

451
YERKES ROAD

FOR SALE



451 Yerkes Road,
King of Prussia

26,336 SF
INDUSTRIAL BUILDING

**RARE OPPORTUNITY TO PURCHASE AN
INDUSTRIAL BUILDING IN KING OF PRUSSIA**
PRICE REDUCTION: \$3,950,000



PROPERTY OVERVIEW

26,336 SF Industrial Building Available for Sale



FOR SALE:

- Full Building: 26,336 SF
- Building can demise to two (2) separate units:
 - 16,940 SF with one (1) dock door and one (1) oversized drive-in door
 - 9,396 SF with one (1) dock door



**FENCED IN PARKING LOT /
POTENTIAL OUTDOOR STORAGE**



INFILL INDUSTRIAL



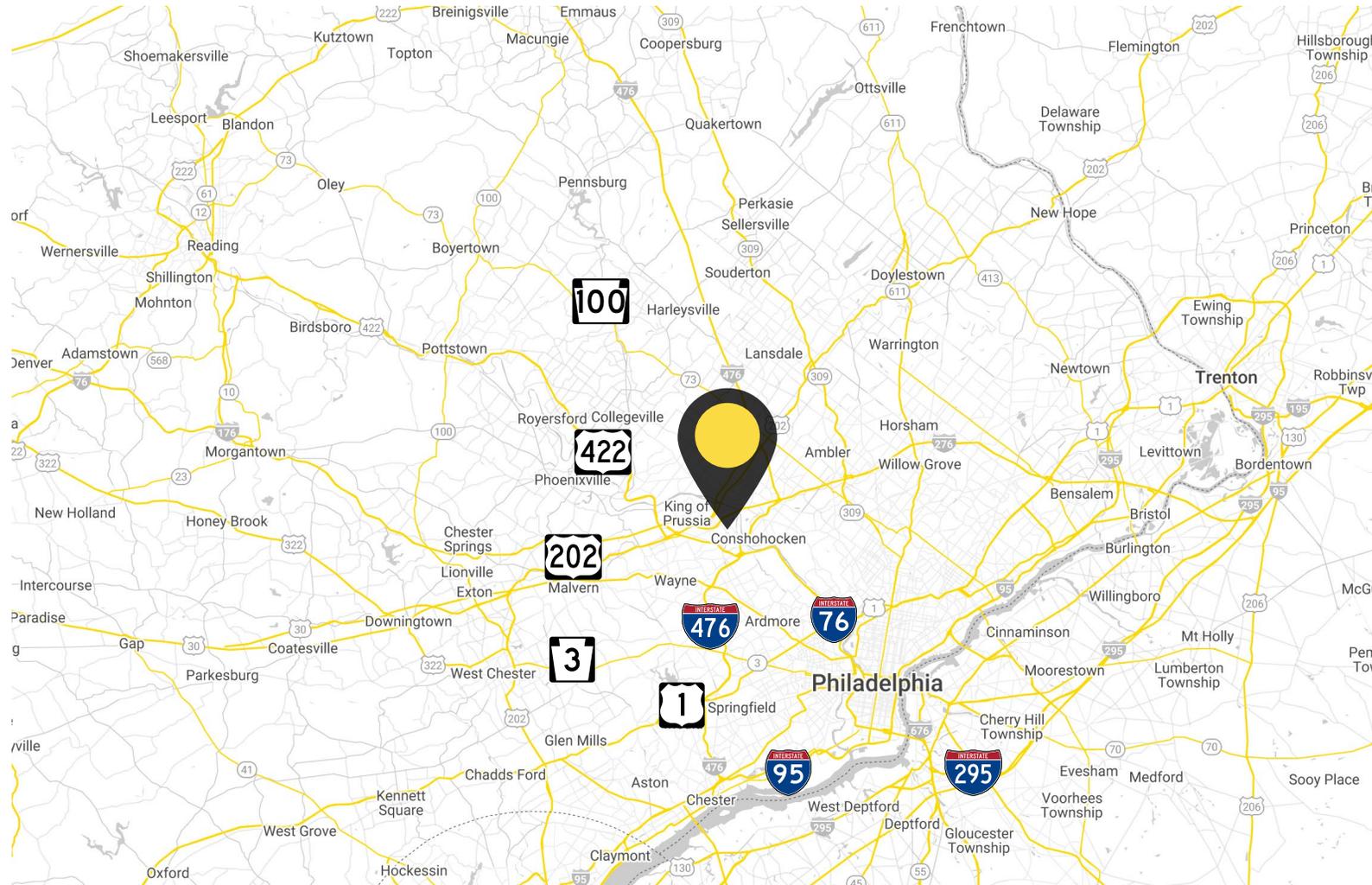
14' CLEAR HEIGHT



**EXCELLENT ACCESS TO RTE 202, RTE 422, 476, I-76
AND THE PA TURNPIKE**



LOCATION OVERVIEW



DON GRIMES

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