

**LIEBERMAN EARLEY & COMPANY BROKERS SALE  
OF FLEX CONDOMINIUM AT 254 WELSH POOL ROAD IN EXTON  
TO A PRIVATE INVESTOR**

**UWCHLAN TOWNSHIP, PA** – Lieberman Earley & Company, acting as the exclusive agent for the seller, has negotiated the sale of a 14,187 square foot flex condominium located at 254 Welsh Pool Road within the Pickering Creek Business Park in Exton, PA.

Phil Earley, a Principal of Lieberman Earley & Co., and Bill Wilson, a Senior Sales Associate, were the listing agents who arranged the Agreement of Sale for the Sellers, First Industrial Realty Trust, Inc. The Buyer, Jill Gizzio, was represented by Jeffrey Duffy of Vista Realty Partners.

Sale price of the property was \$1,150,000.

According to Wilson, “254 Welsh Pool Road is an exceptionally well-located facility consisting of 28,180 square feet divided into two flex condominium units. Features of the building include ceiling heights of 8’6” office and 18’ warehouse, two loading docks and upgraded electrical service”. Pickering Creek Business Park is conveniently located to the PA Turnpike, Routes 100 and 113. Zoning uses include office, light distribution and light manufacturing.

Lieberman Earley is currently marketing other office and flex buildings in the Pickering Creek Business Park for sale or lease, 200 Philips Road is a 7,150 SF office building for lease or sale, 151 Philips Road has 5,000 SF for lease, 230-240 Welsh Pool Road and 247 Welsh Pool Road both contain 10,000 SF and are available for lease. Lease rates from \$8.00/SF NNN to \$13.50/SF NNN.

For further information,  
please contact:

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