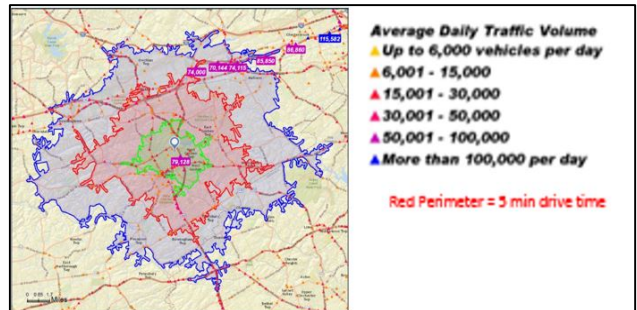


**FOR LEASE: 5,850 SF of Flex Space  
431 S Bolmar Street, West Chester, PA**



Township: West Goshen/Chester County  
Zoning: MPD (Multi-Purpose District)  
Water/Sewer/Gas: Public  
Occupancy: April 1, 2016  
Available Space: 5,850 SF  
Frontage: 265 ft. - South Bolmar Street  
Year Built: 1973  
Rental Rate: **\$4,875/Month Gross Plus Elec. & Gas**

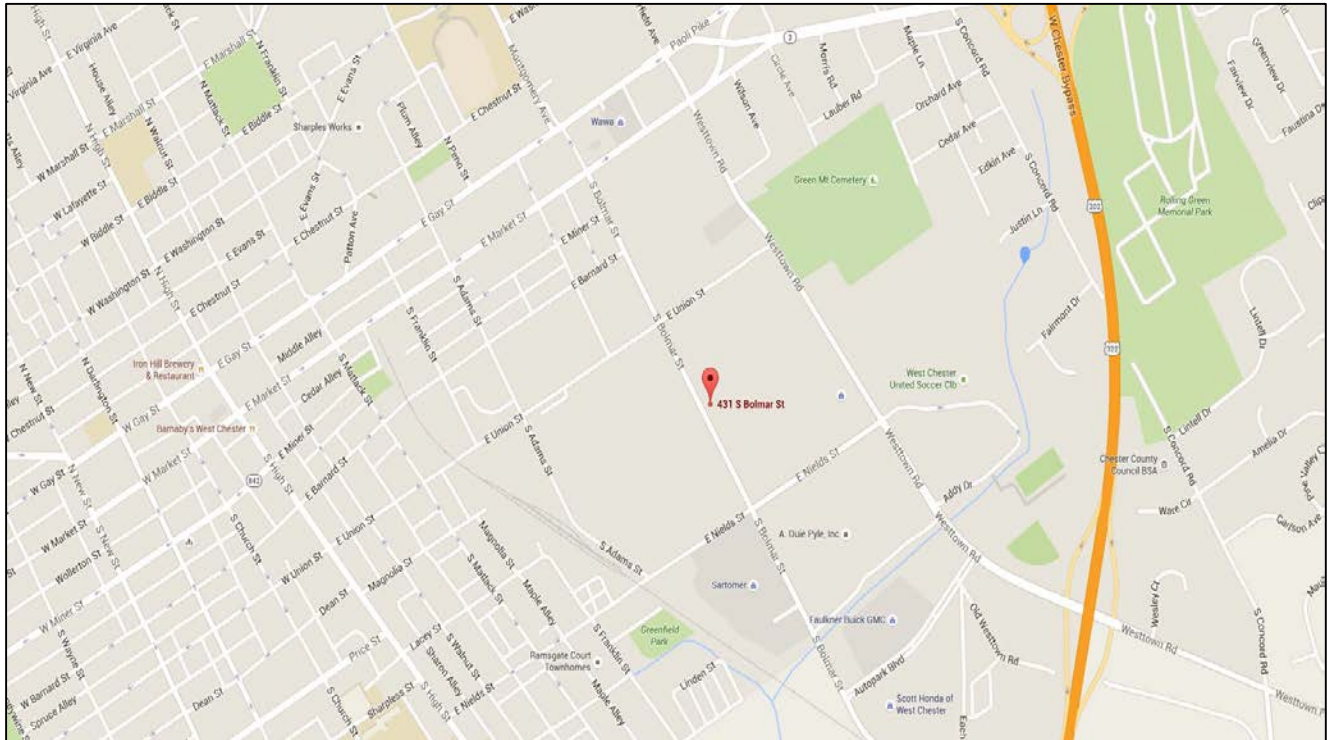


For more information, please contact:

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485 Devon Park Drive, Suite 110  
Wayne, PA 19087  
(610) 688-4300  
[www.liebermanearley.com](http://www.liebermanearley.com)



## 431 South Bolmar Street, West Chester, PA

5,850 SF Flex Space for Lease

Available May 1, 2016

- 5,850 SF in West Chester, PA (West Goshen Twp/Chester County)
- \$4,875/month or \$10/SF/Yr (Gross) plus Electric & Gas
  - Rate includes CAM, taxes, and insurance
- Zoned Multi-Purpose District (MPD), this space features 4,875 SF of warehouse and 975 SF of office space
- The 4,875 +/- SF warehouse offers:
  - 17'8" clearance
  - 700 +/- SF storage mezzanine (not included in advertised SF)
  - Two 12' x 12' drive-in doors
  - T-5 Lighting
- Enjoy great signage and visibility from South Bolmar Street located just minutes from busy Route 202, Route 30, Pottstown Pike, and the West Chester Borough

# LIEBERMAN EARLEY & COMPANY



427-431 South Bolmar Street



Reception/Showroom



Warehouse From Mezzanine



Warehouse From Mezzanine Stairs



12' x 12' Drive-in Door



Warehouse From Back

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.

