



**PROPOSED FLEX/INDUSTRIAL
BUILDING FOR LEASE**

**70 Three Tun Road
Malvern, PA 19355**

RARE OPPORTUNITY

**42,000 SF Industrial Building:
Delivering Q2 2023**

OVERVIEW

Property Highlights

- **Rare Opportunity:** Lease Class A Flex/Warehouse Space in Malvern
- **Available Space:** 15,000 SF – 42,000 SF
- **Zoning:** LI - Light Industrial (East Whiteland Township)
- **Estimated Delivery Date:** Q2 2023
- **Limited Inventory:** Chester County inventory continues to be constrained with high end Flex/Industrial space

See Spec Sheet for Proposed Building



FOR MORE INFORMATION

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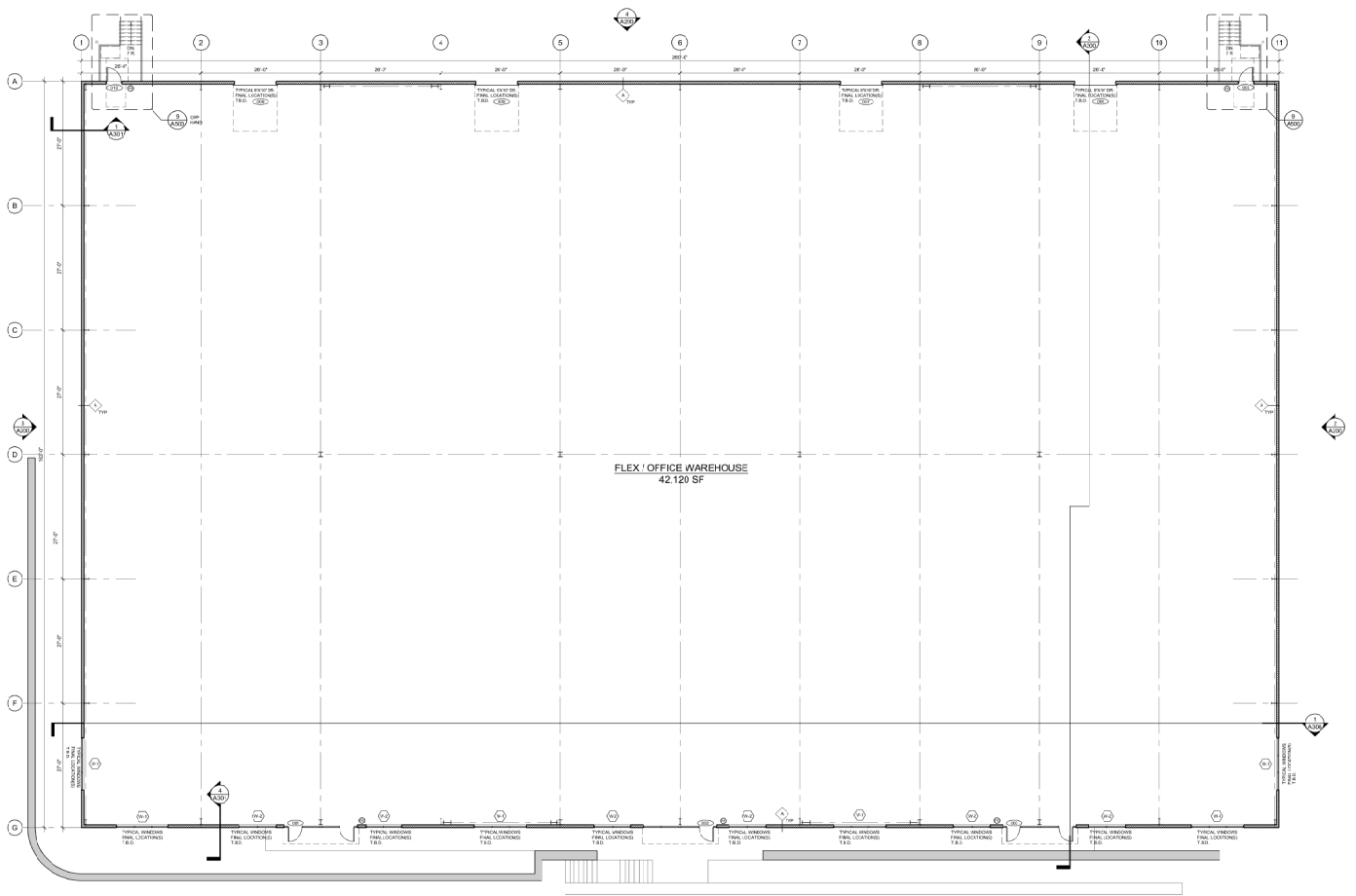
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70 THREE TUN ROAD
Floor Plan



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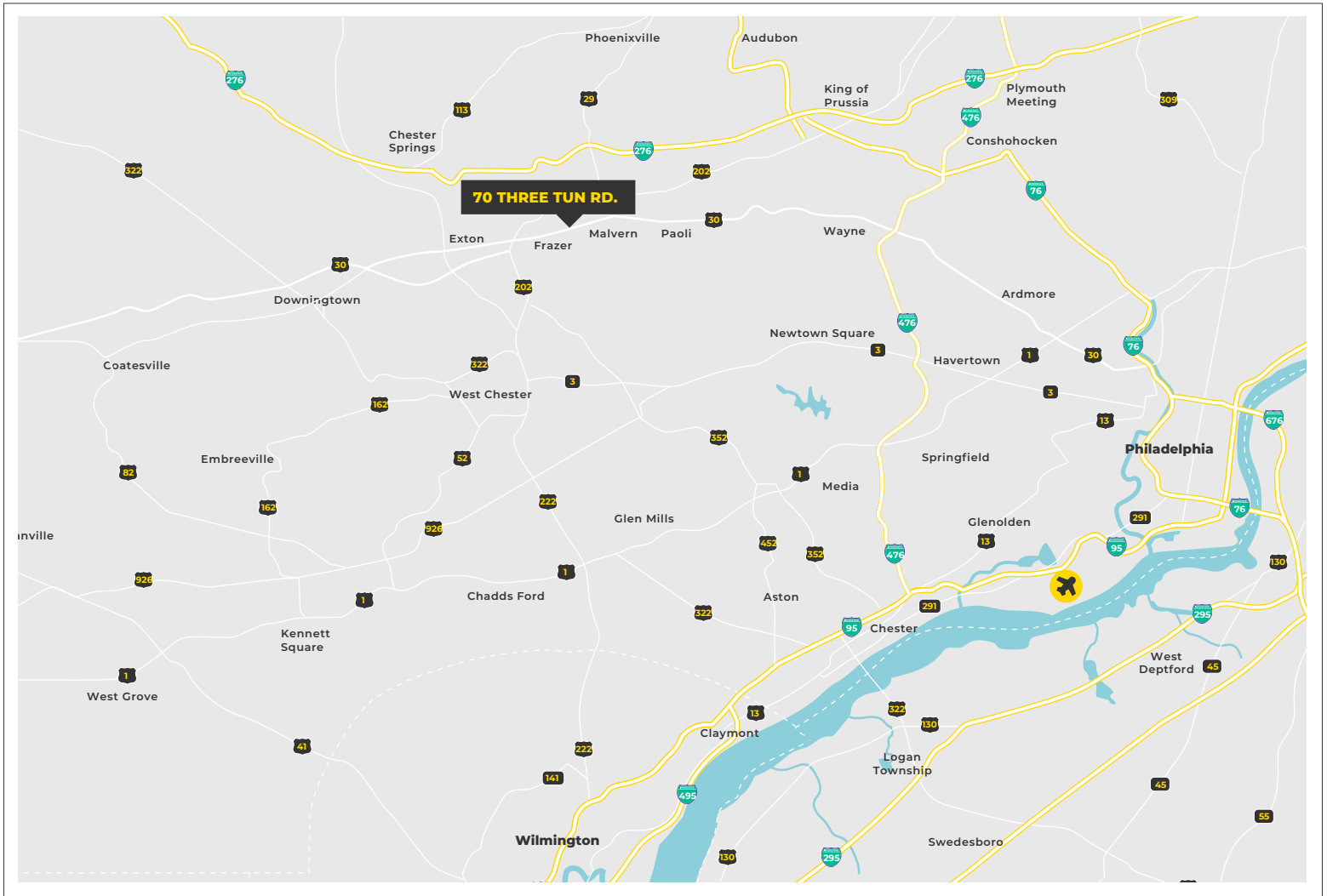
Property Specifications

PROPERTY SPECIFICATIONS

Ceiling Height	25' to 28' clear ceiling height
Trailer Positions	(23) trailer positions (including those against the building), 6 of which are used as active load docks and the rest can be trailer storage and some can be converted to additional docks
Bay Height	52' bays with one interior column line
Loading Dock Doors	(6) 9'x10' loading dock doors
Energy	Building to meet energy codes for heated warehouse space and conditioned office space
Walls	CMU walls from floor to 10' AFF w/ Architectural insulation wall panels to roof
Concrete	6" reinforced concrete slab on 5" stone base with L&M cure and seal on concrete
Roof	MR-24 standing seam roof with R30 vinyl faced insulation and 25 year warranty
Electrical	800 AMP 480volt 3 phase electrical service
Man Doors	(4) man doors with panic hardware and closures
Storefront Doors	Storefront entry doors
Windows	Storefront windows
Fire Safety	ESFR fire protection system; Fire alarm panel.
Parking	61 auto parking spaces
Lighting	Exterior lighting
Utilities	Public Water, Sanitary, Gas and Electric

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Premier Location



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