

**LIEBERMAN EARLEY & COMPANY NEGOTIATES  
LEASE AGREEMENT FOR 5,000 SF OF FLEX SPACE AT  
155 PHILIPS ROAD IN EXTON**

**UWCHLAN TOWNSHIP, PA** --- Cenero L.L.C., has moved into 5,000 square feet of flex



space located at 155 Philips Road in The Pickering Creek Industrial Park in Exton, PA.

Phil Earley, CCIM, a Principal with Lieberman Earley & Company in Wayne, PA and Bill Wilson, a Senior Sales Associate, arranged the lease agreement for the Owner, First

Industrial Pennsylvania, L.P. while Andrew Green of CBRE in Wayne, PA, represented the Tenant, Cenero L.L.C., in this transaction.

The aggregate rental of the lease is in excess of \$190,000.

151 - 161 Philips Road is a one story flex building containing a total of 30,065 SF of office and warehouse space divided into three suites. The subject suite, 155 Philips, includes 2 private offices, two restrooms, kitchenette, bull pen and warehouse with one loading dock, 18' ceiling heights, gas heat and a building depth of 108'. There is plenty of parking with 67 parking spaces along the front as well as the rear of the building. The property is located close to major shopping malls, banks and restaurants and is easily accessible to the entrance to the PA Turnpike in Downingtown, Route 100, the Route 30 Bypass, Routes 202 and 30.

Lieberman Earley & Company serves clients located in Delaware, Chester and Montgomery Counties. The Company specializes in the sale, lease and management of office, industrial, retail, investment and land sites located throughout Delaware, Chester and Southern Montgomery Counties.

For additional information, please contact:  
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