

37 Industrial Blvd., Paoli, PA – Lot Available for Lease

16,000 SF (part of 26,150 SF Total) or 0.37 AC available
Leveled yard space/parking lot for lease
Additional fencing available
Tredyffrin Township, minutes to Rt 202

16,000 SF/
0.37AC



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

For Lease – 0.37AC/16,000 SF Level Lot in Paoli, PA

SITE DATA:

REPUTED OWNER: SOUTH JEFFERSON STREET ASSOCIATES LP
567 FRANKLIN WAY
WEST CHESTER, PENNSYLVANIA 19380

SITE ADDRESS: 480 CEDAR HOLLOW ROAD
MALVERN, PENNSYLVANIA 19355

RECORD LOCATION: DEED BOOK 9791, PAGE 2223 (PREMISES B)

SOURCE OF TITLE: TRING PREMISES B OF THE SAME PREMISES WHICH GILBERT PAGNONI AND JOHN PAGNONI, BY SPECIAL WARRANTY DEED DATED JULY 20, 2018 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF CHESTER COUNTY IN DEED BOOK 9791, PAGE 2223, GRANTED AND CONVEYED UNTO SOUTH JEFFERSON STREET ASSOCIATES LP.

UPI NUMBER: 43-9-25.1A

TOTAL TRACT AREA (GROSS): 0.571 ACRES (24,882 S.F.)

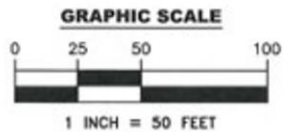
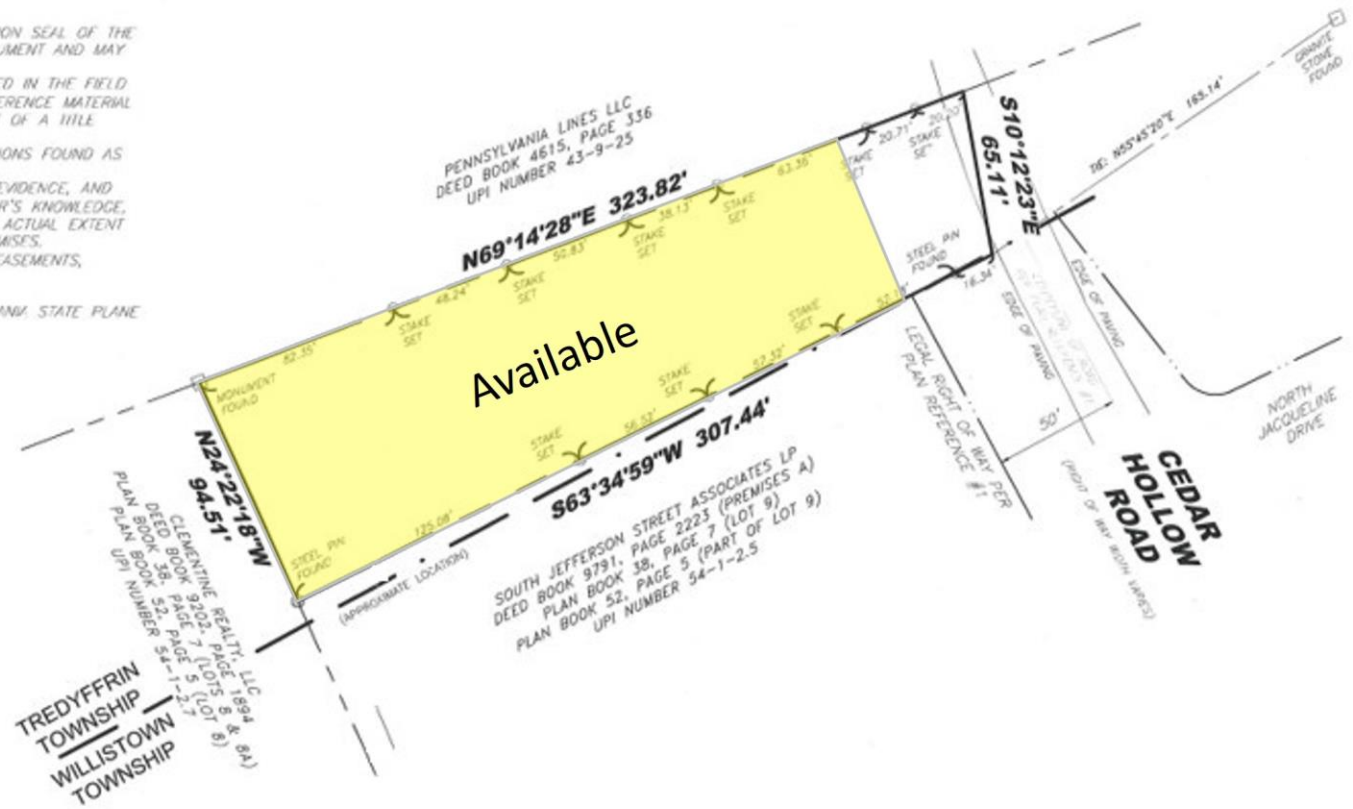
SOURCE OF HORIZONTAL DATUM: NAD83 BASED ON RTK GPS OBSERVATION

REFERENCE PLANS UTILIZED TO PREPARE PLAN:

1. PLAN OF "PAOLI INDUSTRIAL PARK" RECORDED IN PLAN BOOK 38, PAGE 7, CHESTER COUNTY RECORDS.
2. MAP OF "PAOLI INDUSTRIAL PARK" RECORDED IN PLAN BOOK 52, PAGE 5, CHESTER COUNTY RECORDS.

NOTES:

1. IF THIS DOCUMENT DOES NOT CONTAIN A RED INK OR RAISED IMPRESSION SEAL OF THE PENNSYLVANIA PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (NOVEMBER 2023) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY.
4. THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD TITLE AND FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP, BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IT IS FOR THE JUDICIARY TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS AND INTEREST OF THE SURVEYED PREMISES.
5. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
6. NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.
7. THE BASIS OF THE BEARINGS OF THIS SURVEY ARE PER THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).



DATE: 11/7/23	PLAN TITLE: 37 INDUSTRIAL BOULEVARD	PREPARED FOR: THE PRESTIGE GROUP	PREPARED BY: WILKINSON & ASSOCIATES, INC.
PREPARED BY: DLG	BOUNDARY SURVEY	TREDYFFRIN TOWNSHIP CHESTER COUNTY COMMONWEALTH OF PENNSYLVANIA	THE COMMONS AT VALLEY Forge 1220 VALLEY Forge ROAD, SUITE 22 PHOENIXVILLE, PA 19460 PHONE (610) 415-1220 FAX (610) 415-1224
CHECKED BY: CCC			374 CIRCLE OF PROGRESS DRIVE POTTSTOWN, PA 19464 PHONE (610) 323-3400
PROJECT NO.: 2023-279	SHEET 1 OF 1		

Summary

Total Lot:	26,155 SF or 0.60 AC
Total Available:	Up to 16,000± SF or 0.37 AC (of the total 26,155 SF)
CAM/OpEx, Utils:	\$1.40/SF (2023)
Township:	Tredyffrin Twp., Chester County
Amenities:	Available fencing based on requirements. Existing lighting is in place

37 Industrial Blvd. PAOLI, PA

- Total Parcel is 26,155 SF (43-9-25.1A)
- Available parking/yard space on this parcel is 16,000±SF
- Tredyffrin Township, PA
- The adjoining flex building at 37 Industrial is in Willistown Twp.
- Access the lot through two separate entrance driveways
- The Industrial Blvd entrance accommodates 53' Trailers
- Level, unpaved parking/yard space
- Fencing in place for approximately 6,000 SF
- Additional Fencing is available
- Minutes to Routes 202, 29, 30 and 76 / 276 / 476



LEASE RATE
Negotiable
Gross Leases are available

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

IMAGES



IMAGES as of 1QTR 2024



Cedar Hollow Rd. Access – SE Corner of the Lot



NW Corner of the Lot



SW Corner of the Lot (excl current fenced area)



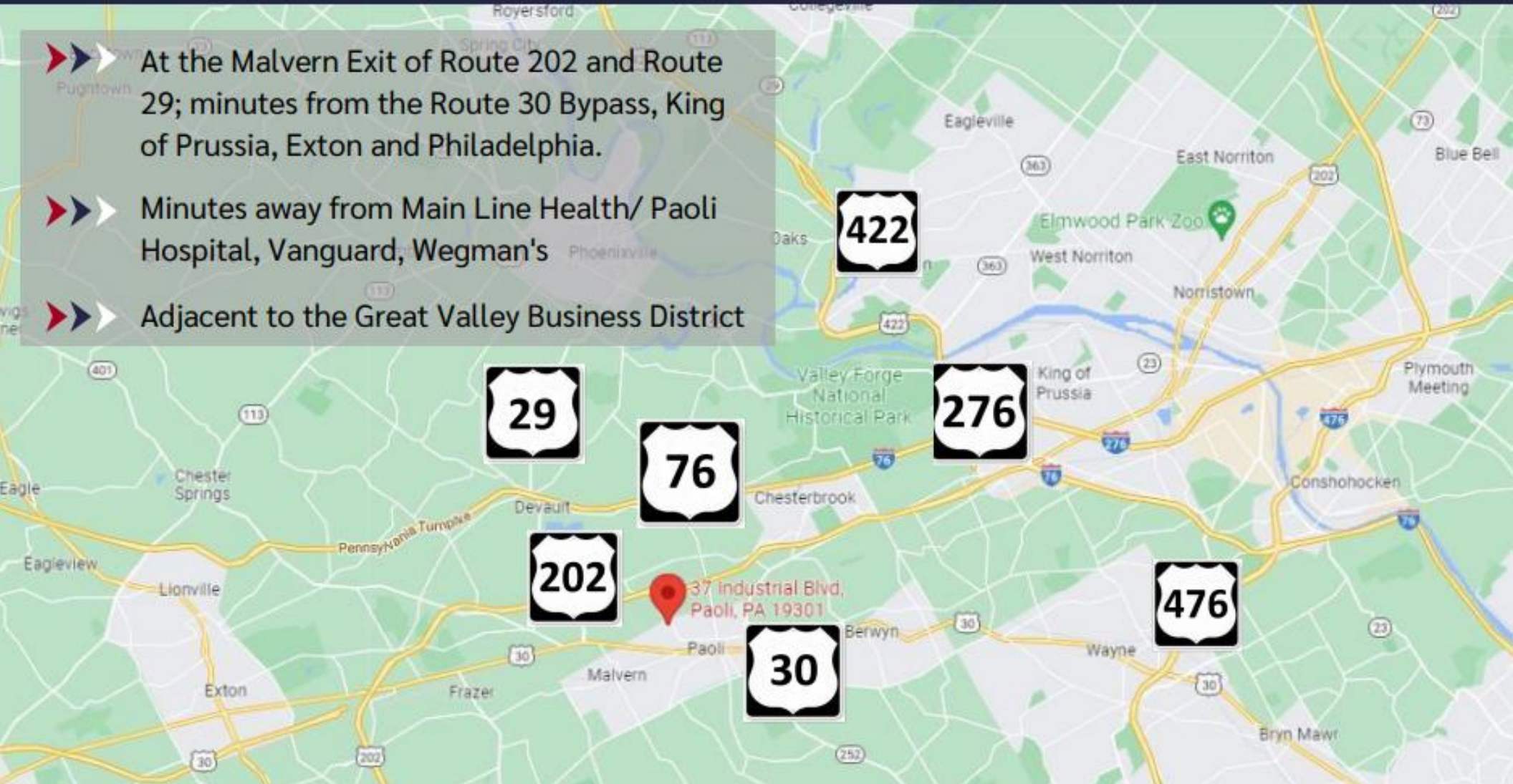
NE Corner of the Lot



SW Corner of the Lot (incl current fenced area as Pano)

LOCATION HIGHLIGHTS

- ▶▶▶ At the Malvern Exit of Route 202 and Route 29; minutes from the Route 30 Bypass, King of Prussia, Exton and Philadelphia.
- ▶▶▶ Minutes away from Main Line Health/ Paoli Hospital, Vanguard, Wegman's
- ▶▶▶ Adjacent to the Great Valley Business District



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