



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

610.429.0200  
[swopelees.com](http://swopelees.com)

**2460 BLVD OF THE GENERALS  
FLEX BUILDING FOR SALE**

**2460 BOULEVARD OF THE GENERALS NORRISTOWN, PA 19403**

## 2460 BLVD OF THE GENERALS

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Norristown, PA 19403

**NICOLE LYDDANE**  
[nicole@swopelees.com](mailto:nicole@swopelees.com)  
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### PROPERTY DESCRIPTION

Discover this versatile 37,000 SF flex building located in the Valley Forge Business Center, just five minutes from King of Prussia with immediate access to I-76, Route 202, and the PA Turnpike. Situated on a 3.97-acre lot, this single-story property offers:

Built in 1980, the building features Class C flex space ideal for office, technology, or specialized institutional uses. Currently occupied by the Audubon Branch YMCA, the site benefits from LCI zoning, supporting a wide range of commercial and light industrial activities.

Strategically positioned in a suburban Philadelphia location with strong demographics – median household income of \$95,312 within one mile – and convenient public transit options via the Norristown commuter rail stations (within 10 minutes).

<b>Sale Price:</b>	\$4,000,000
<b>Lot Size:</b>	3.97 Acres
<b>Building Size:</b>	37,000 SF

### PROPERTY HIGHLIGHTS

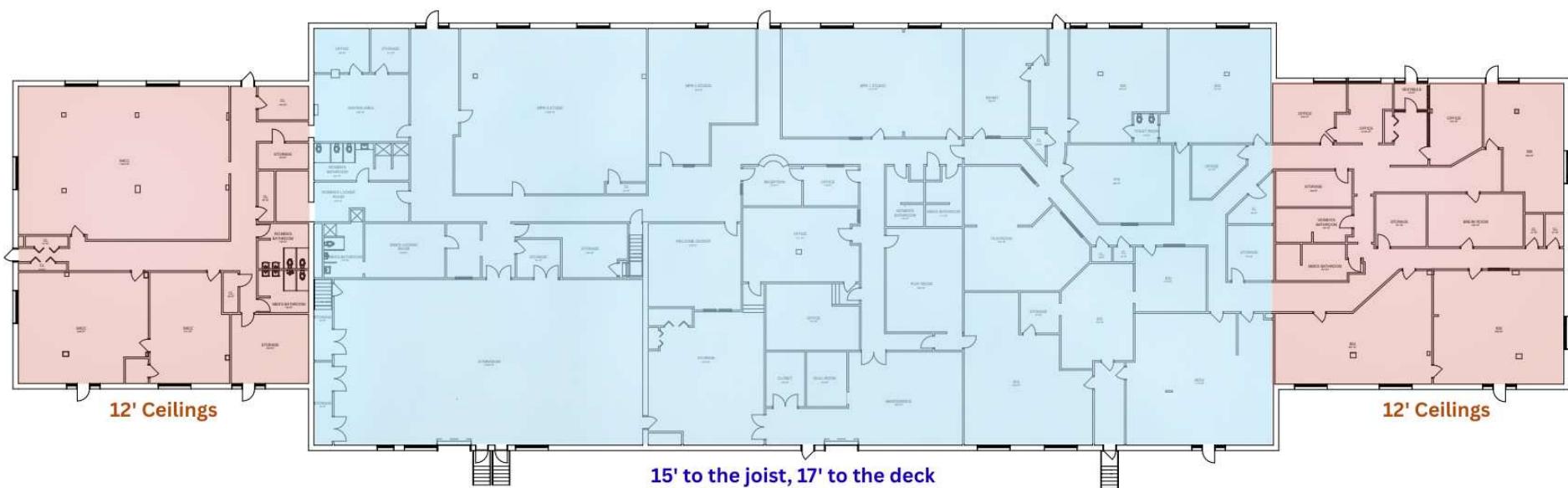
- ✓ Former corporate headquarters with upgrades
- ✓ 2 Loading Docks - Ability to add several more
- ✓ Full sprinkler coverage throughout + modern security system
- ✓ 1,500 SF raised floor computer room
- ✓ Heavy power capacity (800a/600v 3-phase)
- ✓ Ample parking and secure entry
- ✓ Located within a professionally managed business park
- ✓ 17' to the Deck, 15' to the Joist

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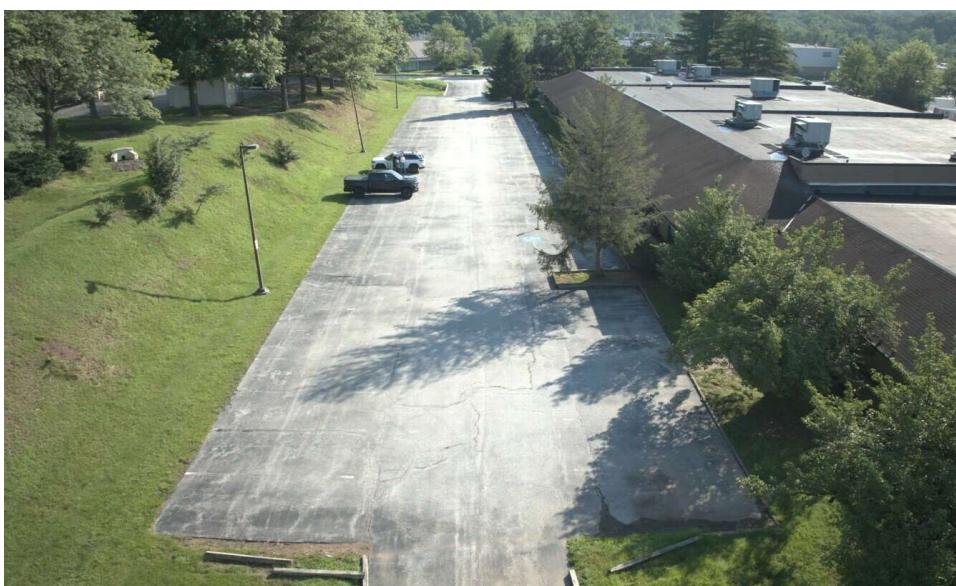


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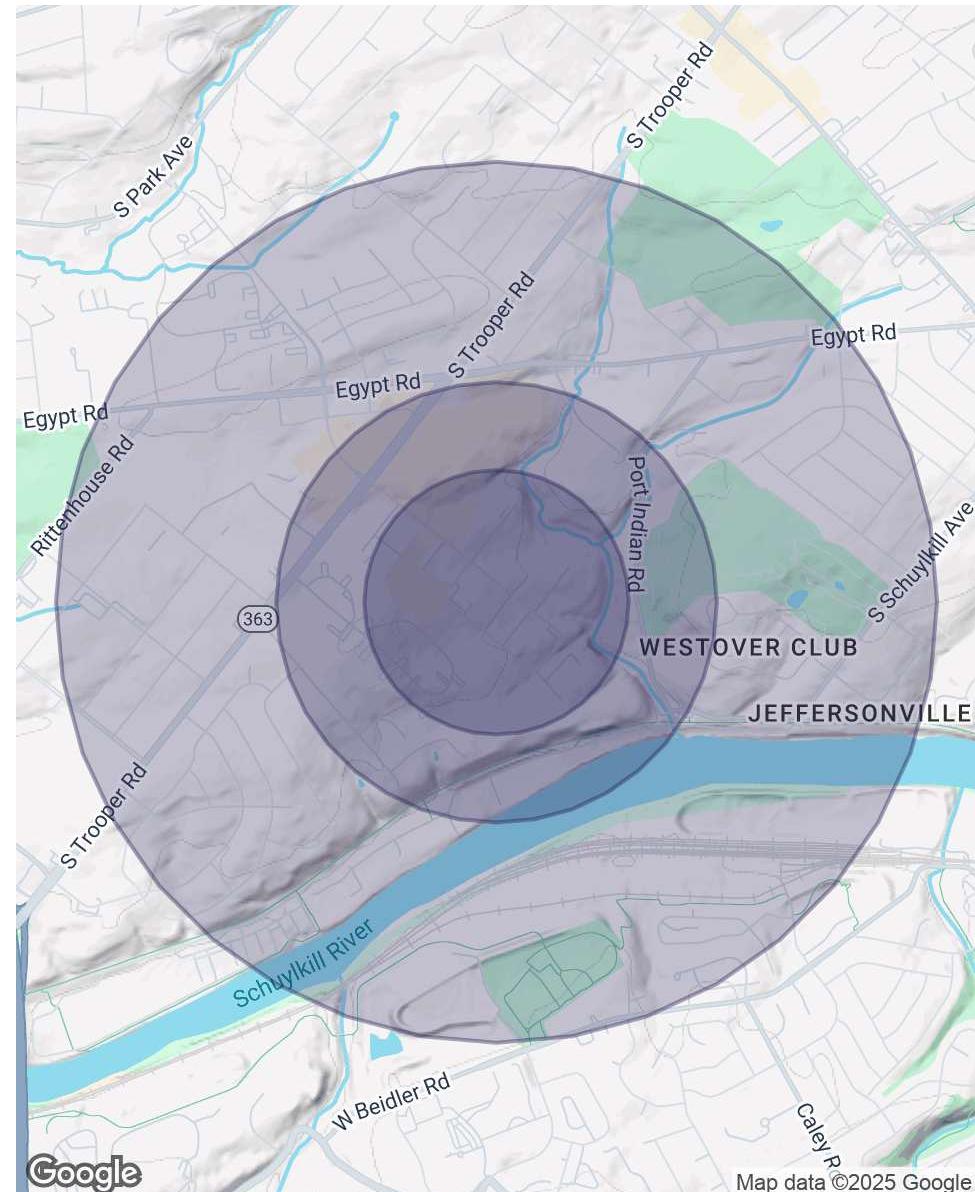
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	234	1,030	6,639
Average Age	46	45	48
Average Age (Male)	44	43	46
Average Age (Female)	48	47	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	110	509	3,260
# of Persons per HH	2.1	2	2
Average HH Income	\$126,119	\$124,012	\$124,136
Average House Value	\$374,071	\$363,380	\$367,092

*Demographics data derived from AlphaMap*



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### **NICOLE LYDDANE**

**VP, Sales and Leasing**

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PA #RS329276

### **PROFESSIONAL BACKGROUND**

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

### **EDUCATION**

PA Real Estate License

Licensed 2015 – Present

University of Delaware

Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management

2001 – 2005

**Swope Lees Commercial Real Estate**  
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