

# 4,000 SF OFFICE SUITE FOR SALE



## 105 DOWLIN FORGE RD, EXTON, PA

**Sale Price Unit 2: \$780,000**

### FEATURES:

- Free Standing Office Building
- Located in Uwchlan Twp
- Handicap Accessible
- Ample parking (5/1,000)
- Many windows that provide natural lighting



**BUILDING:** Built in 2006, 8,000 SF Office Condominium. Currently it is one 4,000 SF Unit available for sale. Unit is in shell conditions.

**LOCATION:** In the Lionville Professional Center, is one of 11 buildings. Near Routes 100, 113, 202, and the PA Turnpike. Within walking distance of many restaurants and shops such as Chick-fil-a and Target.

**LIEBERMAN EARLEY & COMPANY**

485 Devon Park Drive Suite 110 Wayne, PA | 610.688.4300

### Contact:

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Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

# 105 Dowlin Forge Rd, Exton, PA

Unit 2– Shell Condition	
Foundation	Masonry
Price	\$780,000
Stories	1 Story
Heat & A/C	Central HVAC with new condenser units that were replaced in 2017
Electric Service	200 ± AMP
Water, Gas , Sewer	Public
Square Footage	4,000 ± SF
Occupied	Vacant, shell condition

## Property Statistics

Square Footage: 8,000 ±

Township: Uwchlan

Public School: Downingtown

Sewer/Water: Public

Annual Tax: \$2.70/ SF/YR

Zoning: RA

Tax ID: 33-04G-0366.1200

## Unit 2



**General Layout and Finish:** Shell condition 4,000 ± SF space. New HVAC Condenser units were replaced in 2017. The space has windows on three sides which allows for ample natural light.

**Building Information:** Built in 2006 with many improvements and renovations done since. Units 1 and 2 share a mechanical room.

**Tax ID:** 33-04G-0366.1200

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