



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

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EXECUTIVE SUMMARY:

Industrial Building Site, 11+ Acres, Mennonite Church Road East Vincent Township, Chester County, Pennsylvania

- Zoned General Industrial (GI)
- Public water available along the frontage, public sewer is near the corner of the property (see township note)
- There is an existing storm water management basin on-site which services the adjacent building and will need to be incorporated in future development plans with the proper future easement with S&W Performance Group in the adjacent building
- There is an existing paved turn around area used by the adjacent building (S&W Performance Group) within the 11 acre boundaries which will can remain (with a future easement) or can be removed
- This site is located close to Route 724 and abuts the “Jones Motor” site to the rear – located between S & W Performance Group and Sentinel Self Storage facility
- Seller will allow Buyer to obtain the required development approvals subject to mutually acceptable time milestones and deposits
- Property is offered at \$1,600,000
- For further information contact – Ed Ritti – 610-306-3933 (c) – ed.ritti@foxroach.com or John Matson – 610-207-5265 (c) – john.matson@foxroach.com

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