED FOR CAMPUS-LIKE ENVIRONMENT. ALSO APPROPRIATE FOR AGE-RESTRICTED HOUSING, INCL RETIREMENT COMMUNITY. HOME ON PROPERTY BEING SOLD "AS**

ADDRESS: **603 MILLERS HILL  
KENNETT SQUARE**  
COUNTY: **CHESTER COUNTY**  
WATER: **PUBLIC**  
SEWER: **PUBLIC**  
ELECTRIC: **YES**

CONTACT: **EDWARD BLEVINS** PHONE: **302-753-5067** FAX: **302-762-6167**  
E-MAIL : **ELBLEVINS@VERIZON.NET**

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AVAILABLE: **13 ACRES**  
SALE \$: **495,000.**  
LEASE \$:  
ZONING: **COMMERCIAL**  
FORMER USE:  
SPECIAL FEATURES:

ADDRESS: **433 BARNESLEY ROAD  
EAST NOTTINGHAM TWP.**  
COUNTY: **CHESTER COUNTY**  
WATER:  
SEWER:  
ELECTRIC:

CONTACT: **J PATRICK CURRAN** PHONE: **484-748-6202** FAX: **610-998-1008**  
**BERKSHIRE HATHAWAY** E-MAIL : **JPATRICKCURRAN@GMAIL.COM**

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AVAILABLE: **12.5 ACRES**  
**CHANDLER COMMONS**  
SALE \$:  
LEASE \$: **BUILD TO SUIT LEASE**  
ZONING: **PROFESSIONAL DISTRICT/ P-2**  
FORMER USE: **RAW LAND**  
SPECIAL FEATURES: **IMMEDIATELY WEST OF WHITELAND TOWNE CENTER IN HIGHLY VISIBLE LOCATION. SITE CAN YIELD 190,000 SQUARE FEET OF OFFICE SPACE.**

ADDRESS: **RT 30 WEST OF RT 113, EXTON  
WEST WHITELAND TOWNSHIP**  
COUNTY: **CHESTER COUNTY**  
WATER: **PUBLIC**  
SEWER: **PUBLIC**  
ELECTRIC: **YES**

CONTACT: **JACK PURCELL** PHONE: **610-458-1900** FAX: **610-458-0764**  
**THE HANKIN GROUP** E-MAIL : **JACK.PURCELL@HANKINGROUP.COM**

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AVAILABLE: **12.28 ACRES**  
**PARCEL # 36-02-0015**  
SALE \$: **\$1,800,000.**  
LEASE \$:  
ZONING: **COMMERCIAL/ C-1**  
FORMER USE:  
SPECIAL FEATURES: **ROUTE 30 BYPASS-- ACCESS/ VISIBILITY. AMTRAK AND SEPTA NEARBY. BEST USE COMMERCIAL RETAIL DEVELOPMENT.**

ADDRESS: **5791 WEST LINCOLN HIGHWAY  
PARKESBURG BOROUGH**  
COUNTY: **CHESTER COUNTY**  
WATER: **PUBLIC**  
SEWER: **PUBLIC**  
ELECTRIC: **PECO**

CONTACT: **BILL CAMP** PHONE: **610-444-7770** FAX: **866-246-7575**  
**BEILER-CAMPBELL REALTORS** E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **11 ACRES** ADDRESS: **2110 VALLEY ROAD**  
**PARKESBURG BOROUGH**  
SALE \$: **\$1,900,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **\$5.50 SQ FT NNN** WATER: **PUBLIC**  
ZONING: **LIGHT INDUSTRIAL** SEWER: **ON SITE SEPTIC**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **FULLY APPROVED FOR 84,000 SQUARE FEET OF FLEX SPACE. MINUTES FROM ROUTE 30 BYPASS. OWNER WILL BUILD AND SELL OR SELL THE LAND OUTRIGHT.**

CONTACT: **SCOTT WILLIAMS** PHONE: **610-278-1265** FAX: **610-292-9033**  
**BINSWANGER** E-MAIL: **SWILLIAMS@BINSWANGER.COM**

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AVAILABLE: **10.7 ACRES** ADDRESS: **NORTH 6TH STREET**  
**OXFORD**  
SALE \$: **\$750,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **NEARBY**  
ZONING: **LIGHT INDUSTRIAL** SEWER: **NEARBY**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **LOCATED AT THE NORTH END OF SIXTH STREET. EASY ACCESS TO I-95 AND ROUTE 1. CENTRAL BUSINESS DISTRICT WITH THE POST OFFICE, RESTAURANTS, AND SHOPS JUST THREE BLOCKS AWAY.**

CONTACT: **CHRIS YANGELLO** PHONE: **610-716-4020** FAX:  
**CAPITAL COMMERCIAL REAL ESTATE** E-MAIL: **CYANGELLO@CAPITALCOMRE.COM**

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AVAILABLE: **10 ACRES** ADDRESS: **ON OCTORARA TRAIL**  
**REDEVELOPMENT OPPORTUNITY** **PARKESBURG BORO/ SADSBUY TWP**  
SALE \$: **\$4,000,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **AVAILABLE**  
ZONING: **COMMERCIAL/ C-2** SEWER: **AVAILABLE**  
FORMER USE: ELECTRIC: **AVAILABLE**  
SPECIAL FEATURES: **REDEVELOPMENT OPPORTUNITY. ROUTE 30/ ROUTE 10 MAIN RETAIL INTERSECTION. SCOOT AND AMTRAK ACCESS. BEST USE IS RETAIL DEVELOPMENT. ONE RETAIL PAD ON SITE.**

CONTACT: **BILL CAMP** PHONE: **610-444-7770** FAX: **866-246-7575**  
**BEILER-CAMPBELL REALTORS** E-MAIL: **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **9.2 ACRES** ADDRESS: **282 DILWORTH TOWN ROAD**  
**WEST CHESTER BOROUGH**  
SALE \$: **\$1,500,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **NEGOTIABLE** WATER: **PUBLIC AVAILABLE**  
ZONING: **LIMITED INDUSTRIAL** SEWER: **PUBLIC AVAILABLE**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **BEST USE IS FOR OFFICE, FLEX, OR INDUSTRIAL. 6,000 SQUARE FOOT STRUCTURE ON SITE.**

CONTACT: **JIM DARE** PHONE: **610-755-6968** FAX: **610-265-0618**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL: **JDARE@NGKF.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **9.15 ACRES** ADDRESS: **PHASE II- HIGHLANDS CORP CNTR**  
**HIGHLANDS CORP CNTR, LOT 8** **VALLEY TOWNSHIP**  
SALE \$: **\$105,000. PER ACRE** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER:  
ZONING: **INDUSTRIAL/ FLEX** SEWER:  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **PROPOSED 72,000 SQUARE FEET.**

CONTACT: **KEN HOBSON** PHONE: **610-380-8437** FAX: **610-380-0583**  
**HIGH ASSOCIATES** E-MAIL : **KHOBSON@HIGH.NET**

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AVAILABLE: **8.2 ACRES** ADDRESS: **410 N. WALNUT STREET**  
**KENNETT SQUARE**  
SALE \$: **579,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **NEGOTIABLE** WATER: **PUBLIC**  
ZONING: **BUSINESS PARK** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **CONDITIONAL USE APPROVAL FOR 30,000 SQUARE FOOT SPORTS BUILDING.**

CONTACT: **JIM DARE** PHONE: **610-265-0600** FAX: **610-265-0618**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL : **JDARE@NGKF.COM**

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AVAILABLE: **8.2 ACRES** ADDRESS: **410 NORTH WALNUT STREET**  
**KENNETT SQUARE**  
SALE \$: **495,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **NEGOTIABLE** WATER: **AVAILABLE**  
ZONING: **BUSINESS PARK- OFFICE, LAB, REC** SEWER: **AVAILABLE**  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **BEST USE IS RECREATION. SITE CAN BE COMBINED WITH ADJACENT 7 ACRE PARCEL FOR SALE.**

CONTACT: **JIM DARE** PHONE: **610-265-0600** FAX: **610-265-0618**  
**NEWMARK GRUBB KNIGHT FRANK** E-MAIL : **JDARE@NGKF.COM**

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AVAILABLE: **8 ACRES** ADDRESS: **1715-1739 CONESTOGA ROAD**  
**CHESTER SPRINGS**  
SALE \$: **\$900,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **PUBLIC**  
ZONING: SEWER: **PUBLIC**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **FULLY APPROVED**

CONTACT: **SCOTT WILLIAMS** PHONE: **610-278-1265** FAX: **610-292-9033**  
**BINSWANGER** E-MAIL : **SWILLIAMS@BINSWANGER.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **7.5 ACRES**  
**PAOLI INDUSTRIAL PARK**  
ADDRESS: **28 INDUSTRIAL BLVD, PAOLI**  
**WILLISTOWN TWP & TREDYFFRIN TWP**  
SALE \$: **\$1,500,000.**  
COUNTY: **CHESTER COUNTY**  
LEASE \$:  
WATER: **PUBLIC**  
ZONING: **OFFICE/ FLEX**  
SEWER: **PUBLIC**  
FORMER USE:  
ELECTRIC: **PECO**  
SPECIAL FEATURES: **ACREAGE DIVIDED INTO 2 LOTS: 5.5 ACRES AND 2 ACRES. CURRENTLY IN THE APPROVAL PROCESS FOR OFFICE DEVELOPMENT CONSISTING OF THREE 21,000 SF, TWO STORY OFFICE BUILDINGS. EACH LOT WILL BE SOLD WITH A BUILDING CONTRACT. WILL BUILD TO SUIT FOR OFFICE OR OFFICE/FLEX.**

CONTACT: **JOHN LIEBERMAN** PHONE: **610-225-0901** FAX: **610-688-4544**  
**LIEBERMAN EARLEY & CO** E-MAIL : **JOHNLIEBERMAN@LIEBERMANEARLEY.COM**

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AVAILABLE: **7.3 ACRES**  
ADDRESS: **425 E. BALTIMORE PIKE**  
**LONDON GROVE TOWNSHIP**  
SALE \$: **\$350,000.**  
COUNTY: **CHESTER COUNTY**  
LEASE \$:  
WATER: **NO- UNIMPROVED GROUND**  
ZONING: **INDUSTRIAL**  
SEWER: **NO- UNIMPROVED GROUND**  
FORMER USE:  
ELECTRIC:  
SPECIAL FEATURES:

CONTACT: **ANDY CRAWFORD** PHONE: **610-444-7770** FAX: **866-246-7575**  
**BEILER-CAMPBELL REALTORS** E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **6.26 ACRES**  
**THREE TUN BUSINESS CENTER**  
ADDRESS: **70 THREE TUN ROAD**  
**MALVERN BOROUGH**  
SALE \$: **200,000. PER ACRE**  
COUNTY: **CHESTER COUNTY**  
LEASE \$:  
WATER: **PUBLIC**  
ZONING: **LIMITED INDUSTRIAL**  
SEWER: **PUBLIC**  
FORMER USE:  
ELECTRIC:  
SPECIAL FEATURES: **HIGH END BUSINESS PARK SETTING. EASY ACCESS TO ROUTES 30, 202 & 100.**

CONTACT: **FRED GOEBERT** PHONE: **610-436-6100** FAX: **610-436-1186**  
**REDGO DEVELOPMENT** E-MAIL :

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AVAILABLE: **6.12 ACRES**  
**BERWYN**  
ADDRESS: **1057 HOWELLVILLE ROAD, BERWYN**  
**TREDYFFRIN TOWNSHIP**  
SALE \$: **\$3,495,000.**  
COUNTY: **CHESTER COUNTY**  
LEASE \$:  
WATER: **PUBLIC**  
ZONING: **COMMERCIAL/ C-1**  
SEWER: **PUBLIC**  
FORMER USE: **RAW LAND**  
ELECTRIC: **PECO**  
SPECIAL FEATURES: **BEST USE IS FOR OFFICE OR MEDICAL BLDG, SCHOOL OR RELIGIOUS ORG. LEVEL W/ STREET, ROLLING TOPOGRAPHY. EASY ACCESS TO MAJOR HIGHWAYS. MINUTES FROM KING OF PRUSSIA. ONE HOUR TO PHILA OR WILMINGTON. ASSEMBLAGE OF ADDITIONAL PARCELS POSSIBLE.**

CONTACT: **GENE MASTRANGELO** PHONE: **610-279-4000** FAX: **610-275-6787**  
**TORNETTA REALTY CORP** E-MAIL : **GMASTRANGELO@TORNETTA.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **6 ACRES** ADDRESS: **60 THREE TUN ROAD**  
**THREE TUN BUSINESS CENTER** MALVERN BOROUGH  
SALE \$: **\$200,000. PER ACRE** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **YES**  
ZONING: **FLEX OFFICE** SEWER: **YES**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **HIGH END BUSINESS PARK SETTING. EASY ACCESS TO ROUTES 30, 202 & 100.**

CONTACT: **FRED GOEBERT** PHONE: **610-436-6100** FAX: **610-436-1186**  
**REDGO DEVELOPMENT** E-MAIL :

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AVAILABLE: **5.7 ACRES** ADDRESS: **BALTIMORE PIKE & BRANDYWINE DRIV**  
**CHADDS FORD TOWNSHIP**  
SALE \$: **\$1,100,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **\$72,000 PER YEAR NNN** WATER:  
ZONING: **BUSINESS/ LIGHT INDUSTRIAL** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **CLOSE PROXIMITY TO RT 202, 322, 452, 52, 926 AND I-95. NEAR RESTAURANTS,  
SHOPPING, BUSINESSES AND HOTELS. CENTER OF TRI-STATE LABOR POOL.  
SURROUNDED BY DIVERSE AND AFFORDABLE HOUSING.**

CONTACT: **MARSHALL SOSS/ JUSTIN SOSS** PHONE: **610-459-8585** FAX: **610-459-4646**  
**KARMAR REALTY GROUP** E-MAIL : **JSOSS@KARMARREALTY.COM**

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AVAILABLE: **5.5 ACRES** ADDRESS: **920 EAST BOOT ROAD**  
**WEST WHITELAND TOWNSHIP**  
SALE \$: **\$1,600,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **PUBLIC**  
ZONING: **NEIGHBORHOOD COMMERCIAL** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **PROPERTY IS WELL SUITED FOR RETAIL OR OFFICE USE WITH CLOSE PROXIMITY  
TO ROUTE 202. LEVEL LOT WITH GREAT STREET VISIBILITY. THE PROPERTY CAN  
BE DIVIDED AND DEVELOPED BY OWNER, BUILD TO SUIT, OR SOLD IN ITS  
ENTIRETY. SKETCH PLAN AVAILABLE.**

CONTACT: **STEVE JANIEC** PHONE: **610-594-3900** FAX: **610-719-0332**  
**FIRST LIBERTY PARTNERS** E-MAIL : **SJANIEC@FIRSTLIBERTYPARTNERS.COM**

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AVAILABLE: **5.4 ACRES** ADDRESS: **524 GAP NEWPORT PIKE (RT 41)**  
**AVONDALE BOROUGH**  
SALE \$: **700,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **N/A** WATER: **ON SITE**  
ZONING: **COMMERCIAL DISTRICT** SEWER: **ON SITE**  
FORMER USE: ELECTRIC: **YES**  
SPECIAL FEATURES: **PRIME ROAD FRONTAGE, GREAT DEMOGRAPHICS, SURROUNDED BY RETAIL.**

CONTACT: **ANDREW CRAWFORD** PHONE: **610-444-7770** FAX: **866-246-7575**  
**BEILER CAMPBELL COMMERCIAL REALTY** E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **5.4 ACRES**

SALE \$: **\$700,000.**

LEASE \$:

ZONING: **COMMERCIAL**

FORMER USE:

SPECIAL FEATURES:

ADDRESS: **524 E. GAP NEWPORT PIKE  
LONDON GROVE TOWNSHIP**

COUNTY: **CHESTER COUNTY**

WATER: **ON SITE WELL**

SEWER: **ON SITE SEPTIC**

ELECTRIC:

CONTACT: **ANDY CRAWFORD  
BEILER-CAMPBELL REALTORS**

PHONE: **610-444-7770** FAX: **866-246-7575**  
E-MAIL: **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **4.8 ACRES**

SALE \$: **\$375,000.**

LEASE \$:

ZONING: **NEIGHBORHOOD COMMERCIAL**

FORMER USE:

SPECIAL FEATURES:

ADDRESS: **50 WEST BOOT ROAD  
WEST WHITELAND TOWNSHIP**

COUNTY: **CHESTER COUNTY**

WATER: **PUBLIC**

SEWER: **PUBLIC**

ELECTRIC: **PECO**

CONTACT: **J PATRICK CURRAN  
BERKSHIRE HATHAWAY**

PHONE: **484-748-6202** FAX: **610-998-1008**  
E-MAIL: **JPATRICKCURRAN@GMAIL.COM**

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AVAILABLE: **4.35 ACRES  
HIGHLANDS CORP CNTR, LOT 3**

SALE \$: **\$115,000. PER ACRE**

LEASE \$:

ZONING: **INDUSTRIAL/ FLEX**

FORMER USE:

SPECIAL FEATURES: **PROPOSED 35,200 SQUARE FOOT BUILDING.**

ADDRESS: **PHASE II- HIGHLANDS CORP CNTR  
VALLEY TOWNSHIP**

COUNTY: **CHESTER COUNTY**

WATER:

SEWER:

ELECTRIC: **PECO**

CONTACT: **KEN HOBSON  
HIGH ASSOCIATES**

PHONE: **610-380-8437** FAX: **610-380-0583**  
E-MAIL: **KHOBSON@HIGH.NET**

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AVAILABLE: **4 TO 31 ACRES**

SALE \$: **\$75,000. TO 120,000. PER ACRE**

LEASE \$:

ZONING: **LIMITED INDUSTRIAL DISTRICT**

FORMER USE:

SPECIAL FEATURES: **RESEARCH & DEVELOPMENT, MANUFACTURING, WAREHOUSE AND OFFICE ARE  
BY-RIGHT USES. NO STRUCTURES ON SITE. WELL LOCATED, JUST OFF ROUTE 1,  
ON ROUTE 796 IN JENNERVILLE.**

ADDRESS: **ROUTE 796  
PENN TOWNSHIP, JENNERVILLE**

COUNTY: **CHESTER COUNTY**

WATER: **PUBLIC**

SEWER: **PUBLIC**

ELECTRIC:

CONTACT: **ERIC STRETCH  
NEWMARK GRUBB KNIGHT FRANK**

PHONE: **610-337-1010** FAX: **610-337-1616**  
E-MAIL: **ESTRETCH@NGKF.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **3.7 ACRES** ADDRESS: **ROUTE 41 & PENN GREEN ROAD  
NEW GARDEN TOWNSHIP**  
SALE \$: **\$875,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **\$75,000 PER YEAR** WATER:  
ZONING: **HIGHWAY COMMERCIAL** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **VISIBLE SITE WITH GREAT ROAD FRONTAGE. NEAR SHOPPING, RESTAURANTS,  
RECREATION AND CULTURAL ACTIVITIES. IDEAL FOR RETAIL, COMMERCIAL,  
OFFICE OR BUSINESS. CENTER OF TRI-STATE LABOR POOL.**

CONTACT: **JUSTIN SOSS/ MARSHALL SOSS** PHONE: **610-459-8585 X 15 OR** FAX: **610-459-4646**  
**KARMAR REALTY GROUP** E-MAIL : **JSOSS@KARMARREALTY.COM**

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AVAILABLE: **3.44 ACRES** ADDRESS: **PHASE II- HIGHLANDS CORP CNTR  
VALLEY TOWNSHIP**  
**HIGHLANDS CORP CNTR, LOT 7** COUNTY: **CHESTER COUNTY**  
SALE \$: **\$105,000. PER ACRE** WATER:  
LEASE \$: ZONING: **INDUSTRIAL/ FLEX** SEWER:  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **PROPOSED 43,200 SQUARE FOOT BUILDING.**

CONTACT: **KEN HOBSON** PHONE: **610-380-8437** FAX: **610-380-0583**  
**HIGH ASSOCIATES** E-MAIL : **KHOBSON@HIGH.NET**

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AVAILABLE: **2.75 ACRES** ADDRESS: **345 HIGHLANDS BLVD  
VALLEY TOWNSHIP**  
**HIGHLANDS CORP CNTR, PHASE 1** COUNTY: **CHESTER COUNTY**  
SALE \$: **\$268,000. PER ACRE** WATER:  
LEASE \$: ZONING: **INDUSTRIAL/ FLEX** SEWER:  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **PROPOSED 22,000 SQUARE FOOT BUILDING. APPROVED AND IMPROVED. SHOVEL  
READY. ALL INFRASTRUCTURE IN PLACE.**

CONTACT: **KEN HOBSON** PHONE: **610-380-8437** FAX: **610-380-0583**  
**HIGH ASSOCIATES** E-MAIL : **KHOBSON@HIGH.NET**

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AVAILABLE: **2.19 ACRES** ADDRESS: **315 HIGHLANDS BOULEVARD  
VALLEY TOWNSHIP**  
**HIGHLANDS CORP CNTR, PHASE 1** COUNTY: **CHESTER COUNTY**  
SALE \$: **\$268,000. PER ACRE** WATER:  
LEASE \$: ZONING: **INDUSTRIAL/ FLEX** SEWER:  
FORMER USE: ELECTRIC: **PECO**  
SPECIAL FEATURES: **PROPOSED 18,000 SQUARE FOOT BUILDING. APPROVED AND IMPROVED.  
SHOVEL READY. ALL INFRASTRUCTURE IN PLACE.**

CONTACT: **KEN HOBSON** PHONE: **610-380-8437** FAX: **610-380-0583**  
**HIGH ASSOCIATES** E-MAIL : **KHOBSON@HIGH.NET**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **2.1 ACRES** ADDRESS: **RTS 41 & 926 (STREET RD), COCHRANV  
LONDONDERRY TOWNSHIP**  
SALE \$: **\$299,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: **TO BE DETERMINED** WATER:  
ZONING: **HIGHWAY COMMERCIAL** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **HIGH PROFILE SETTING. A CORNER LOCATION WITH TWO ROAD FRONTAGES.  
IDEAL FOR RETAIL, COMMERCIAL, OFFICE, BUSINESS, GAS STATION, ETC.  
DIRECT ACCESS TO EXCELLENT HIGHWAY SYSTEM. CONVENIENT INGRESS AND  
EGRESS.**

CONTACT: **MARSHALL SOSS/ JUSTIN SOSS** PHONE: **610-459-8585 X 11 OR** FAX: **610-459-4646**  
**KARMAR REALTY GROUP** E-MAIL : **JSOSS@KARMARREALTY.COM**

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AVAILABLE: **2 ACRES** ADDRESS: **1950 LIMESTONE ROAD  
LOWER OXFORD TOWNSHIP**  
SALE \$: **189,900.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER:  
ZONING: **COMMERCIAL** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES: **2 ACRE LOT IDEAL FOR MEDICAL OFFICE BUILDING. PRIME PARCEL ALONG BUSY  
ROUT 10 CORRIDOR, ADJACENT TO NEW WALMART.**

CONTACT: **J PATRICK CURRAN** PHONE: **484-748-6202** FAX: **610-998-1008**  
**BERKSHIRE HATHAWAY** E-MAIL : **JPATRICKCURRAN@GMAIL.COM**

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AVAILABLE: **1.9 ACRES** ADDRESS: **120 WEST STATE STREET  
AVONDALE BOROUGH**  
SALE \$: **\$250,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER:  
ZONING: **TOWN CENTER** SEWER:  
FORMER USE: ELECTRIC:  
SPECIAL FEATURES:

CONTACT: **ANDY CRAWFORD** PHONE: **610-444-7770** FAX: **866-246-7575**  
**BEILER-CAMPBELL REALTORS** E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **1.4 ACRES** ADDRESS: **3369 SCHUYLKILL RD. (RT 724)  
SPRING CITY, EAST VINCENT TWP**  
SALE \$: **\$425,000.** COUNTY: **CHESTER COUNTY**  
LEASE \$: WATER: **PUBLIC**  
ZONING: **COMMERCIAL/ C-2** SEWER: **PUBLIC**  
FORMER USE: ELECTRIC: **AT SITE**  
SPECIAL FEATURES: **DIRECTLY ACROSS FROM NEW SUPER WAWA. BEST USE IS STRIP CENTER, PAD  
SITE, CAR WASH.**

CONTACT: **CHARLES AMBROSE** PHONE: **215-878-7300** FAX: **215-877-0955**  
**HERBERT YENTIS & CO** E-MAIL : **CHARLIEA@YENTIS.COM**

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*Land Available for Development in  
Chester County, Pennsylvania*

AVAILABLE: **1.3 ACRES**

SALE \$: **\$60,000.**

LEASE \$:

ZONING: **COMMERCIAL**

FORMER USE:

SPECIAL FEATURES:

ADDRESS: **500 LAKE RD (LT 0071)**

**WEST GROVE BOROUGH**

COUNTY: **CHESTER COUNTY**

WATER: **NO- UNIMPROVED GROUND**

SEWER: **SEPTIC APPROVED**

ELECTRIC:

CONTACT: **ANDY CRAWFORD**

**BEILER-CAMPBELL REALTORS**

PHONE: **610-444-7770**

FAX: **866-246-7575**

E-MAIL : **APC@BEILERCAMPBELLCOMMERCIAL.COM**

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AVAILABLE: **.45 ACRES**

SALE \$: **\$400,000.**

LEASE \$: **\$25,000 PER YEAR**

ZONING: **COMMERCIAL/ C-4**

FORMER USE:

SPECIAL FEATURES: **120 FEET OF FRONTAGE ON OLD ROUTE 100. PUBLIC TRANSIT NEARBY.**

ADDRESS: **1495 S. HANOVER (OLD RT 100)**

**POTTSTOWN & NORTH COVENTRY TW**

COUNTY: **CHESTER COUNTY**

WATER: **PUBLIC**

SEWER: **PUBLIC**

ELECTRIC: **AT SITE**

CONTACT: **CHARLES AMBROSE**

**HERBERT YENTIS & CO**

PHONE: **215-878-7300**

FAX: **215-877-0955**

E-MAIL : **CHARLIEA@YENTIS.COM**

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Please complete this form to submit new listings for the database or complete the form online at [www.peco.com/economic/realestate](http://www.peco.com/economic/realestate)

## GREATER PHILADELPHIA Regional Land Database

Land Available for Sale, Lease or Build-to-suit

|  |                                     |
|--|-------------------------------------|
| <b>Acres Available:</b>                  | <b>Street Address:</b>              |
| <b>Also Known As:</b>                    | <b>Twp/ Boro/ Neighborhood:</b>     |
| <b>Zip Code:</b>                         | <b>County:</b>                      |
| <b>Sale \$:</b>                          | <b>Lease \$:</b>                    |
| <b>Zoning:</b>                           | <b>Best Use:</b>                    |
| <b>Water:</b>                            | <b>Sewer:</b>                       |
| <b>Electric:</b>                         | <b>Gas:</b>                         |
| <b>Redevelopment Opportunity?</b>        | <b>Existing Structures on Site?</b> |
| <b>Public Transit? (within 1/2 mile)</b> | <b>Freight Rail Access?</b>         |
| <b>Special Features/Description:</b>     |                                     |
| <b>Contact:</b>                          | <b>Phone:</b>                       |
| <b>Company:</b>                          | <b>Fax:</b>                         |
| <b>Website:</b>                          | <b>E-mail:</b>                      |

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