

16,000 SF FOR LEASE IN PICKERING CREEK INDUSTRIAL PARK



199 Philips Road, Exton, PA

Lease Rate: \$7.75/ SF NNN As-Is

FEATURES:

Square Footage: Total: 16,000 SF ±
Office: 3,500 SF ±
Warehouse: 12,500 SF ±

Lot Size: 3.70 Acres

HVAC: Gas fired hung warehouse units.
Split system office.

Utilities: Public water and sewer

Loading: Two loading docks 8'x8'
One drive-in door 10'x14'

Ceiling Height: 8'6" in Office
18' in Warehouse

Electric: 200 amps 208V; upgrade possible

Parking: 15 Total Spaces

Zoning: PI (Planned Industrial)

BUILDING: One story multi-tenant flex building consisting of a total of 48,000 SF. Block and stucco building consisting of 3,500 SF of finished office space which includes reception area, private offices, bullpen, conference room, kitchenette, lunchroom, restrooms and 12,500 SF of warehouse space. New carpet and paint for a 5 year lease.

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

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Or

Phil Earley, CCIM

610.225.0900 | philearley@liebermanearley.com

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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199 Philips Road, Exton | Aerial

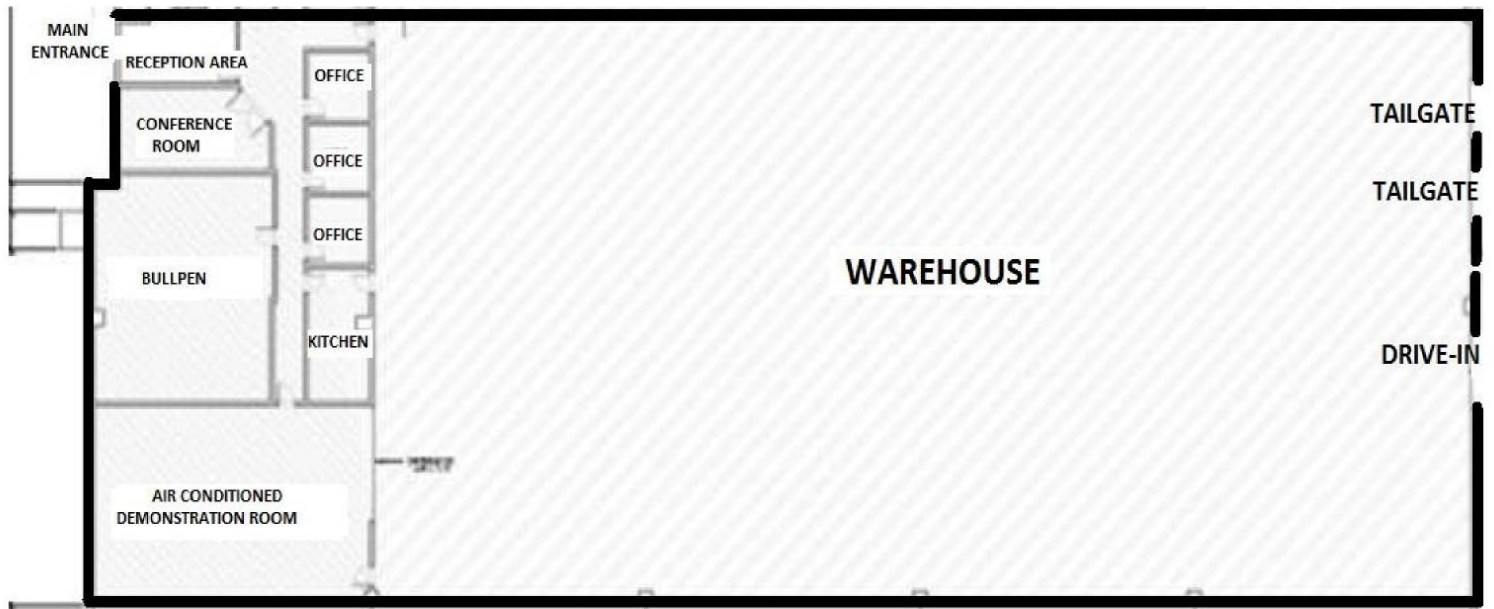


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Floor Plan | 199 Philips Road



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