

**LIEBERMAN EARLEY & COMPANY NAMED AGENT FOR THE SALE
AND LEASE OF A 8,000 SQUARE FOOT FLEX BUILDING
IN THE HIGHLANDS CORPORATE CENTER**

VALLEY TOWNSHIP, PA --- Lieberman Earley & Company in Wayne, PA, has been named the exclusive agent for the sale and lease of an industrial flex building located at 795 Fox Chase Road in Coatesville situated within the Highlands Corporate Center.

Phil Earley, a principal of Lieberman Earley, is representing the owner of the property, Gilbertson Group Real Estate Associates, a general partnership, in marketing the building to prospective users/investors in and around the Chester County area.

Asking price for the property is \$1,200,000. It is also being offered for lease at a price which will be determined at a later date.

According to Earley, "795 Fox Chase Road is a well-maintained, one story, high quality, flex building that contains 8,000 square feet of office and warehouse space along with an additional 1,284 square foot mezzanine storage area". The property consists of a number of private offices, conference room, file room, lounge with kitchenette and three rest rooms. In addition, there is an open warehouse area with 16' clear ceiling heights and three overhead loading doors along with parking for 27 cars and trucks on site. There is the possibility that an additional 6,000 square feet of flex space can be added with township approvals.

Highlands Corporate Center is located at the Airport Road interchange of the Route 30 Bypass in the Coatesville section of Valley Township only one mile from the Chester County Airport.

For more information,

please contact: Phil Earley

