

446 & 460 W Gay St.
West Chester, PA

+/- 800 - 23,000 SF
Flex Space For Lease



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Disclaimer

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EXECUTIVE SUMMARY

Spaces available: 460 W Gay Street Flex	A – 1970 SF flex A1 – ~1,970 SF office <i>Divisible to 800 SF & 1,116 SF</i> B – 3,200 SF flex C & D – 5,770 SF warehouse <i>Divisible to 1,900 SF & 3,870 SF</i> Can be combined to 12,910 SF
446 W Gay Street Warehouse	G & F - 5,070 SF <i>Divisible to 1,695 SF & 3,375 SF</i> H – 4,707 SF Can be combined to 9,777 SF
Utilities:	Heat - Gas Electric - 230 V 3 Phase
Zoning:	West Chester Borough - Light Industrial (LI)
Parking:	13 spaces + free off street parking
Loading:	Tailgate and drive in options

446 & 460 W Gay St.
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Height:

Garage – Up to 13'6"

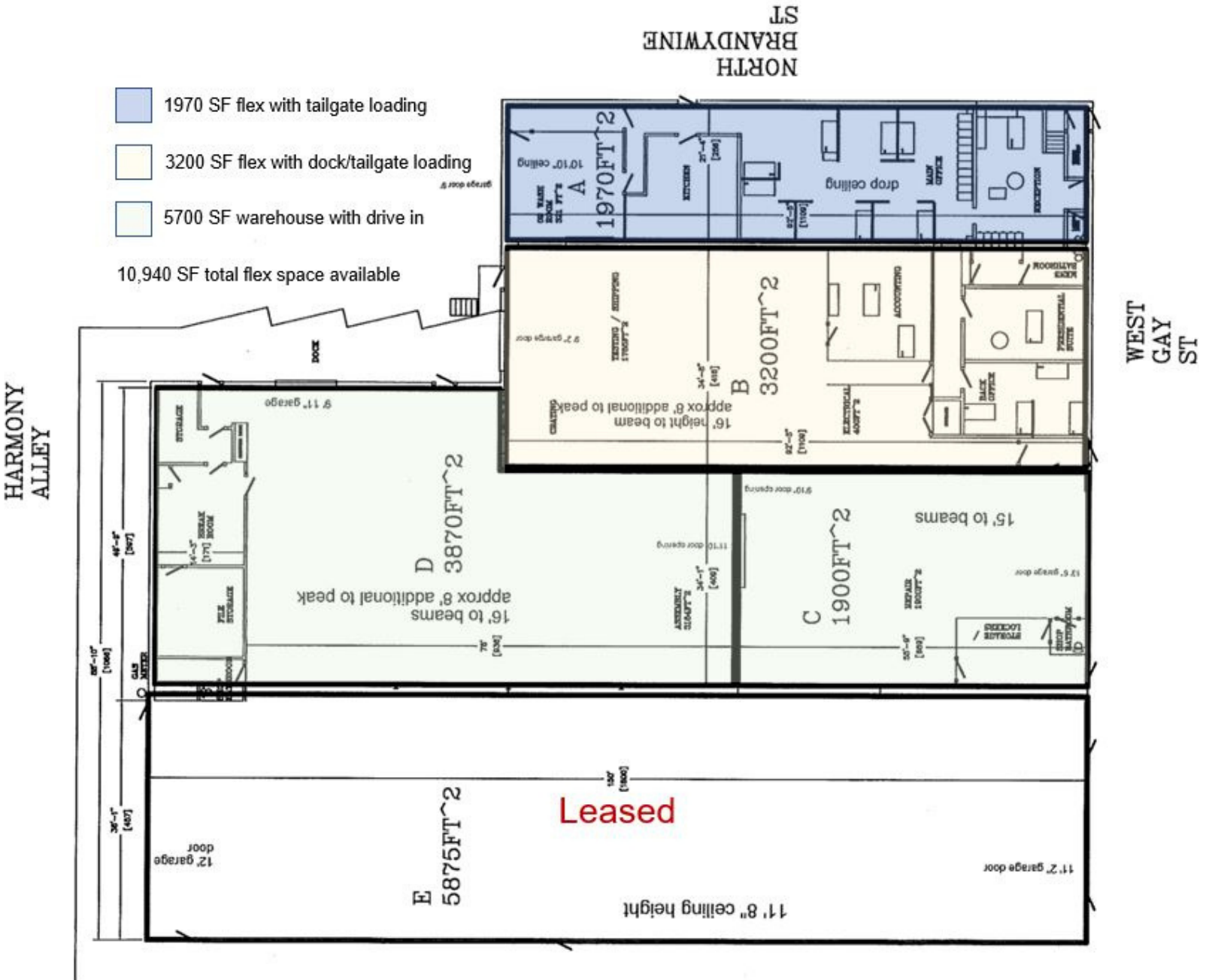
Clear – Up to 16'

Ceiling – Up to 24'

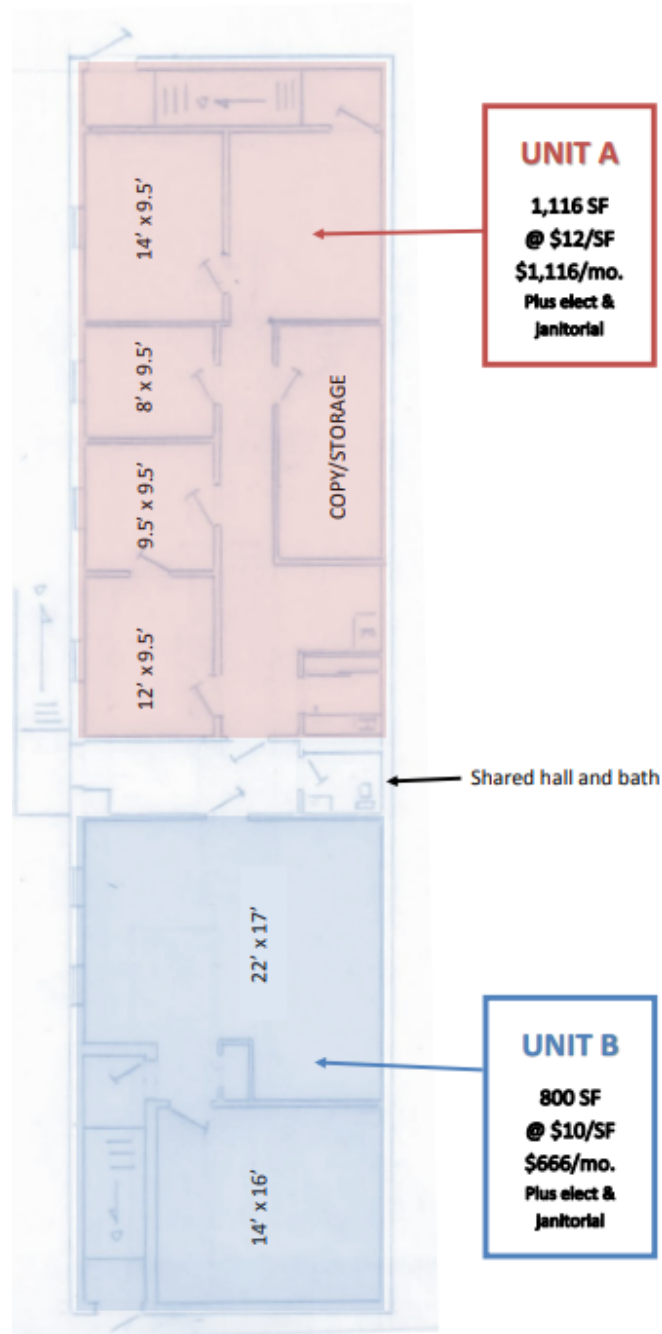


Lease Rate:
\$10.00 – 12.00 NNN

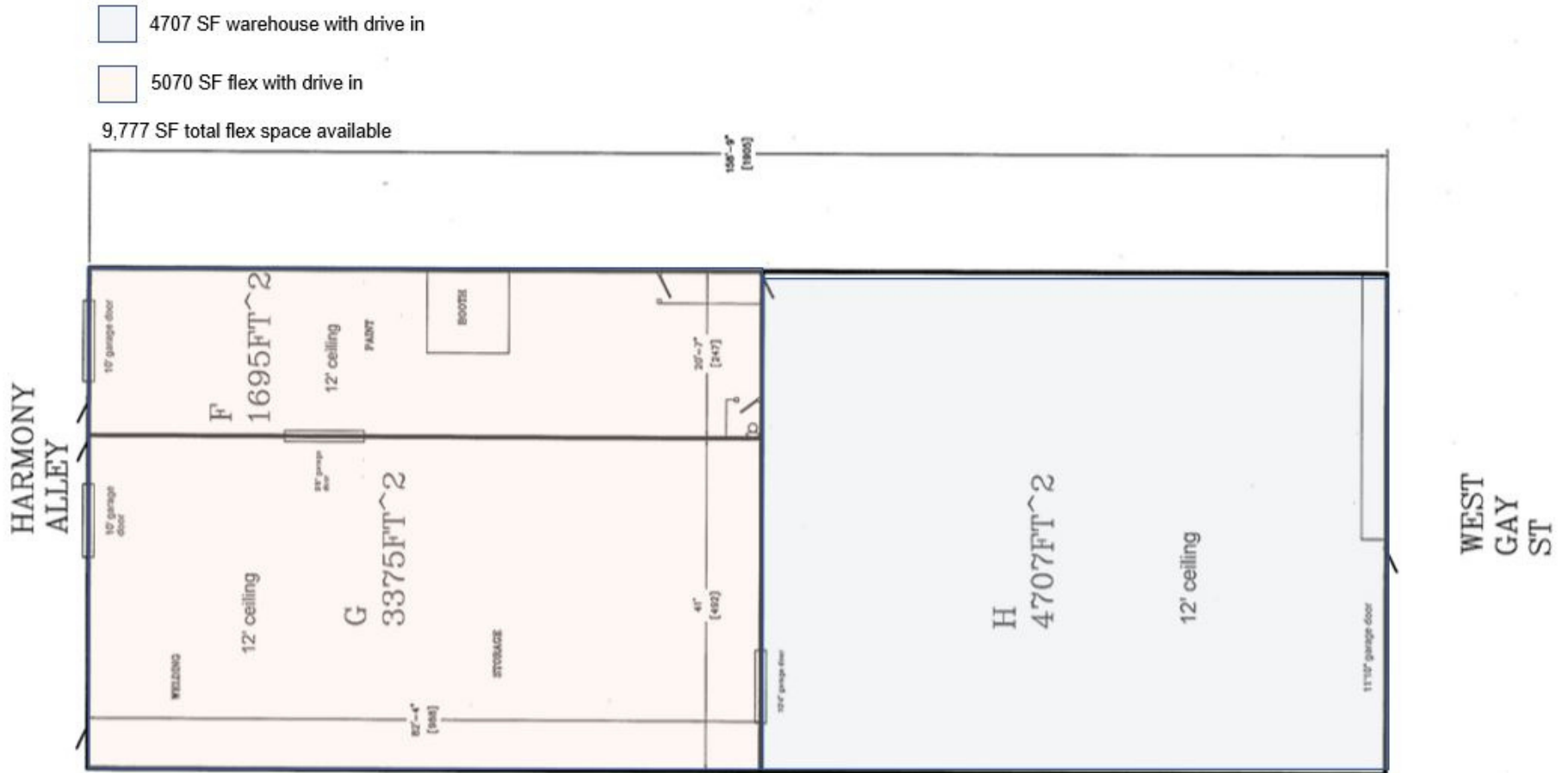
460 W GAY STREET FLEX / WAREHOUSE FLOOR PLAN



460 W GAY STREET 2ND FLOOR OFFICE PLAN



446 W GAY STREET WAREHOUSE FLOOR PLAN



LOCATION HIGHLIGHTS / SITE MAP



- Minutes from Routes 322, 100, 202, and 3
- Close to public parking and governmental facilities like Chester County Courthouse
- Surrounded by amenities like restaurants, shops, and car washes
- Walking distance to downtown West Chester

LOCATION INSIGHTS

446 & 460 W Gay St.
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Key Facts:

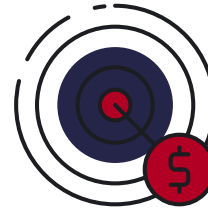
110,424
Population:



Median
Household Income:
\$104,328



Per Capita Income
\$54,459



Education:

96%
High School
Graduates:



80%
Some College



Bachelors or more:

Median Net Worth:
\$374,614



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