


37 Industrial Boulevard, Paoli, PA

Flex/Warehouse Available



Unit A
4,000 SF

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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

Available:	
Total Building:	24,000 SF
Unit A:	4,000 SF
CAM + OpEx:	\$2.35/SF (2022) + Utils
Township:	Willistown Twp and Tredyffrin Twp
Parking:	88 Spaces plus additional unpaved parking available

37 Industrial Blvd.
PAOLI, PA

BUILDING DESCRIPTION:

- 24,000 SF Flex building nestled on 2.6 acres in the Paoli Commons Industrial Park.
- Four 5,000 SF units and one 4,000 SF Unit (Unit A)
- Current Availability includes one Unit (Unit A – 4,000 SF)
- Sixteen (16) foot ceilings
- Fourteen (14) foot clear heights
- Ten (10) foot drive-in door
- 55% Office
- 45% Warehouse
- 3 Phase Power
- Space includes professional office and warehouse fit-out with bathrooms, kitchenettes and full plumbing



LEASE RATE

\$13.60/SF NNN

Gross Leases are available

Disclaimer

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.

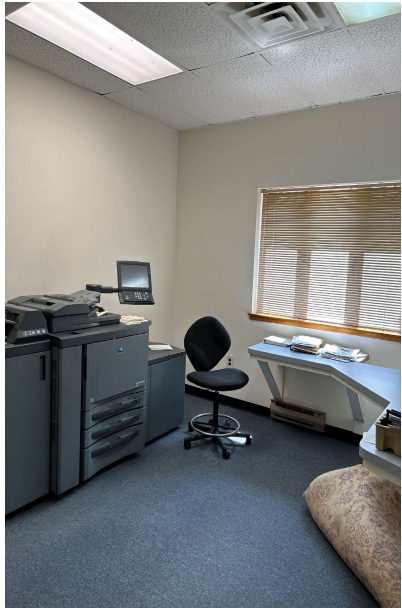
IMAGES

Exterior and Parking



IMAGES

Office Interior

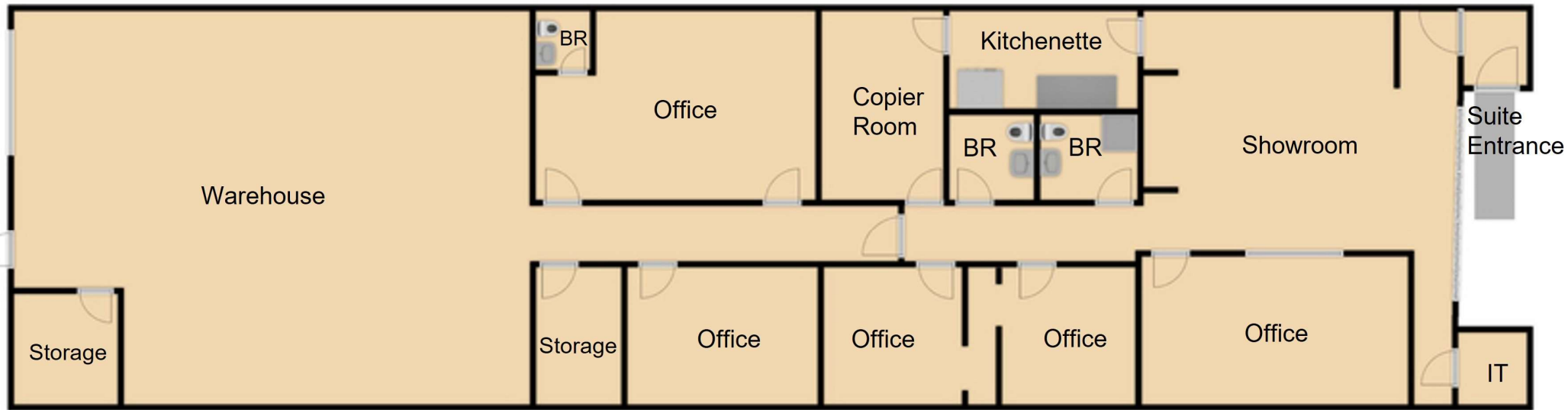


IMAGES

Warehouse



Floor Plan



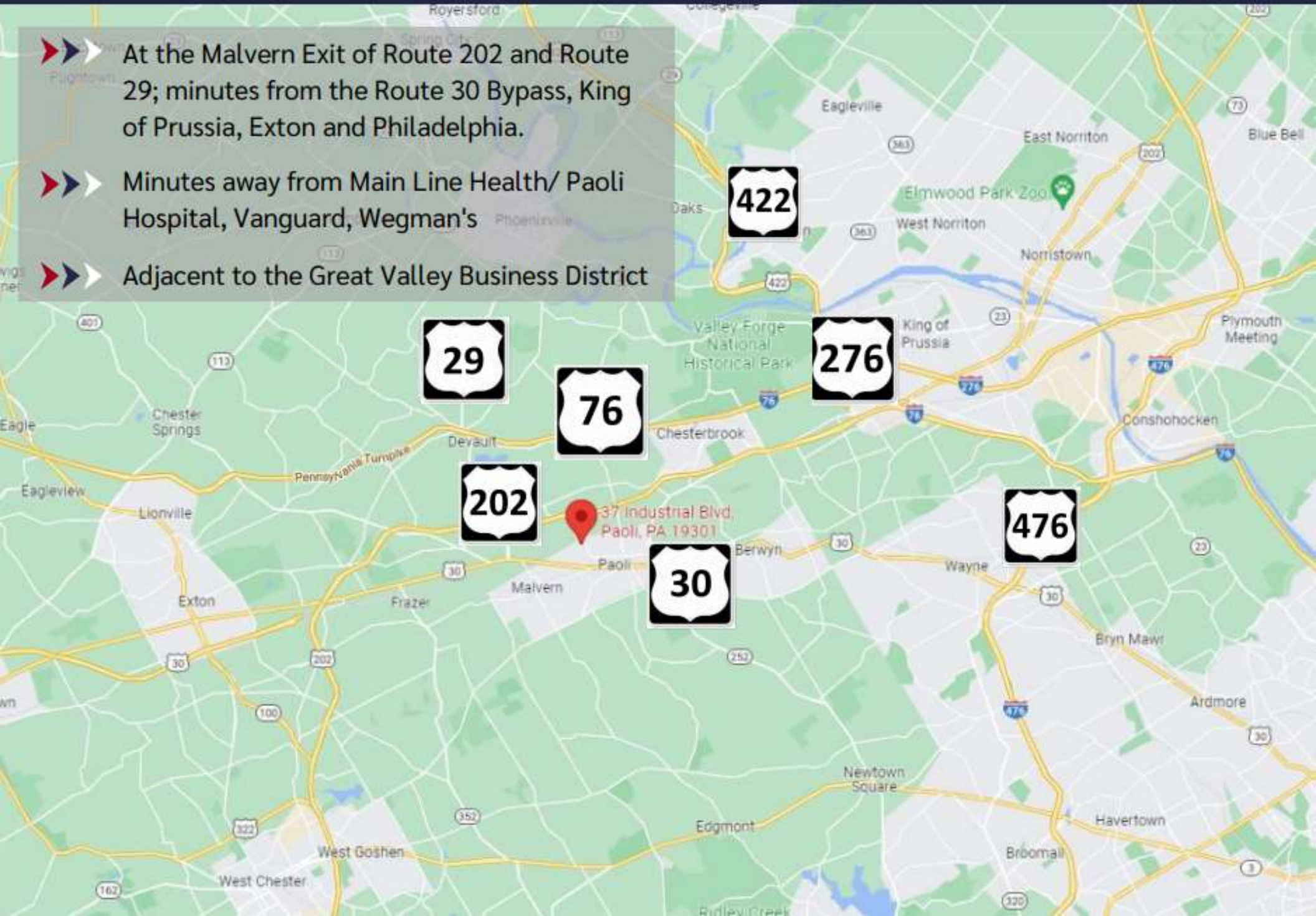
37 Industrial Boulevard, Unit A, Paoli, PA

4,000 SF

Plan is not to scale

LOCATION HIGHLIGHTS

- ▶▶▶ At the Malvern Exit of Route 202 and Route 29; minutes from the Route 30 Bypass, King of Prussia, Exton and Philadelphia.
- ▶▶▶ Minutes away from Main Line Health/ Paoli Hospital, Vanguard, Wegman's
- ▶▶▶ Adjacent to the Great Valley Business District



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