

# FOR SALE

# 25,546 SF

## → OVERVIEW

An exceptionally well located facility perfect for flex office or warehouse space:

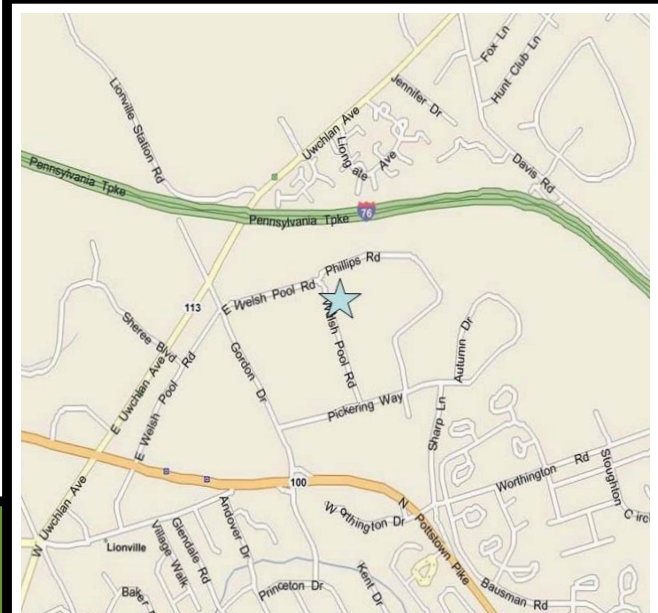
- Great access to the PA Turnpike and Routes 100 and 113.
- Uses include office, light distribution and light manufacturing.
- Major banks, restaurants, and shopping just minutes away.



## → PROPERTY STATISTICS

Building Size	25,546 SF
Ceiling Height	18'
Building Depth	104'
Docks	5 Tailgate Docks 1 Drive-In Door
Roof	Mechanically fastened EPDM
Mechanical	Gas & Electric HVAC
Parking	40 Spaces
Sprinkler	Wet System

## 243-251 Welsh Pool Road Exton, Pennsylvania



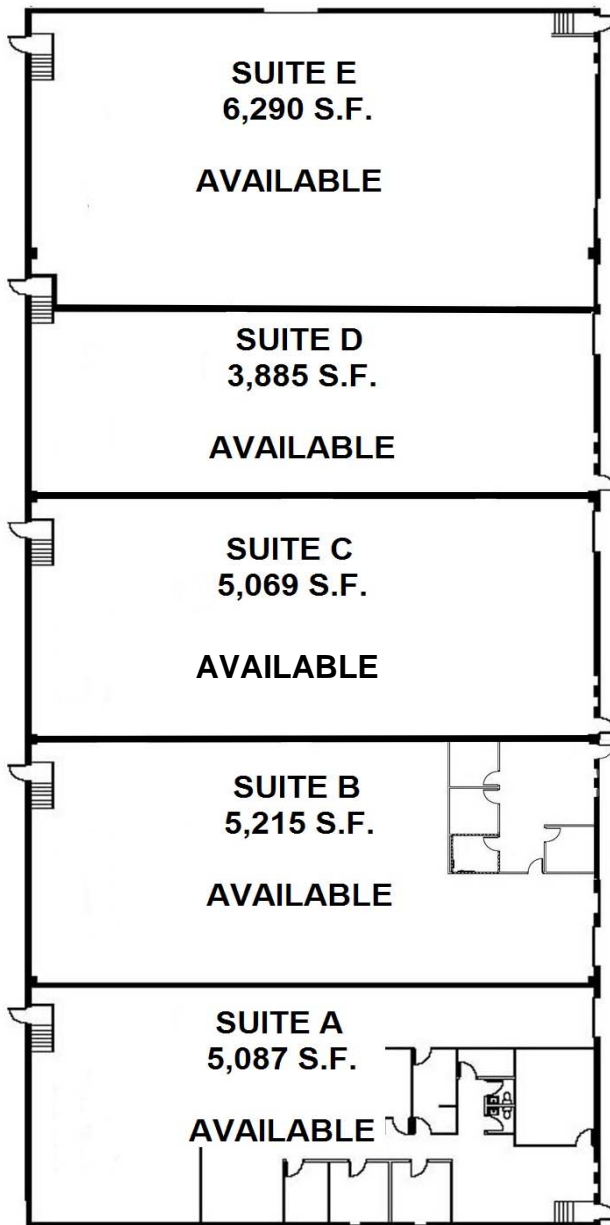
### FIRST INDUSTRIAL REALTY TRUST

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**FOR SALE**

**25,546 SF**



**→ CONTACT**

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*Or our exclusive agents:*

**LIEBERMAN EARLEY & COMPANY**

**Bill Wilson**  
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