

# SWOPE LEES COMMERCIAL REAL ESTATE, LLC

917 OLD FERN HILL ROAD, SUITE 200  
WEST CHESTER, PA 19380

**Press Release**  
**February 11, 2011**

## ***Swope Lees Brokers the Sale of 20 Hagerty Blvd., a 20,910 SF Industrial / Flex Building in West Chester, PA***

Swope Lees Commercial Real Estate, LLC is pleased to announce the sale of 20 Hagerty Boulevard, West Chester. The 20,910 SF building, located in the I-2 Zoning District of West Goshen Township, was formerly occupied by Bass Supply, a roofing and building supply business. The flex building, comprised of office and warehouse spaces, consists of three units consisting of 14,000 SF, 4,000 SF, and 3,000 SF and can seamlessly accommodate multiple tenants with existing demising walls and separated utilities. Additionally, the building features 20' warehouse ceilings, loading docks, and drive-in access.

Jim Lees and Chuck Swope, both seasoned brokers with Swope Lees, procured the buyer, a local, private investor, after having the building on the market for approximately four months.

Swope Lees Commercial Real Estate, LLC is a West Chester based commercial real estate brokerage and consulting firm. It serves clients throughout Chester County and southeastern Pennsylvania with services including real estate sales and leasing, financial analysis, tenant representation, and investment sales.

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# SOLD FOR SALE

20 Hagerty Blvd., Suites 6, 7, & 8, West Chester, PA

1/4 Mile From 202  
Bypass at Matlack St.  
Light

3 Contiguous Flex Units  
- 14,000 SF, 4,000 SF,  
and 3,000 SF

Loading Docks and  
Drive-Ins - 20'  
Clearance

Visibility from Rte. 202  
for Signage

Ample Parking and  
Good Truck Access

Outside Fenced  
Storage

Large Concrete  
Mezzanine For  
Additional Storage



**Available For Sale:**

**\$1,568,250**

**Total: 20,910 SF**



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