

**LIEBERMAN EARLEY & COMPANY APPOINTED EXCLUSIVE AGENTS
FOR THE LEASE AND SALE OF A 55,068 SF FLEX BUILDING AT
540-560 TRESTLE PLACE IN DOWNINGTOWN**

EAST CALN TOWNSHIP, PA – The 540-560 Trestle Place in Downingtown, have selected Lieberman Earley & Company of Wayne, PA as exclusive agents for the lease or sale of their 55,068 square foot one story multi-tenant flex building located in the Trestle Bridge Business Center.

Phil Earley, a principal of Lieberman Earley, is marketing the property to clients looking to lease or purchase a well maintained, attractive flex building situated on 4.245 landscaped acres.

The asking price of the property is \$5,000,000 or \$90.80/SF. The lease rates for office space is \$12.00/SF NNN + operating expenses of \$2.10/SF and for warehouse is \$6.75/SF NNN.

According to Earley, “the building is divided into four suites; Suite 540 contains 13,616 SF and is currently leased; Suite 550 is available with 10,000 SF to 15,000 SF of office/storage. This corner suite was formally a gym and includes a large men’s and ladies locker rooms with showers and lots of windows. Suite 555 has 15,000 SF to 41,452 SF and Suite 560 includes 9,872 SF to 12,952 SF with 5,872 SF of warehouse space. This is also a corner suite with one loading dock and one tailgate. The building contains office ceiling heights of 9’ to 14’ under finished ceilings and 18’ clear in the warehouse, 125 parking spaces along with an outside storage yard and gas fired HVAC units in all the suites.”

“This building represents an excellent opportunity for a user or user/investor to lease or purchase a flex building in one of Chester County’s most convenient locations”, said Earley. It is situated right along Route 322 and Boot Road just 1.5 miles from the Route 30 Bypass.

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 and land sites.

For more information,
please contact:

Phil Earley at 610-225-0900

