

**LIEBERMAN EARLEY & COMPANY NAMED EXCLUSIVE AGENTS
FOR THE SALE AND LEASE OF 94,151 SQUARE FEET OF
OFFICE AND FLEX BUILDINGS IN THE PICKERING CREEK BUSINESS PARK**

UWCHLAN TOWNSHIP, PALieberman Earley & Company has been named the exclusive agents for the sale and lease of 94,151 square feet of office and flex space in 5 buildings all located in the Pickering Creek Business Park in Exton.

Phil Earley, a principal of Lieberman Earley in Wayne, PA., and Bill Wilson, a senior associate, are the exclusive agents appointed by the owner, First Industrial, LP, to market the properties to potential buyers and tenants situated throughout the Chester County area.

According to Phil and Bill, one property being offered is a completely renovated historic office building containing a total of 7,150 square feet which has served as the corporate headquarters for First Industrial Properties. The four remaining buildings are all one story, multi-tenant flex buildings, having loading docks, drive-ins, ceiling heights of at least 18', on-site parking, public water and sewer. They range in size from 5,069 square feet to 39,037 square feet of office and warehouse space.

Lieberman Earley & Company is marketing the office building for \$900,000 (\$125/SF) and a lease rate of \$13.50/SF NNN. The flex buildings range in price for \$1,975,000 to \$3,300,000 – (\$84.54/SF to \$94.95/SF) and a lease rate of \$7.00/SF NNN to \$7.75/SF NNN. Quite a few suites are ready for immediate occupancy.

The Pickering Creek Business Center is located on the corner of Route 113 and Route 100 (Pottstown Pike), just one mile from the Downingtown Exit of the Pennsylvania Turnpike.

THE END

For additional information, please contact:
Phil Earley (610) 225-0900 or Bill Wilson (610) 225-0910

**AVAILABLE FOR SALE OR LEASE
PICKERING CREEK BUSINESS PARK
LIONVILLE, UWCHLAN TOWNSHIP, PA**



**213 WELSH POOL ROAD
Office, Warehouse &
Manufacturing
22,095 SF EXPANDABLE
2 Docks and 2 Drive-ins**

**216 PHILIPS ROAD
Office, Warehouse &
Manufacturing
39,037 SF
3 Docks and 2 Drive-**



**247 WELSH POOL ROAD
Office, Warehouse & Flex
5,069 SF
1 Loading Dock**



**253-255 WELSH
POOL ROAD
Office, Warehouse & Flex
20,800 SF DIVISIBLE
3 Docks and 1 Drive-in**





**200 PHILIPS ROAD
Office
7,150 SF
Well- maintained
historic building**

**All of the above are well-maintained buildings with parking.
Excellent location close to Exton/Downingtown Exit of PA Turnpike.**



**Presented exclusively by Lieberman Earley & Company
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