

**LIEBERMAN EARLEY & COMPANY NAMED EXCLUSIVE AGENT  
FOR THE SALE OF A HISTORIC OFFICE BUILDING AT  
200 PHILIPS ROAD IN EXTON**

**UWCHLAN TOWNSHIP, PA** --- Lieberman Earley & Company in Wayne, Pa., has been named the exclusive agent for the sale of a historic office building containing approximately 7,150 square feet of space at 200 Philips Road located within the Pickering Creek Business Park here in Exton.

Asking price for the property is \$1,072,500.

Phil Earley, a principal of Lieberman Earley, is representing the owner of the property, First Industrial, L.P., in marketing the building to prospective users/investors in and around the Chester County area.

According to Earley, 200 Philips is a well maintained two story office building which dates back to the 1880's. Since it was originally built as a farm house, it still contains an attic and full basement for storage and is situated on 3.59 private wooded acres. There is a reception area with windows on three sides, conference room, beautiful appointed executive offices with large bay windows, kitchen and powder rooms. Additional amenities include a gas fired heater and central air conditioning in the entire building, new 200 amp circuit breakers, expandable parking for 17 cars and public water and sewer.

The Pickering Creek Business Park is situated in the very convenient location of Uwchlan Avenue (Route 113) and Pottstown Pike (Route 100) close to shopping, restaurants and public transportation.

For More Information, Contact: Phil Earley 610-225-0900

