

480 LANCASTER AVENUE

MALVERN, PA 19355



AVAILABLE FOR SALE OR LEASE

ONE STORY, MODERN WAREHOUSE FACILITY



Total Building Size: 20,188 SF
Showroom/Counter/Office: 7,186 SF
Warehouse: 13,002 SF



Lease rate: \$18.50 psf NNN



Land size: 1.58 acres



Clear height: 14'3" under bar joist



Loading: One 12' x 12' drive-in door | Two 8' x 8' tailgate doors



Location: Situated at Routes 202 and Route 30, convenient access to Route 76, 422, the PA Turnpike and the Northeast Extension



Water + Sewer: Public service provided by Aqua Pennsylvania



Parking: Approximately 52 spots



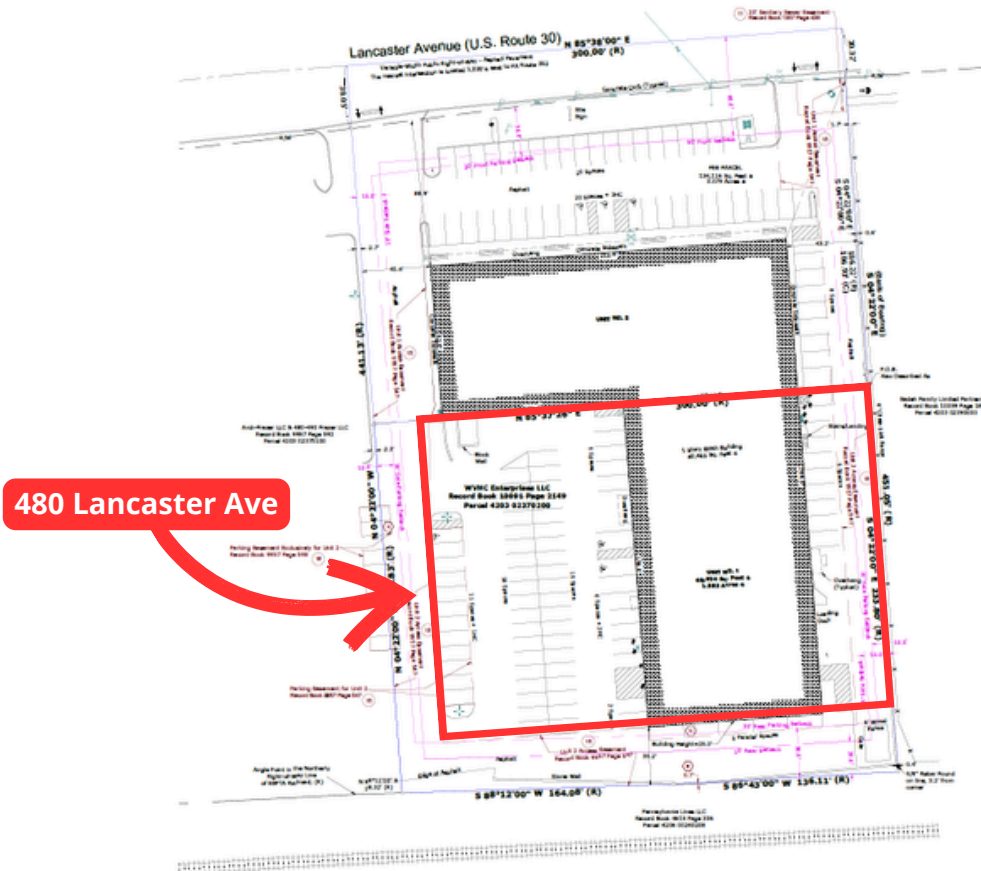
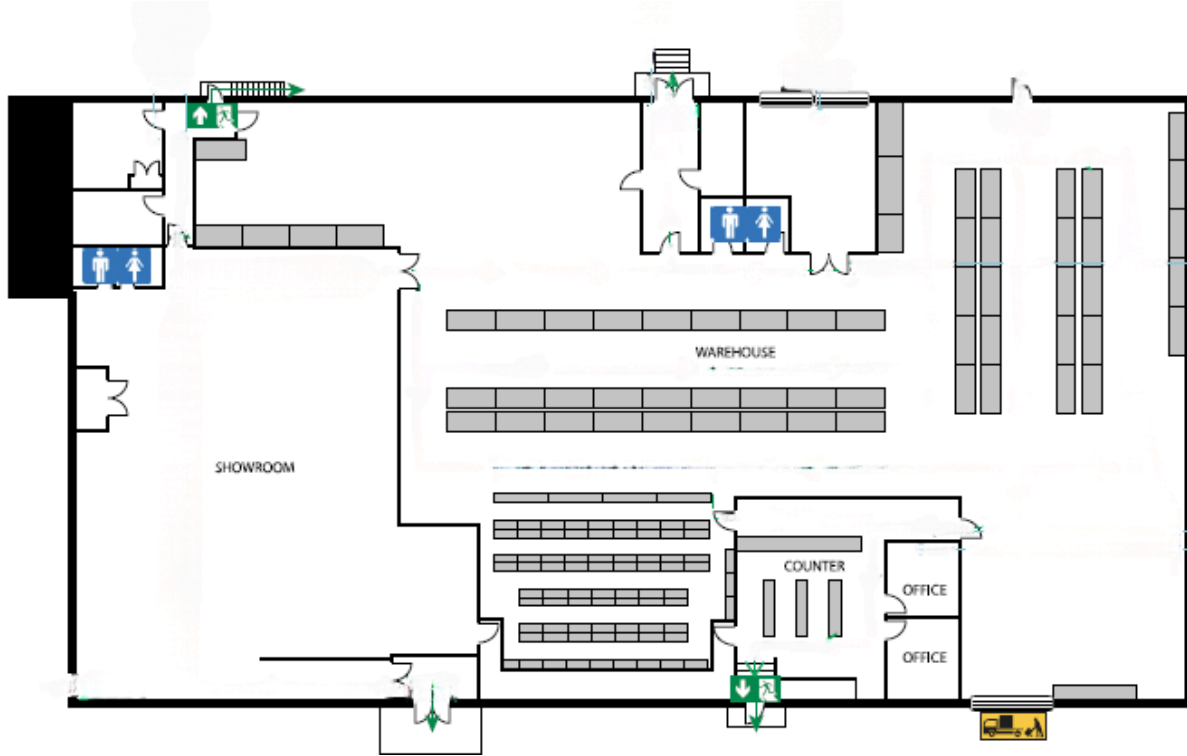
Electric: 400 amp, 120/208 volt, 3 phase, 4 wire

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The
Flynn
Company

FLOOR PLAN & SITE PLAN



LOCATION

