

## FOR SALE OR LEASE – INDUSTRIAL/FLEX BUILDING

**207 PENNSYLVANIA AVENUE  
BOROUGH OF MALVERN, PA**



**SALE PRICE: \$1,200,000**

**LEASE RATE: \$8.50/SF NNN**

**BUILDING: 12,000 SF Industrial building**

**First Floor:**

- 2,000 SF of office/retail show room space
- 4,000 SF of warehouse/flex space
- 9' ceiling height
- 2 overhead fiberglass doors
- Office is air conditioned

**Second Floor:**

- 500 SF of office space
- 5,500 SF of warehouse/flex space
- 14' to 16' ceiling height
- 2 overhead fiberglass doors
- 100% air conditioned

**ACREAGE:** 1.93 Acres

**HEATING/  
HVAC:** The entire building is heated by gas fired hot air heaters.

**ELECTRIC/  
AMPS:** 220 volt, 3 phase electric

**PARKING:** 40 Parking Spaces

**R. E.  
TAXES:** 2013 – \$12,924

**UTILITIES:** Public Water and Sewer, Natural Gas

**ZONING:** LI1 – Limited Industrial District

**REMARKS:** Both floors at grade level with 2 drive in doors per floor. Conveniently located in the Borough of Malvern just a short walk to the Malvern Train Station of Septa's R-5 line and 1 mile from the Route 29 exit of Route 202.

*For further information, please contact:  
John Lieberman (610) 225-0901*

**UPPER (SHOP) SIDE/FRONT VIEW**



**UPPER (SHOP) LEVEL FRONT VIEW**



**SOUTHWEST SIDE VIEW**



**LOWER LEVEL INTERIOR SHOWROOM**

