



# For Sale:

## 601 Concord Ave, Chester, PA 19013



276 Dilworthtown Rd.,  
West Chester, PA 19382

PRESENTED BY:

**Rich DiPrimio**

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Each Office Independently Owned and Operated



## Property Overview

KW Commercial is pleased to exclusively present for sale 601 Concord Ave, Chester, PA 19013. An opportunity to own a wide-open commercial property ideal for fleet maintenance, service operations or automotive use with great access to I-95, Route 322, Business Route 13, and the NJ border. The property spans approx. 1.59 acres across four parcels (49-06-00311-01, 49-06-00310-00, 49-06-00311-00, & 49-06-00313-00) and has just about 25,000 sqft under roof. It also features a secure fenced in lot and an alarm system with 36 on-site cameras. Zoned C-1/R, allows for a variety of commercial and mixed use possibilities. The facility features roughly 150-180 secured parking spaces, out front there are 10 lined spaces, and the parcel across the street has room for about 20 cars; offering ample capacity for large fleets or employee parking.

Inside, you will find a newly renovated office with heated floors, overlooking a spacious heated main shop powered by natural gas. The shop is fully equipped with 14 large drive-in overhead doors, 3 car lifts, welders, a car liner frame machine, detailing bay, Garmat Down Draft paint booth, paint prep station, paint mixing room, and an air compressor room with a Kaeser compressor. Additional features include a shop restroom, tire machine, and a storage and lunch room with direct views of the shop floor. Power capacity includes both 2 & 3 phase service (220 amp and 320 amp), supporting heavy duty operations. The building sits on a strong foundation capable of supporting 2-3 floors offering future vertical expansion potential. Conveniently located near major highways, the river front and community institutions, this property is a rare find for owner users or investors seeking a turnkey facility.

## Offering Summary

**Sale Price: \$3,000,000**

## Property Highlights

- Close proximity to I-95 and the Commodore Barry Bridge with quick access to New Jersey
- Fenced in secure lot
- Lot size: 1.59 acres (4 parcels)
- Parking for about 200 vehicles total
- Zoning: C-1/R



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# Equipment Included:

- **Alarm system with 36 cameras**
- **3 lifts**
- **2 & 3 phase power (220 amp and 320 amp)**
- **Car liner frame machine**
- **Detailing bay**
- **Heated shop (natural gas)**
- **Garmat Down Draft paint booth**
- **Paint prep station**
- **Paint mixing room**
- **Air compressor room with Kaeser compressor**
- **Tire machine**
- **Welders**



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# Half a mile to I-95



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# Close proximity to the Commodore Bary Bridge



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# 5 Buildings Total



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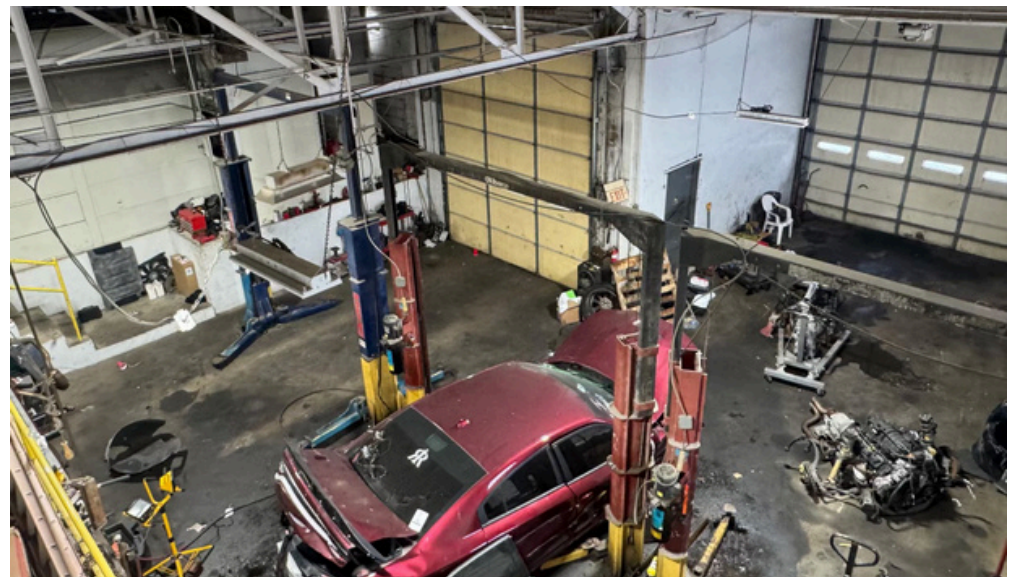
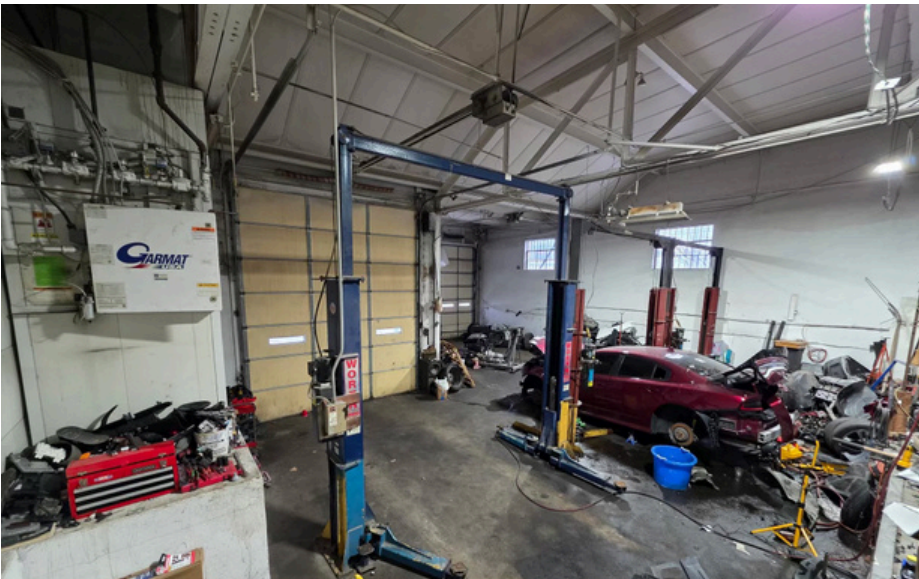
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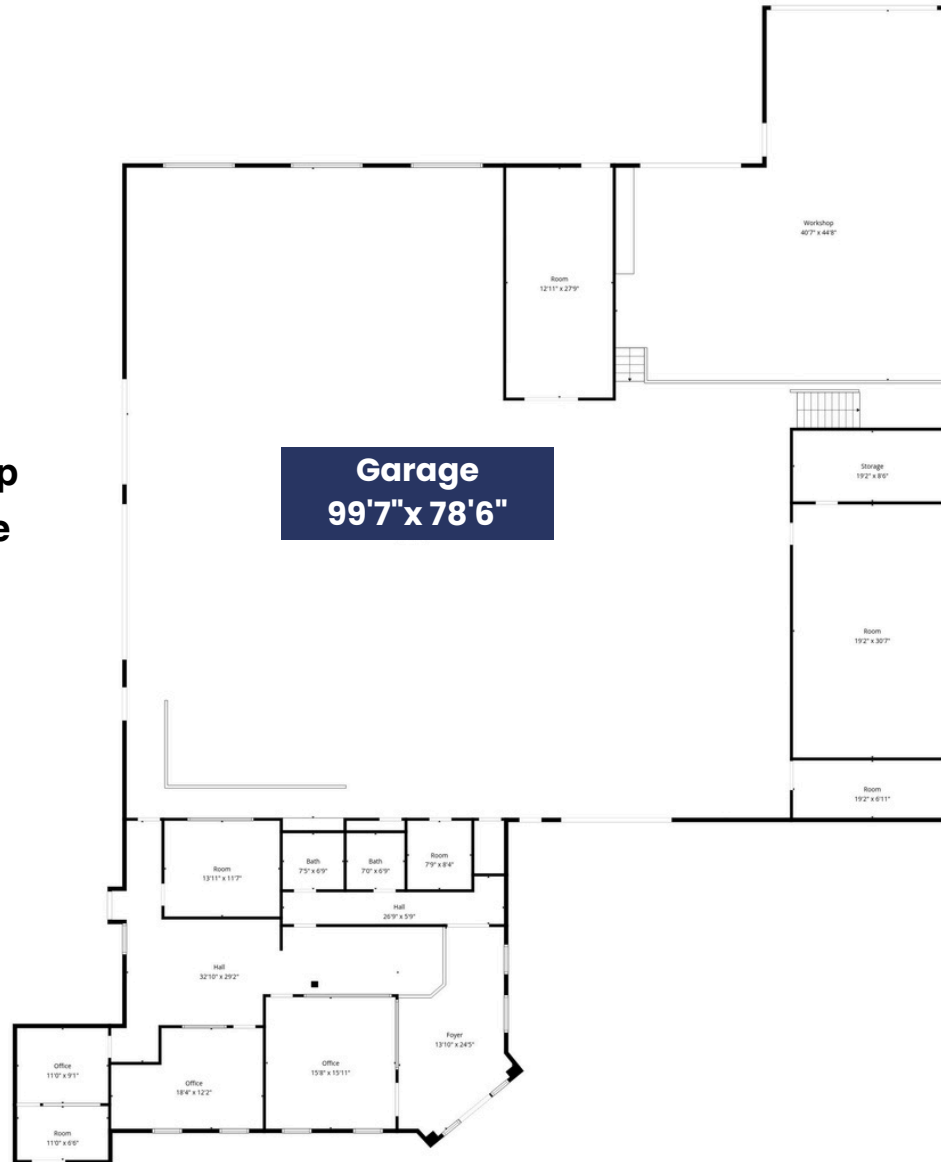
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**About 7,800 SF open shop  
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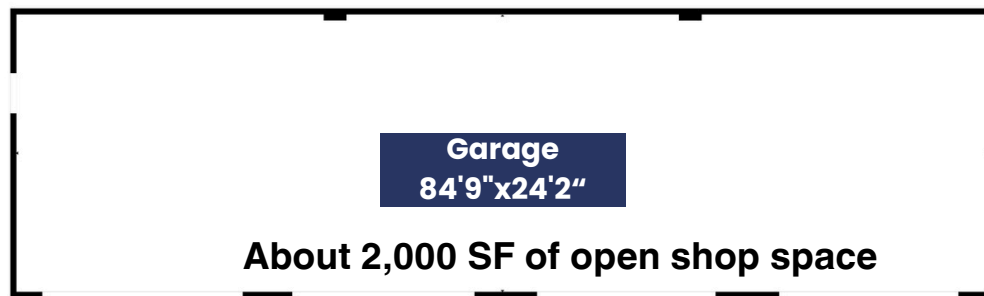
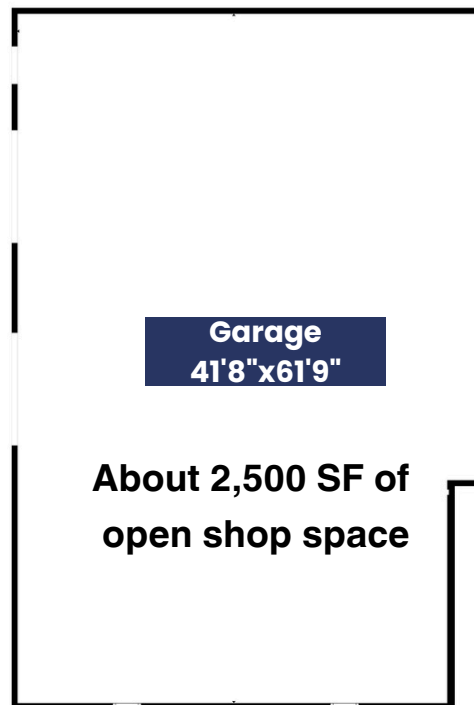
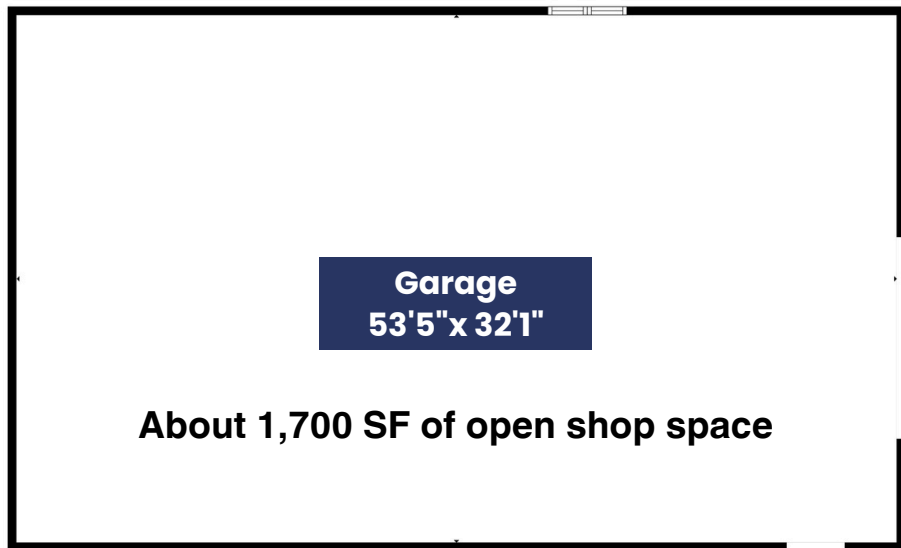
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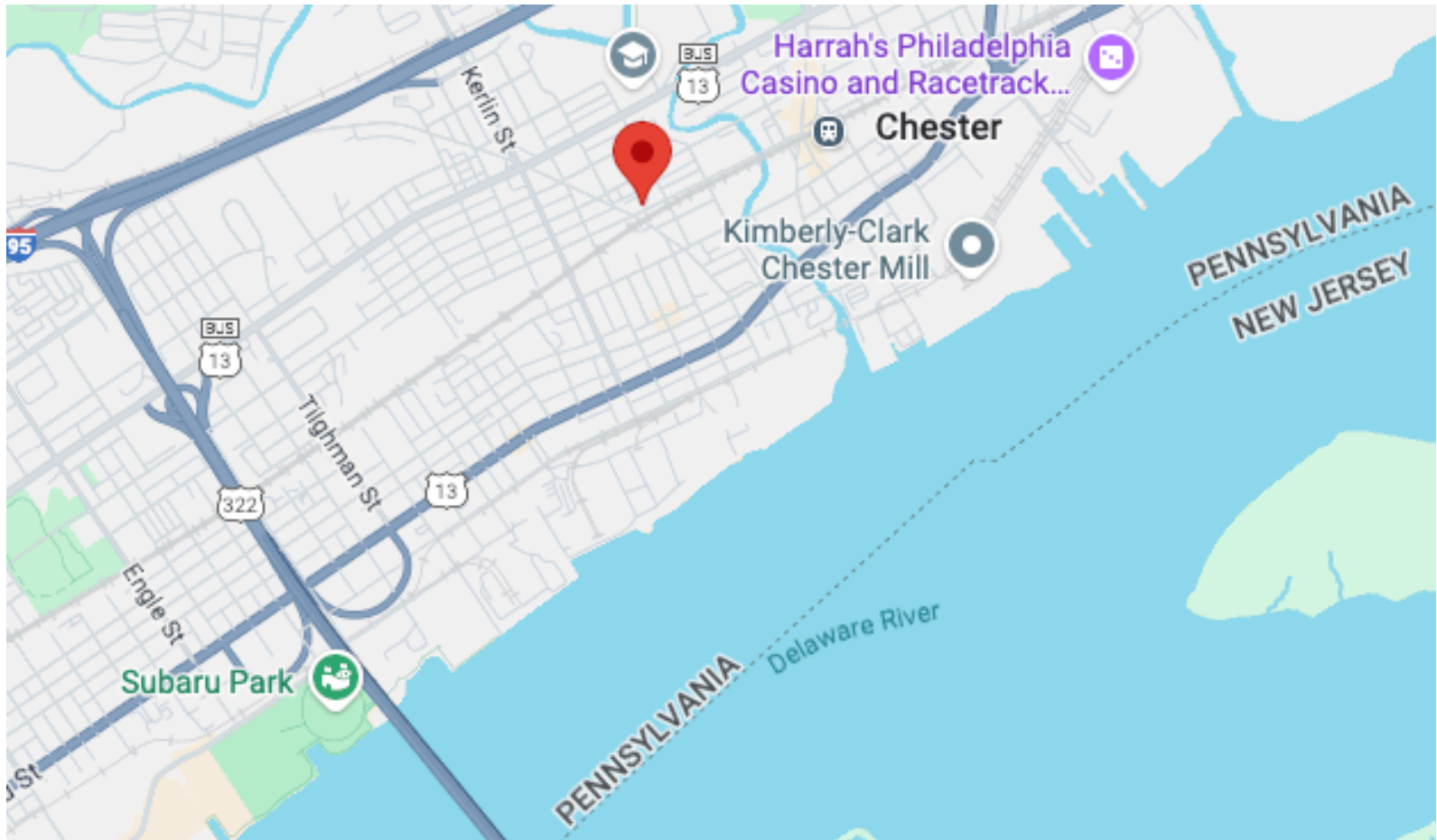
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