

303-305 NATIONAL RD

EXTON, PA | 19341



±4,650-18,600 SF
FLEX INDUSTRIAL SPACES
FOR LEASE

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Bennett Williams
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- Building SF: 18,600 SF
- Rentable SF: 4,650 SF – 18,600 SF
 - Includes Four – 4,650 SF suites. Can be rented individually or all together.
- Loading Docks: 6
- Drive-In Doors: 2
- End Cap Suites – Equipped with Drive-In & Loading Dock Door
- In-Line Suites – Equipped with only Loading Dock Doors
- Clear Height: 16'
- Sprinklered: No
- Construction: Block
- Parking: 1.5 / 1,000 (28 spaces)
- Office / Warehouse Ratio: 15-20 % to 80%
- Township: West Whiteland
- Zoning: I-1 Limited Industrial
- Power: 3 Phase
- Gas: Yes
- Sewer: Public
- Water: Well
- Rental Rate: \$14.50/SF
- Lease: NNN



ZONING: I-1 LIMITED INDUSTRIAL

A. Intent, it is the intent of this section to provide an industrial district that is:

- (1) Compatible with surrounding and commercial districts and which will contain a consistent degree of aesthetic quality.
- (2) Suitable for light manufacturing and assembly, research and development, wholesale, distribution, and service uses

- (1) Research and development, engineering or testing laboratory.
- (2) Administrative activities and offices related to permitted industrial uses.
- (3) Warehouses for wholesale sales, distribution or storage, provided no materials are stored outside.
- (4) Any light machining or manufacturing, testing, repair, storage or distribution of materials, goods, foodstuffs or products.
- (5) Public utility installations providing no materials are stored outside.
- (6) Veterinarian or boarding kennel.
- (7) Day care as an accessory use to and within any permitted use above.
- (8) Office buildings.
- (9) Normal and customary accessory uses.

While Chester County may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University and companies such as Siemens Medical, DSM Biomedical, and various pharmaceutical headquarters drives demand for flex, manufacturing, and distribution space supporting research and development activities.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	46,807	125,785	204,218
TOTAL EMPLOYEES	30,072	78,908	118,018
AVERAGE HHI	\$186,570	\$170,010	\$177,098
TOTAL HOUSEHOLDS	18,296	48,372	78,074

PROPERTY HIGHLIGHTS



HOME 2
Wawa

TEXAS
Cocker
Olive Garden

WILD WINGS

LOWE'S

LAIFITNESS

BRANDYWINE SQUARE SC
BJS
WORLD MARKET
GameStop
DICK'S
DSW
REGAL
FIVE BEER
BEST BUY
MATTRESS FIRM
PET SMART
HARBOR FREIGHT TOOLS
FIVE GUYS

DOLLAR TREE
edible arrangements
TIRES PLUS
BONEFISH GRILL
AT&T
SKECHERS OUTLET
PLAZA AZTECA
DQ

IHOP

WHITELAND TOWN CENTER
KOHLS
SALLY Party City petco
HOBBY LOBBY
hair cuttery FAMOUS
Footwear
PLATOS
Gabe's

Walmart
Save money. Live better.

MAIN STREET AT EXTON
crumbl
SALADWORKS
Orangetheory
claire's
FINE WINE & GOOD SPIRITS

SITE

NISSAN
ALDI

OLD NAVY
SEPHORA
LensCrafters
Bath & Body Works
tropical SMOOTHIE CAFE
BARNES & NOBLE
Durlington
F Mobile
Michaels

DUNKIN'

WHOLE FOODS
LABOY
STARBUCKS
TACO BELL
Akkamat Truck

EXTON SQUARE
Bascom
LOFT
ROUND1
Chick-fil-ee
AT&T
KAY

FAIRFIELD PLACE SC
GIANT
SIERRA
TJ-maxx
FIRST WATCH
Wendy's
carter's
ROSS
ULTA
Panera

DOLLAR TREE
McDonald's

Target

Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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



LISTING AGENTS:



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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.

