

451
YERKES ROAD

**FOR SALE
OR LEASE**



451 Yerkes Road,
King of Prussia

**26,336 SF
INDUSTRIAL BUILDING**

**RARE OPPORTUNITY TO PURCHASE OR LEASE AN
INDUSTRIAL BUILDING IN KING OF PRUSSIA**

PRICE REDUCTION: \$4,495,000



PROPERTY OVERVIEW

**26,336 SF Industrial Building Available
for Sale or Lease**



FOR LEASE:

- 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



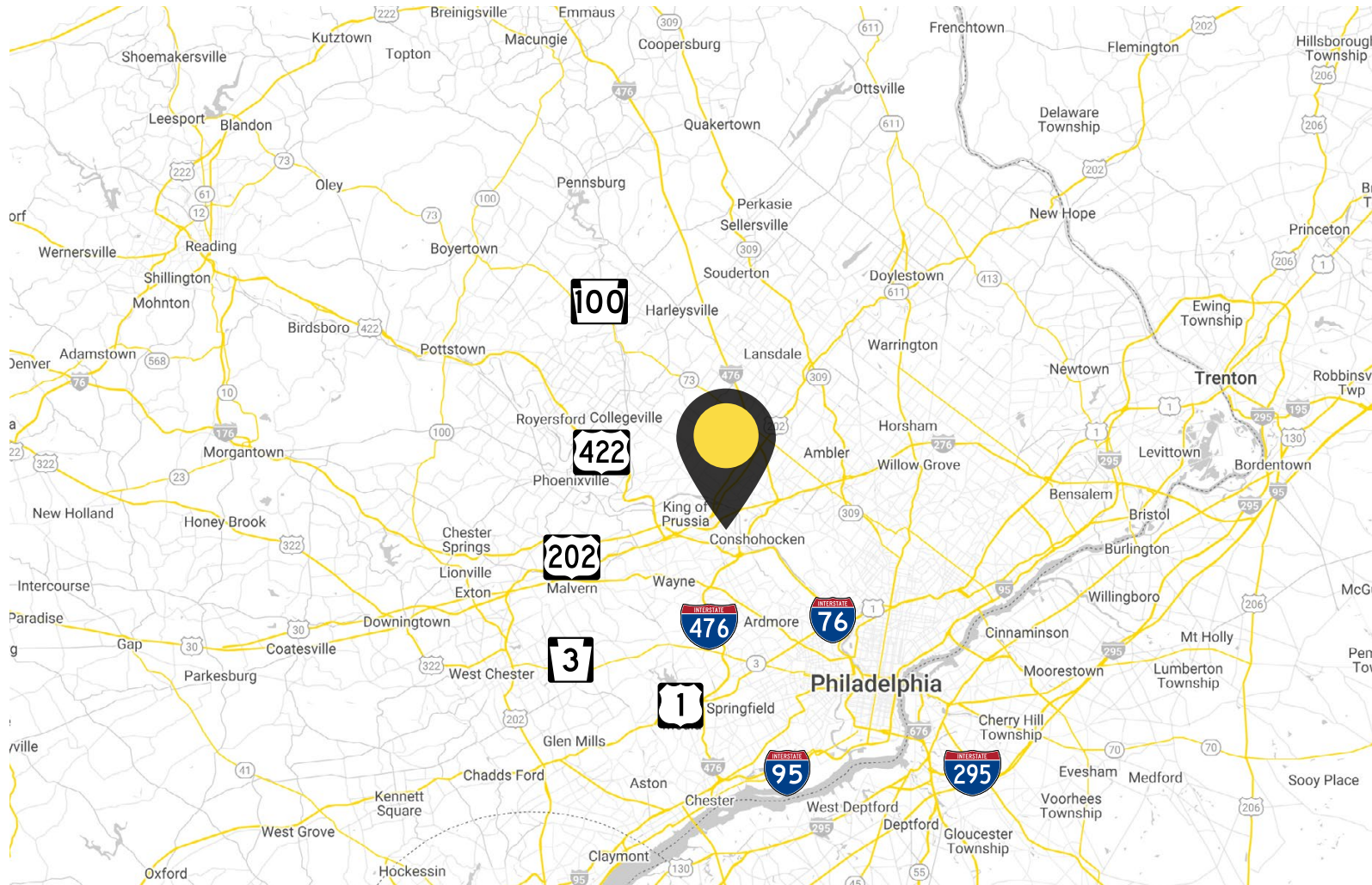
14' CLEAR HEIGHT



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



LOCATION OVERVIEW



DON GRIMES

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