

**INVESTMENT SALE OPPORTUNITY
211 WELSH POOL ROAD
EXTON, PENNSYLVANIA**



Investment Highlights

- **Two Story - Class A Office - 40,982 RSF**
- **Location - Pickering Creek Business Park**
- **Stable income with established tenants**
- **Exceptional Location & Highway Access**
- **Well-Maintained Property**
- **2016 Net Operating Income: \$445,122**
- **Offering Price: \$6,500,000**
- **Cap Rate: 7%**



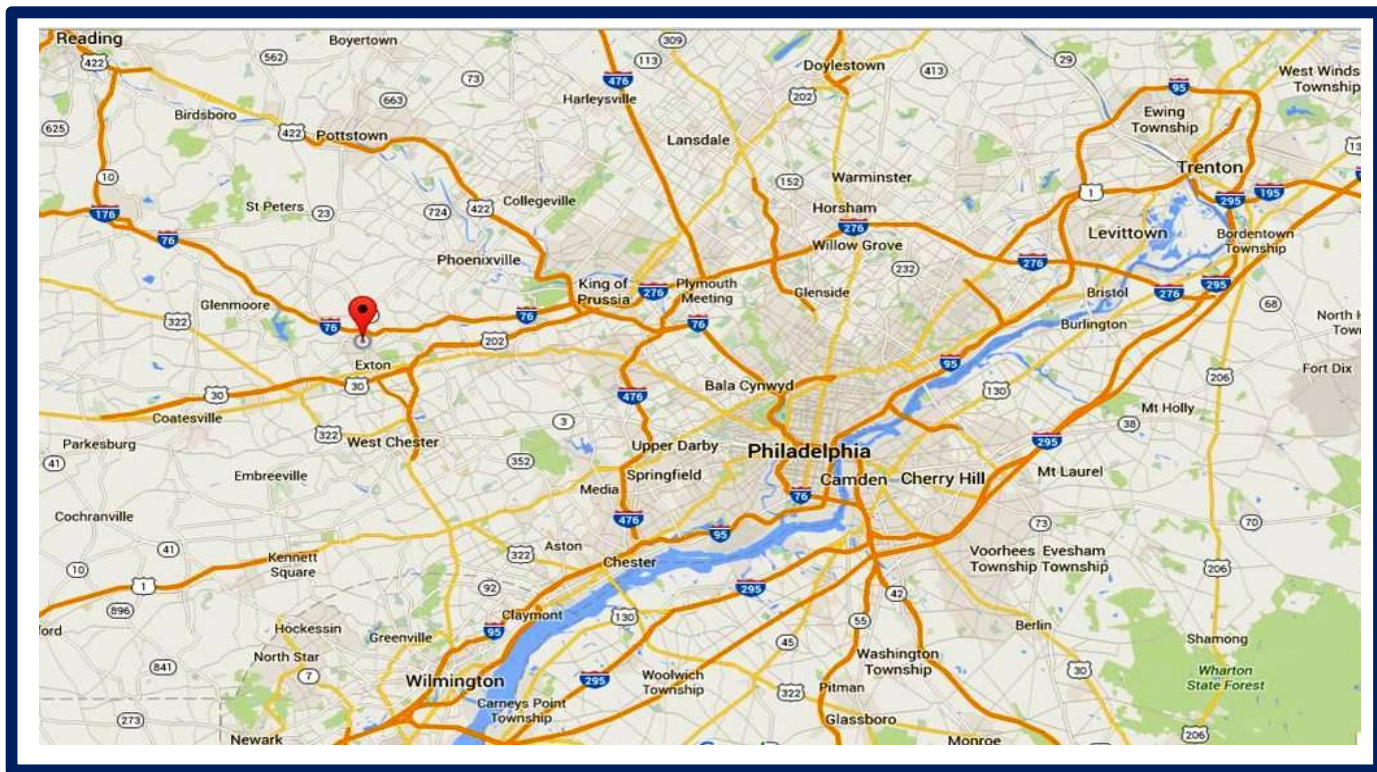
For Further Information & A Confidential Offering Memorandum, please contact:

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Lieberman Earley & Co., Inc. has been retained by BT Pickering LP to arrange the disposition of 211 Welsh Pool Road, Exton, PA, an office investment opportunity.

211 Welsh Pool Road is a two-story 40,982 square foot office building, situated on a 7.5 acre site in Uwchlan Township, Chester County, Pennsylvania. The building is located within the Pickering Creek Business Park, a business campus consisting of office and flex/warehouse buildings.

Pickering Creek Business Park is strategically located off Routes 100 & 113 in Exton, PA. The Pennsylvania Turnpike is less than 1 mile away. Access to the excellent road system has opened Exton to become a cluster for a variety of industries, including Information Technology, Biopharmaceutical, Health Care, Financial Services, Healthcare, Agriculture and Education.

Amenities are a major attraction, including: The Exton Square Mall, Main Street at Exton, abundant restaurants, hotels, banking facilities, day-care, golf clubs and unsurpassed access to an excellent labor pool and superior residential communities.

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