

# Delivering December 2024



## Haywood Business Park

**Building 1**  
**±35,000 SF – Flex/Industrial**

**711 Haywood Drive**  
Exton, PA



[hankinggroup.com](http://hankinggroup.com)



# Haywood Business Park

Haywood Business Park is located in Uwchlan Township just north of the Pennsylvania Turnpike/I-76 off Route 100.

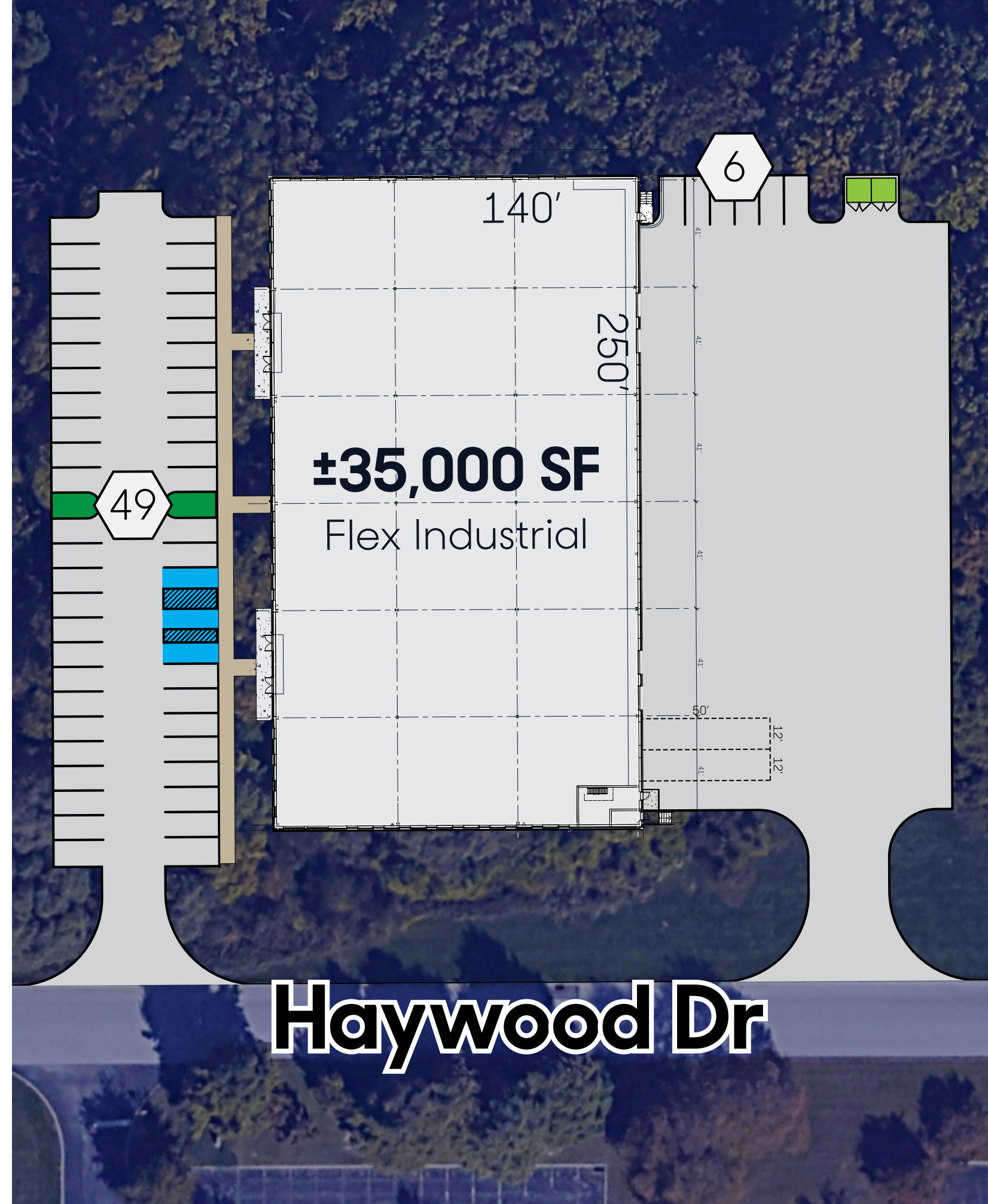
# October Construction Update



# Property Overview

Haywood Business Park is developed by the award winning Hankin Group and is located just north of the intersection of Route 100 and I-76/PA Turnpike. This ±35,000 SF flex property offers terrific access and proximity to the region's best amenities.

<b>Square Feet</b>	±35,000 SF
<b>Clear Height</b>	20'
<b>Column Spacing</b>	45'-4" x 41'
<b>Dimensions</b>	140' x 250'
<b>Office Space</b>	To Tenant Spec
<b>Lighting</b>	To Tenant Spec
<b>Sprinkler</b>	NFPA 13 & 231C CMSA Wet Sprinkler System
<b>Power</b>	277/480V 3 Phase 600 AMP Electric service with required main switchgear
<b>Dock Doors &amp; Ramps</b>	4 dock doors & 10 knockout panels for expansion
<b>Car Parking</b>	54 spaces (1.8:1,000 SF)
<b>Township</b>	Uwholan
<b>Zoning</b>	Industrial-Commercial



# Location



**Haywood  
Business Park**

100

Eagleview

5 miles

3 miles

Downtown

30

76

202

Malvern

Wayne

476

30

Havertown

76

West Chester

3

PhlaPort

95

PHILADELPHIA

Media

1

95

PHL

295

## Tremendous Access

Haywood Business Park is located near the intersection of I-76 and Route 100, providing tremendous access to the greater Philadelphia region.



Downtown  
40 min



PHL Airport  
45 min



PhlaPort  
45 min

## Demographics within 45-min drive

**2.1M**

Population

**1.3M**

Workforce

**218K**

Blue Collar  
Workforce

# Site Access

Enjoy quick and easy access via route 100 and I-76/PA Turnpike.

Haywood  
Business Park



Haywood Dr

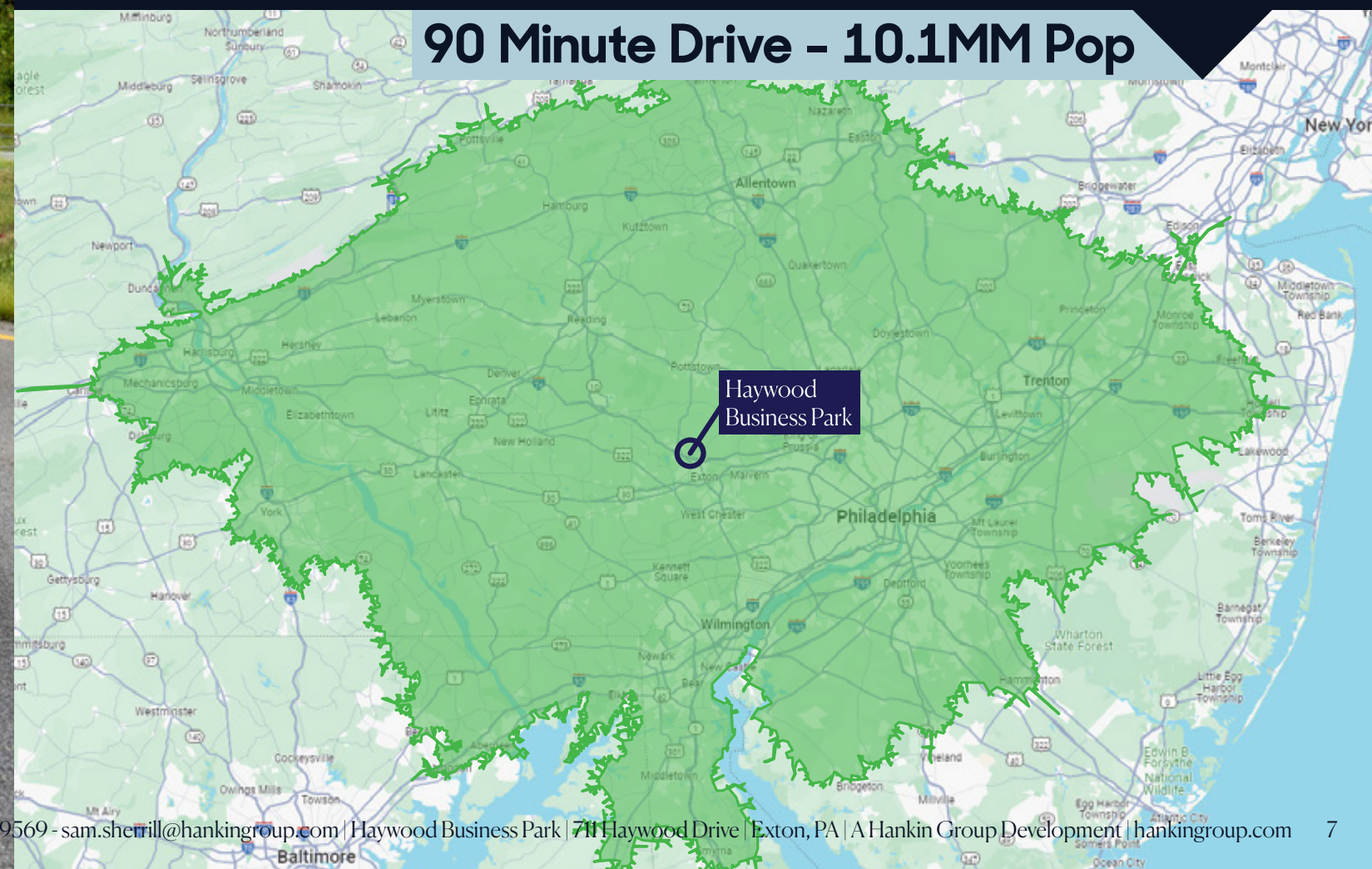
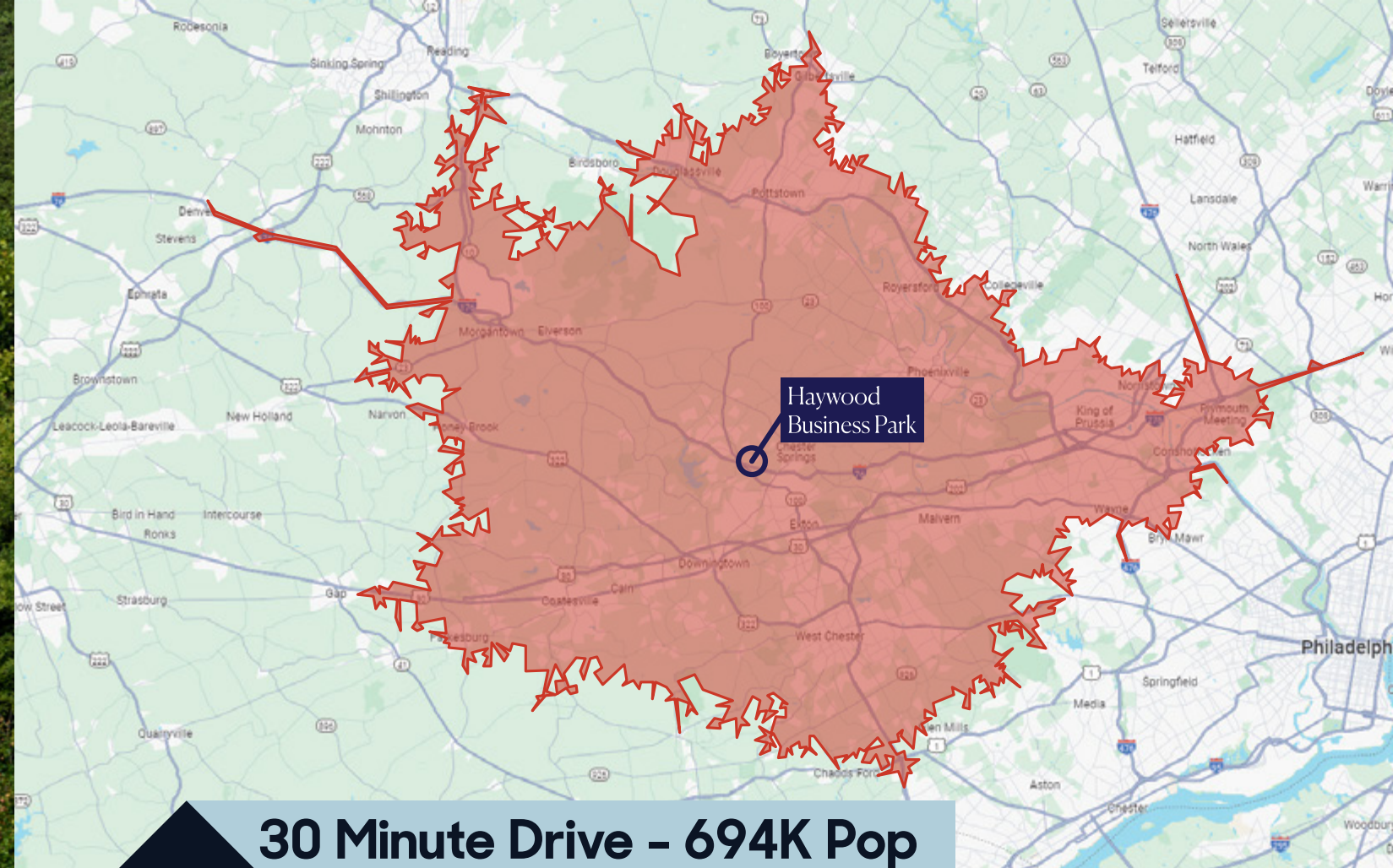


100

100

100

# Prime for Distribution



# An Amenity Rich Environment

Haywood Business Park is across the turnpike from Eagleview Town Center's Restaurant row. Home to great food and a year-round calendar of great events for all to enjoy. Beyond Town Center are a plethora of restaurants from fast casual to fine dining.

## Restaurant Row at Eagleview

**ALPASTOR**

**BLUEFIN**  
EAGLEVIEW

EXTON SUBURBAN PENNA

BRICKSIDE  
GRILLE  
OYSTER BAR • STONE HEARTH OVEN

**Persis**  
INDIAN GRILL

GOOD GIRLS  
BAKERY

**Rita's**  
Ice-Custard-Happiness

TWIN VALLEY  
COFFEE

goodlife  
ORGANIC KITCHEN





# About the Developer



**Hankin  
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

## Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

## Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

## Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

## Community

We show appreciation for the people who occupy and enjoy our spaces.



# Award Winning Property Management

## We are there, when you need us

With a strong reputation for completing high-quality custom fit outs and providing superior management services, our team is committed to making your tenant experience an exceptional one. Our team has experience managing office, flex, laboratory, industrial and retail spaces. Spaces are built-to-suit to make it your own, and we'll take care of the rest.

# Leasing Contacts

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**Hankin Group**