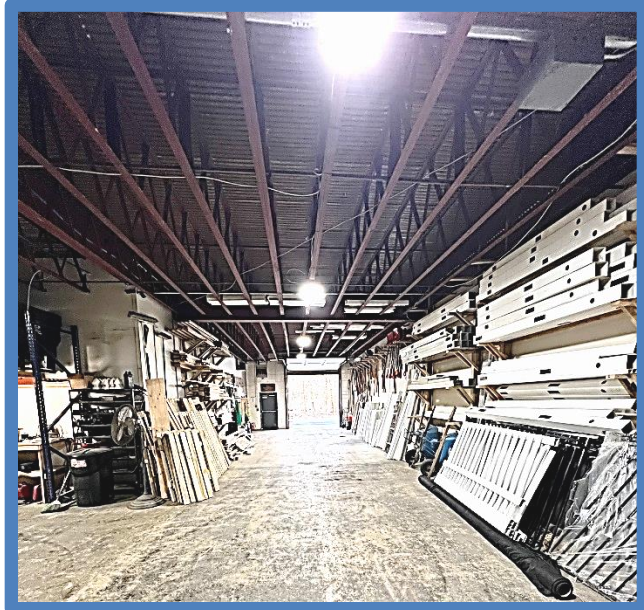
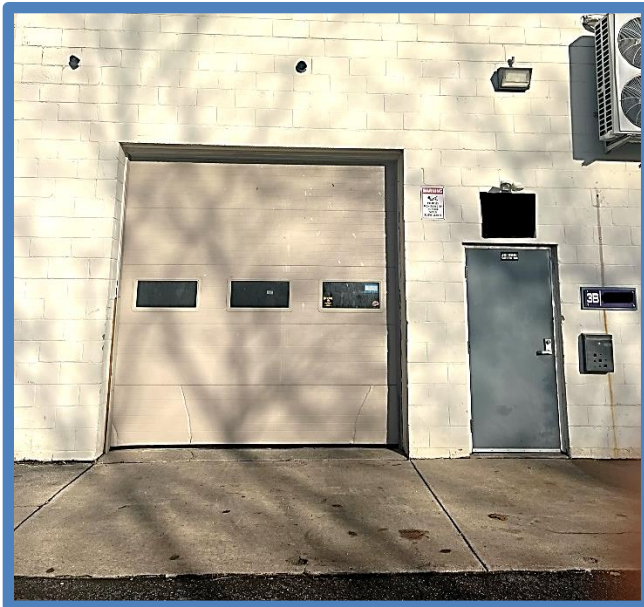
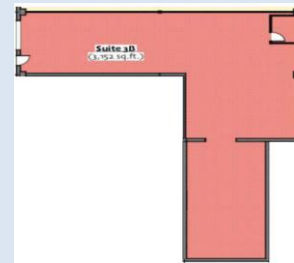


**THE SHENIAN COMPANY**  
**COMMERCIAL REAL ESTATE BROKERAGE**

**Prime industrial/flex space for sublease!**  
**Lawrence Park Business Center**  
**1101 Sussex Boulevard, 3B**  
**Broomall, PA 19008**



- 3,152 square foot flex/warehouse
- Lawrence Park Industrial Center
- 10x10 overhead door
- Asking rent: \$2,626 month + CAM
- CAM: approximately \$630 a month
- Gas heat
- 5 outdoor parking spaces
- And room for one dumpster
- Easy access to the Blue Route, I-95 and Philadelphia Int'l Airport
- Minutes from Routes 1 and 3
- Sublease expires 1/31/2027
- Lease can be extended



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