

# FOR SALE

# 25,546 SF

## → OVERVIEW

An exceptionally well located facility perfect for flex office or warehouse space:

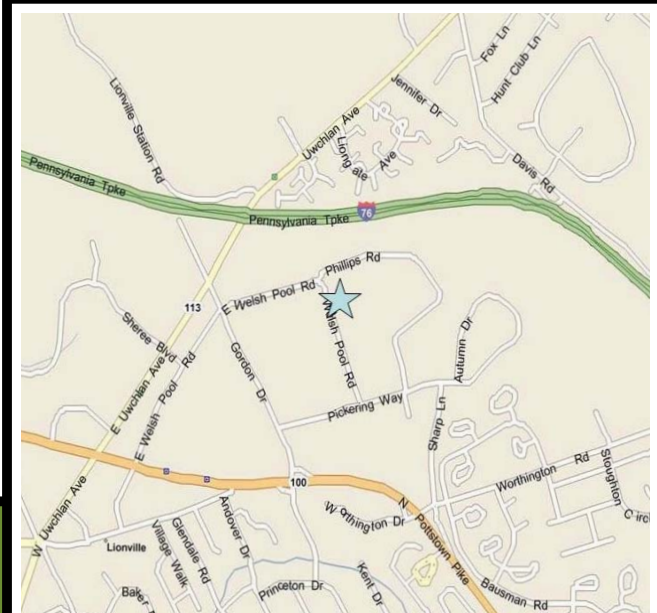
- Great access to the PA Turnpike and Routes 100 and 113.
- Uses include office, light distribution and light manufacturing.
- Major banks, restaurants, and shopping just minutes away.



## → PROPERTY STATISTICS

Building Size	25,546 SF
Ceiling Height	18'
Building Depth	104'
Docks	5 Tailgate Docks 1 Drive-In Door
Roof	Mechanically fastened EPDM
Mechanical	Gas & Electric HVAC
Parking	40 Spaces
Sprinkler	Wet System

## 243-251 Welsh Pool Road Exton, Pennsylvania

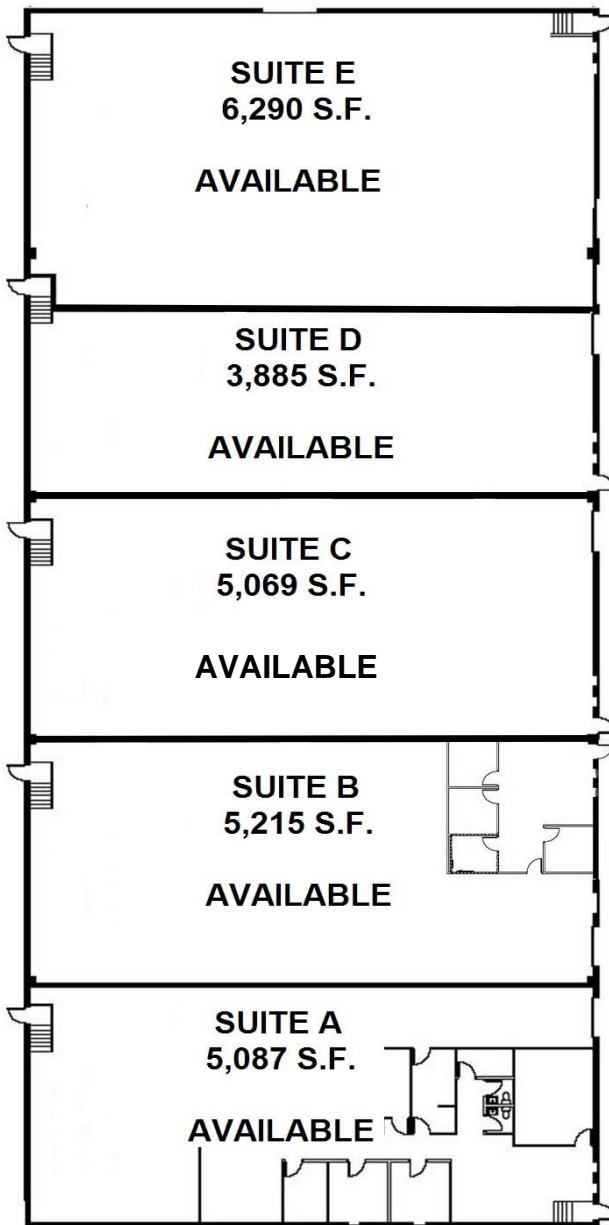


**FIRST INDUSTRIAL REALTY TRUST**  
707 Eagleview Boulevard, Suite 110, Exton, PA 19341  
T: (610) 594-9700 F: (610) 594-9690 [www.firstindustrial.com](http://www.firstindustrial.com)



**FOR SALE**

**25,546 SF**



**→ CONTACT**

**Jeff Thomas**  
First Industrial Realty Trust  
(717) 657-0372 x 2  
jthomas@firstindustrial.com

*Or our exclusive agents:*

**LIEBERMAN EARLEY & COMPANY**

**Bill Wilson**  
Lieberman Earley & Co.  
(610) 225-0910

or

**Phil Earley**  
Lieberman Earley & Co.  
(610) 225-0900

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