

# **1** GEOFFREY DRIVE FAIRLESS HILLS, PA



**NEWMARK**



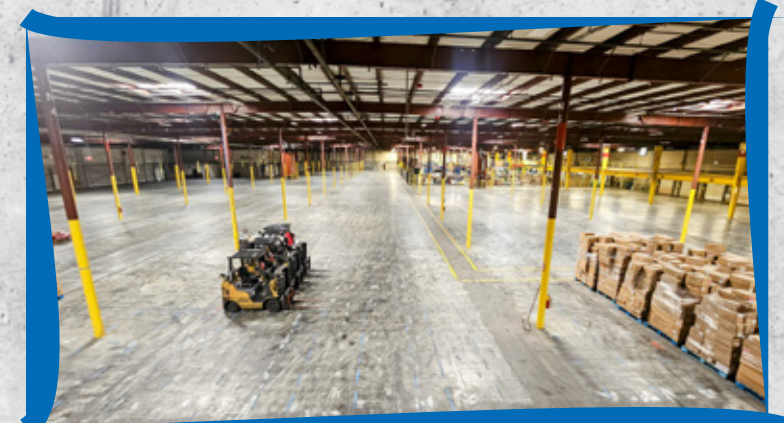
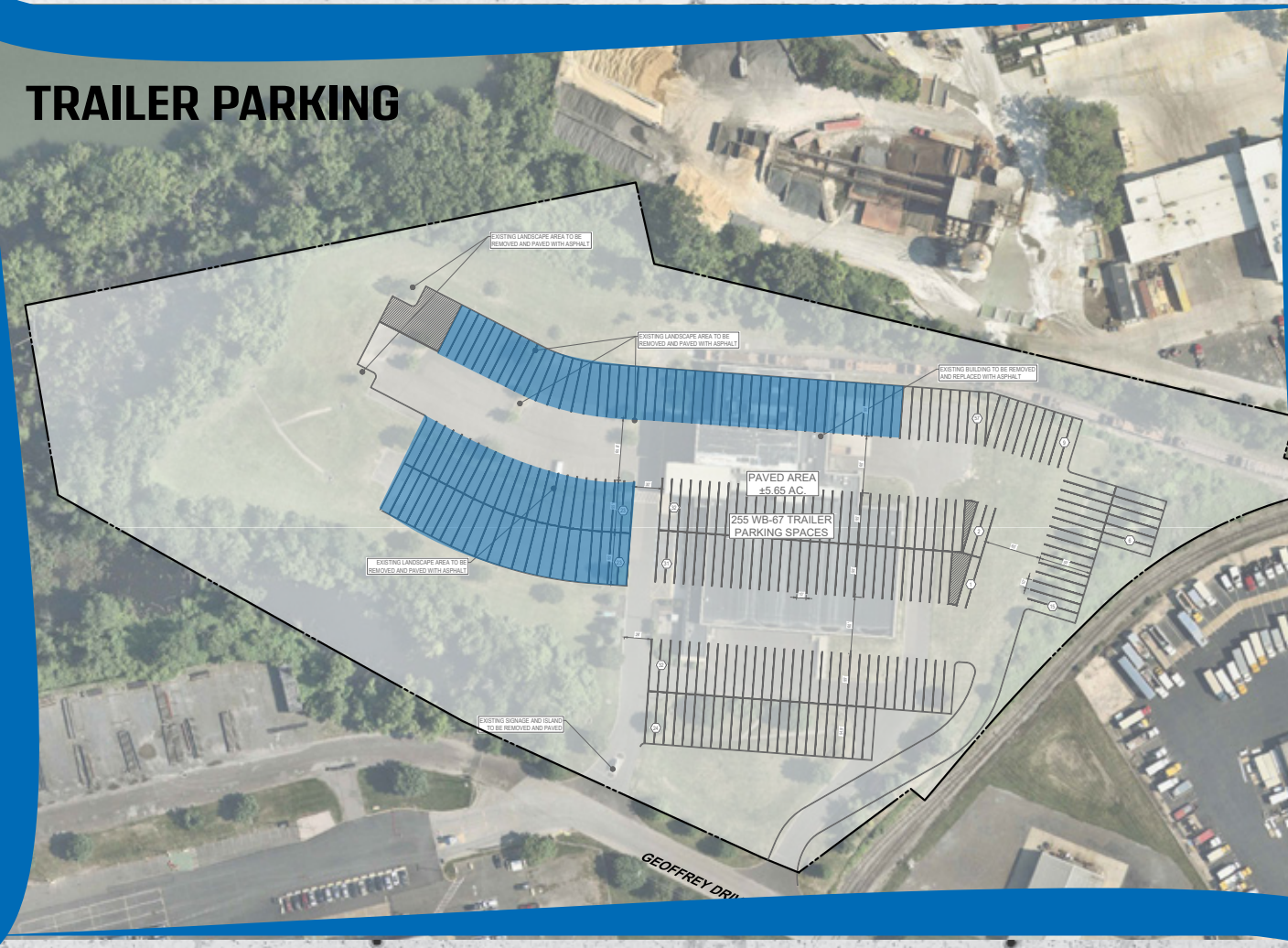
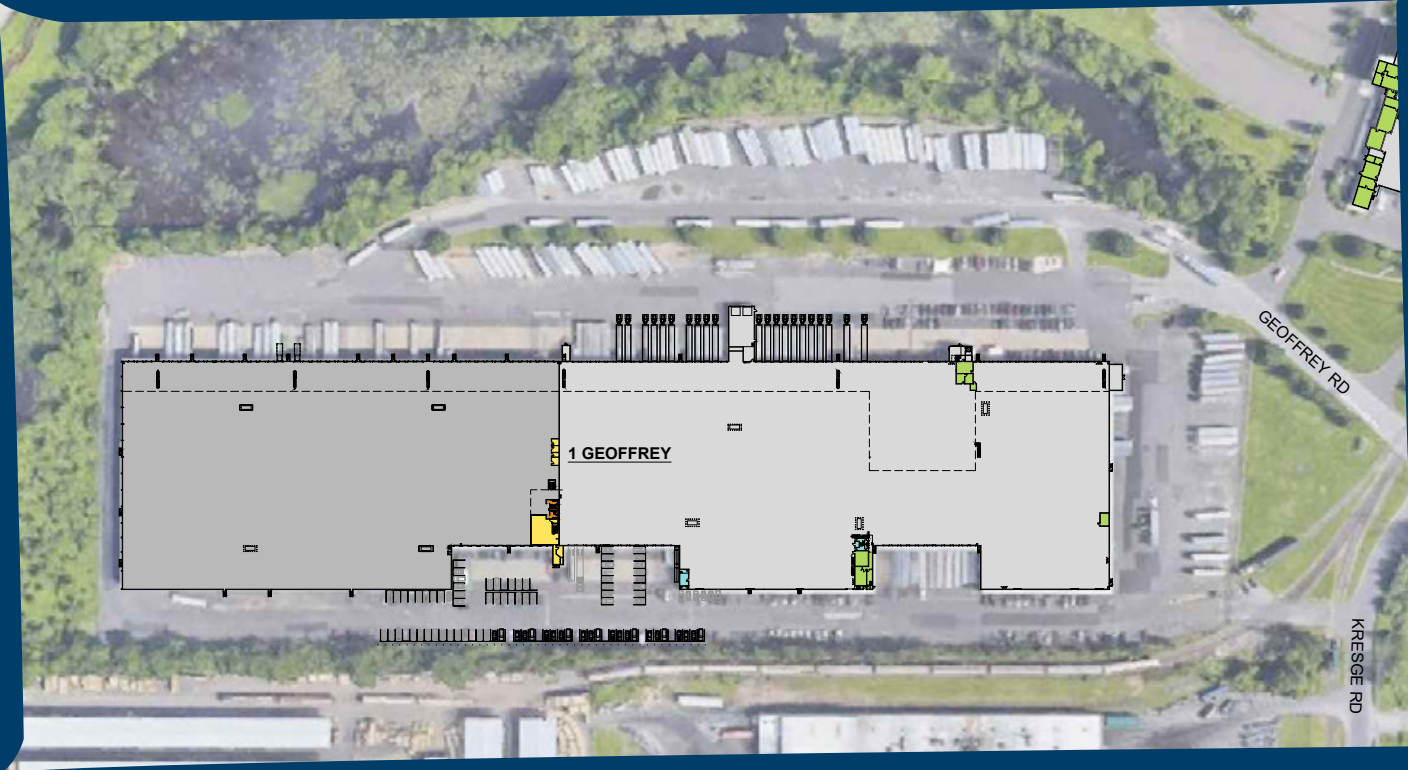
**For Sublease:**

**225,000± SF**

**Warehouse**

**& 90± Trailer**

**Parking Spaces**



MASTER  
LEASE  
EXPIRES

3/31/2028

205,000± SF  
of warehouse  
space, divisible

20,000± SF  
of office space

90+ trailer  
parking spaces

32 tailgate loading  
docks with levelers

ESFR  
sprinkler

LED  
lighting

25'  
clear height

45' x 30'  
column spacing

Natural gas fired  
air rotation units  
provide heat

Includes  
mezzanine  
storage space

24/7  
manned security  
at main entrance

Zoning:  
Planned Industrial Park,  
Falls Township  
(click for link)







# NEWMARK

1000 Continental Drive  
Suite 200  
King of Prussia, PA 19406  
610-265-0600  
nmrk.com

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Newmark Real Estate

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