

# WAREHOUSE SPACE FOR LEASE IN PICKERING CREEK INDUSTRIAL PARK



## 153 Philips Road, Exton

**Lease Rate:** \$7.50/ SF NNN Warehouse  
\$14.00 / SF NNN Office

### FEATURES:

Square Footage: 5,000 SF  
Ceiling Height: 18' in Warehouse  
Loading: 1 Tailgate Dock  
Columns: 45' x 37'  
Roof: Mechanically Fastened EPDM  
Public Utilities: Gas, Electric, water, and sewer  
Parking: 2.4 Spaces/1,000 SF  
Electrical: 280 Volt; 200 AMP's  
Zoning: PI

**BUILDING:** One story multi-tenant Flex building consisting of a total of 30,065 SF. Currently 1 suite available.

**LOCATION:** This building is located within the well-established Pickering Industrial Park, right At the corner of Route 113 and Pottstown Pike (Route 100) less than 1 mile to the I-76, PA Turnpike in Downingtown, close to many restaurants, stores, daycare, and Wawa.

### Contact:

Bill Wilson

610.225.0910 | [billwilson@liebermanearley.com](mailto:billwilson@liebermanearley.com)

# 151-155 Philips Road, Exton



**LIEBERMAN EARLEY & COMPANY**

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

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.

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