

490 John Young Way (Lot 52)  
Exton, PA

Prime Land for Sale



Versatile Development Opportunity!

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**LIEBERMAN EARLEY & COMPANY**

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The Meadows - 485 Devon Park Drive, Suite 110,  
Wayne, PA 19087

# KEY FEATURES

LOCATION:	Oaklands Corporate Center 490 John Young Way Exton, PA
ZONING:	Zoned for a variety of uses, including office, laboratory, medical, and flex warehouse.  In 2000, a 41,250 SF office building was approved.
INFRASTRUCTURE:	Public water and sewer utilities
SURROUNDING AREA:	Located in a rapidly growing community with strong demographics and a supportive business environment

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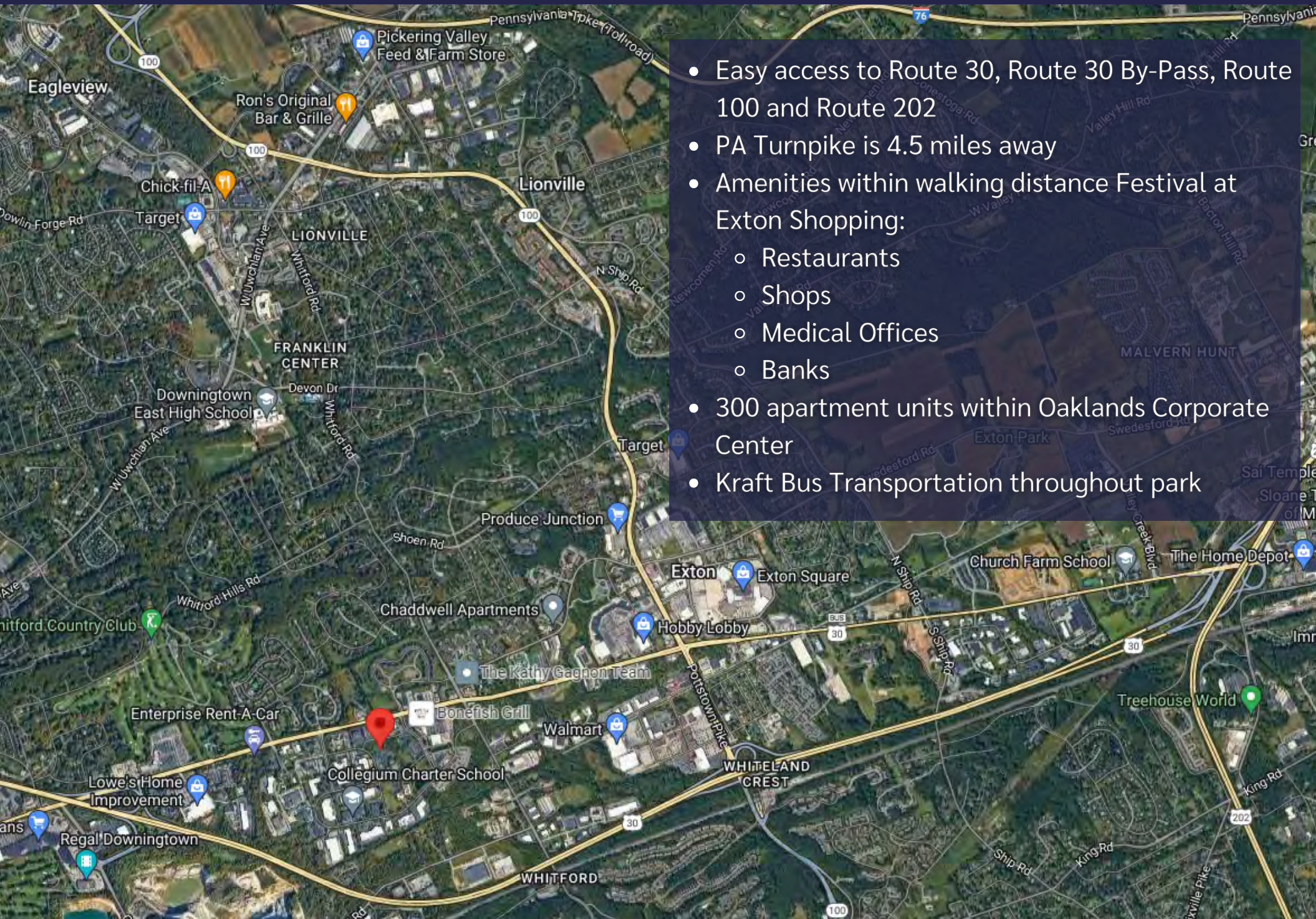
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# LOCATION DETAILS



- Easy access to Route 30, Route 30 By-Pass, Route 100 and Route 202
- PA Turnpike is 4.5 miles away
- Amenities within walking distance Festival at Exton Shopping:
  - Restaurants
  - Shops
  - Medical Offices
  - Banks
- 300 apartment units within Oaklands Corporate Center
- Kraft Bus Transportation throughout park



# SITE PLAN

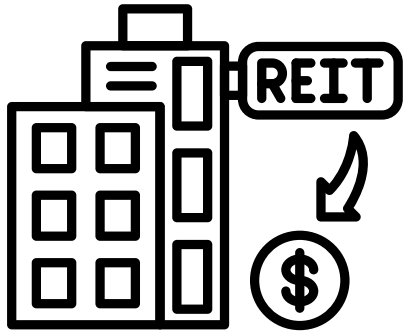
PROPOSED 2 STORY OFFICE BUILDING 41,250 S.F. (GROSS)

52

JOHN YOUNG WAY

THOMAS JONES WAY

# WHY INVEST?



## IDEAL USES:

- Office Spaces
- Laboratories
- Medical Centers
- Flex Warehouse

## GROWTH POTENTIAL:

The area is experiencing significant growth, offering great potential for business success.

## HIGH DEMAND:

There is a strong demand for commercial spaces that cater to professionals, healthcare providers, and retailers.

## STRATEGIC LOCATION:

Benefit from the strategic location that offers convenience and accessibility for employees, customers, and clients.

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