

**LIEBERMAN EARLEY & COMPANY NAMED EXCLUSIVE AGENT
FOR THE SALE OF A 25,150 SQUARE FOOT INCOME PRODUCING
FLEX BUILDING IN NORRISTOWN, PA**



LOWER PROVIDENCE TOWNSHIP, PA -- Lieberman Earley & Company of Wayne, PA, has been named the exclusive agent for the sale of an upscale flex building containing a total of 25,150 square feet situated in the Valley Forge Corporate Center located at 2626 Van Buren Avenue in Lower Providence Township.

Asking price for the building is \$4,575,000

Phil Earley, a principal of Lieberman Earley is representing the owner of the property, 2626 Van Buren Associates, in marketing the building to prospective users/investors in and around the Montgomery County area.

According to Earley, “2626 Van Buren is a one story, multi-tenant, fully air-conditioned flex building which is currently occupied by two tenants, a well known and successful veterinarian hospital and a communications company housing a major fiber network. Both have long-term leases one for 12 years and the other for 10 years”. Building features fully insulated walls, a rubber membrane roof, individual restroom facilities, 2 exterior loading docks, ceiling heights of 14’ and a very flexible floor plan. Currently there is 7,500 square feet available for lease.

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.

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**For additional information, please contact:
Phil Earley at 610-225-0900 or Bill Wilson at 610-225-0910,
or visit us on our website at
www.liebermanearley.com**

