

919 CAMARO RUN DRIVE

WEST CHESETER, PA | 19380



±4,150 SF AVAILABLE
FOR LEASE

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PROPERTY OVERVIEW

- Industrial Space Available for Lease
- 1 Warehouse Bay - 1,450 SF
- Office Space - 750 SF
- Storage Space - 750 SF
- Mezzanine - 1,200 SF
- 18' Clear Ceiling Heights
- 12' x 13' Drive-In Garage Door
- Interior Warehouse Lift
- Part of 2.30 Acre Site
- 5 Parking Spaces for Tenant
- Township: West Goshen Twp
- Zoning: I-2, Light Industrial District
- Utilities: Public
- Rent - \$3,000 Per Month - Responsible for Pro-Rated Share of Utilities



US 202: ±42,000 VPD
Phoenixville Pike: ±10,000 VPD



POPULATION

3 MILE- 67,708
5 MILE- 131,321
7 MILE- 201,848



EMPLOYEES

3 MILE- 42,018
5 MILE- 76,157
7 MILE- 123,414



AVERAGE HHI

3 MILE- \$166,598
5 MILE- \$173,920
7 MILE- \$186,330



HOUSEHOLDS

3 MILE- 25,458
5 MILE- 50,001
7 MILE- 76,922



Tommy Ciccarone Jr. | Alec Werner

For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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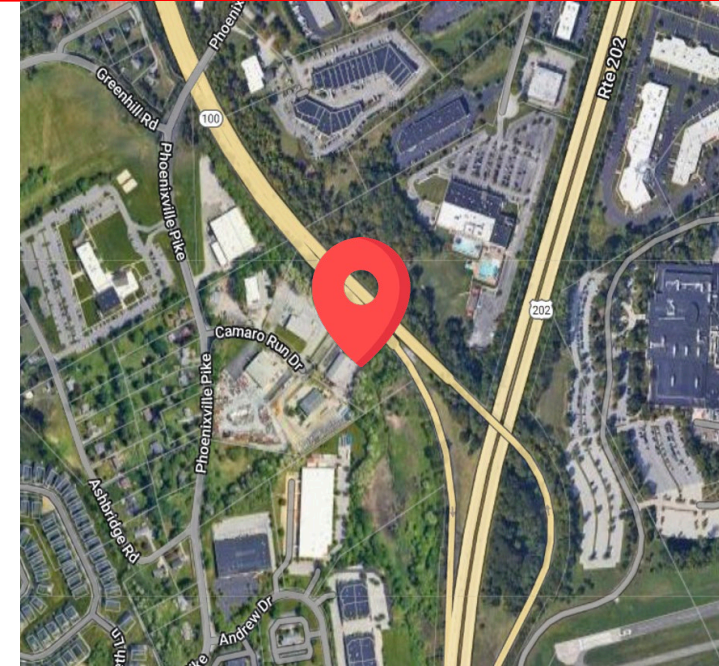
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ZONING: I-2, LIGHT INDUSTRIAL DISTRICT

The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District.

Permitted Uses

- Research, engineering or test laboratory
- Production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products
- Mini-warehouse or self-storage facility
- Wholesale sales, storage or distribution
- Contractor's establishment not engaging in any retail activities on the site
- Public place of amusement or recreation; athletic club
- Automobile body repair and paint shop or automobile repair shop



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

