

UNIQUE DEVELOPMENT OPPORTUNITY FOR LEASE OR SALE

**PHOENIXVILLE INDUSTRIAL COMPLEX
41 SOUTH 2ND AVENUE, PHOENIXVILLE, PA.**



SALE PRICE: \$2,200,000

LEASE: Negotiable

BUILDING: 200,000+/-SF, 6 multiple tenant industrial/warehouse buildings, 8 prime acres of real estate all within close proximity to the Borough of Phoenixville.

FEATURES: **Ceiling Heights:** 20-25 foot clearance
Loading Facilities: numerous drive-ins, several interior loading docks, 7 crane areas
Electric: 3 phase electric, 220-volt
Parking: Several acres in addition to parking adjacent to designated office/warehouse

ZONING: LI – Limited Industrial

Permitted uses include:

- self-storage facility,
- sports and recreational complexes
- conditional institutional projects
- conditional life care housing facilities
- plus many more.

UTILITIES: Public water, public sewer, natural gas, electric and telephone

**For further information, please contact:
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