



## INDUSTRIAL PROPERTY FOR LEASE

**8,070 SF on .62 Acres**

211 Boro Line Road

King of Prussia, PA 19406



**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931



# PROPERTY DETAILS

## SIZE

- 8,070 SF on .62 Acres

## DRIVE-INS

- Two (2) drive-in doors (13' x 13')

## CEILING HEIGHT

- 9' - 18' clear

## ZONING

- TO (Transit Oriented - Bridgeport Borough)

## TAXES

- \$8,167 (est 2026)

## MISCELLANEOUS

- One (1) Space Heater
- One (1) 266 Gallon Steel Tank for Oil Burner Fuels
- Three (3) Private Offices
- One (1) Kitchen

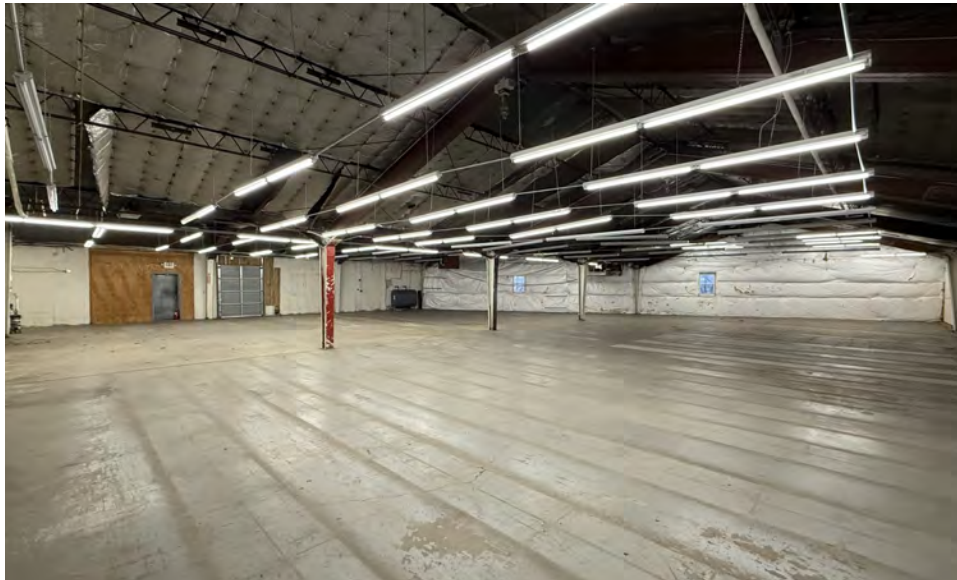
## LOCATION

- Well located in King of Prussia / Upper Merion Township, one of the Philadelphia region's premier commercial and industrial hubs. The property offers excellent access to major highways, including I-76 (Schuylkill Expressway), I-276 (Pennsylvania Turnpike), US Route 202, and Route 422, all within minutes of the site.



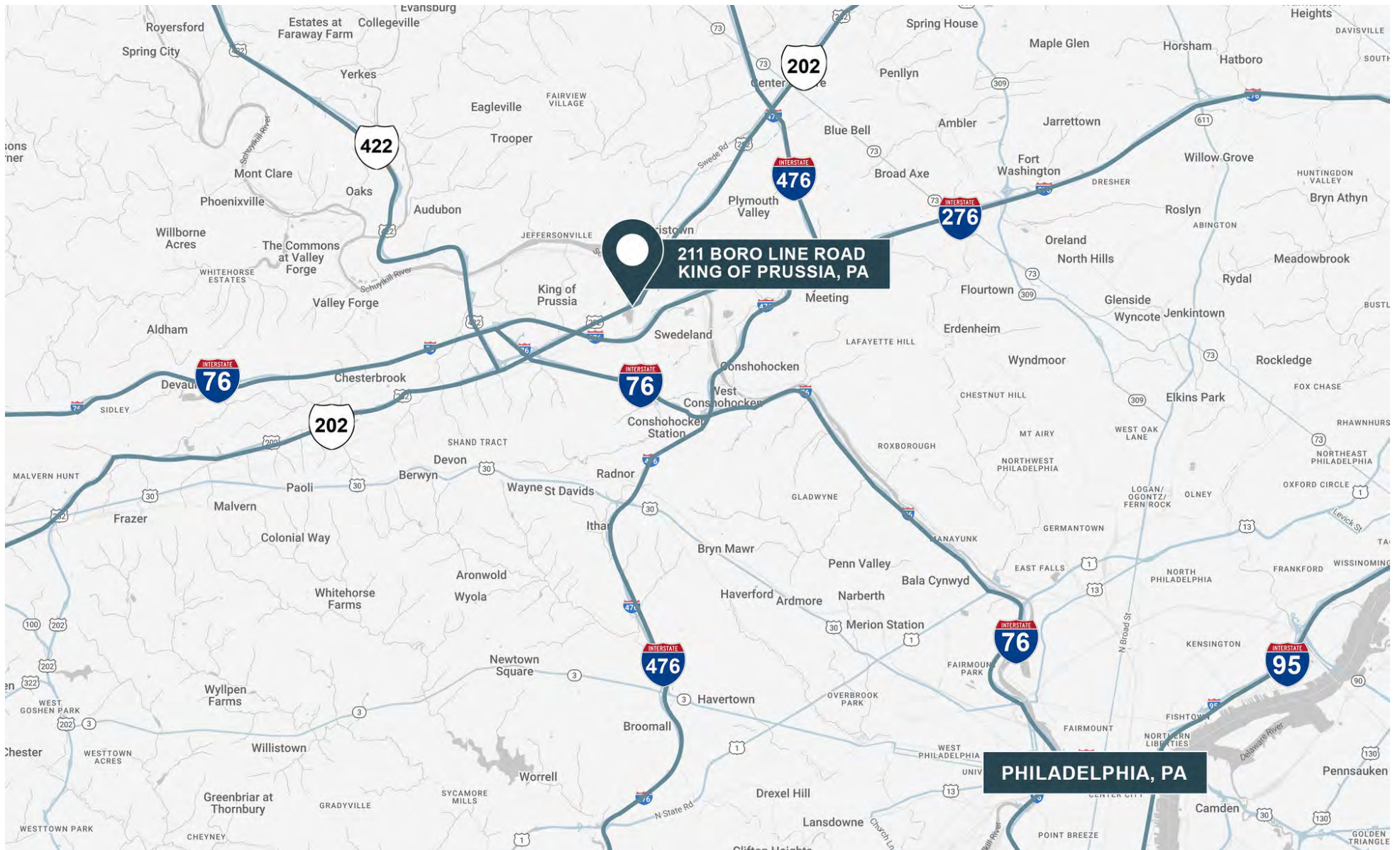


## ADDITIONAL PHOTOS





# LOCATION MAP



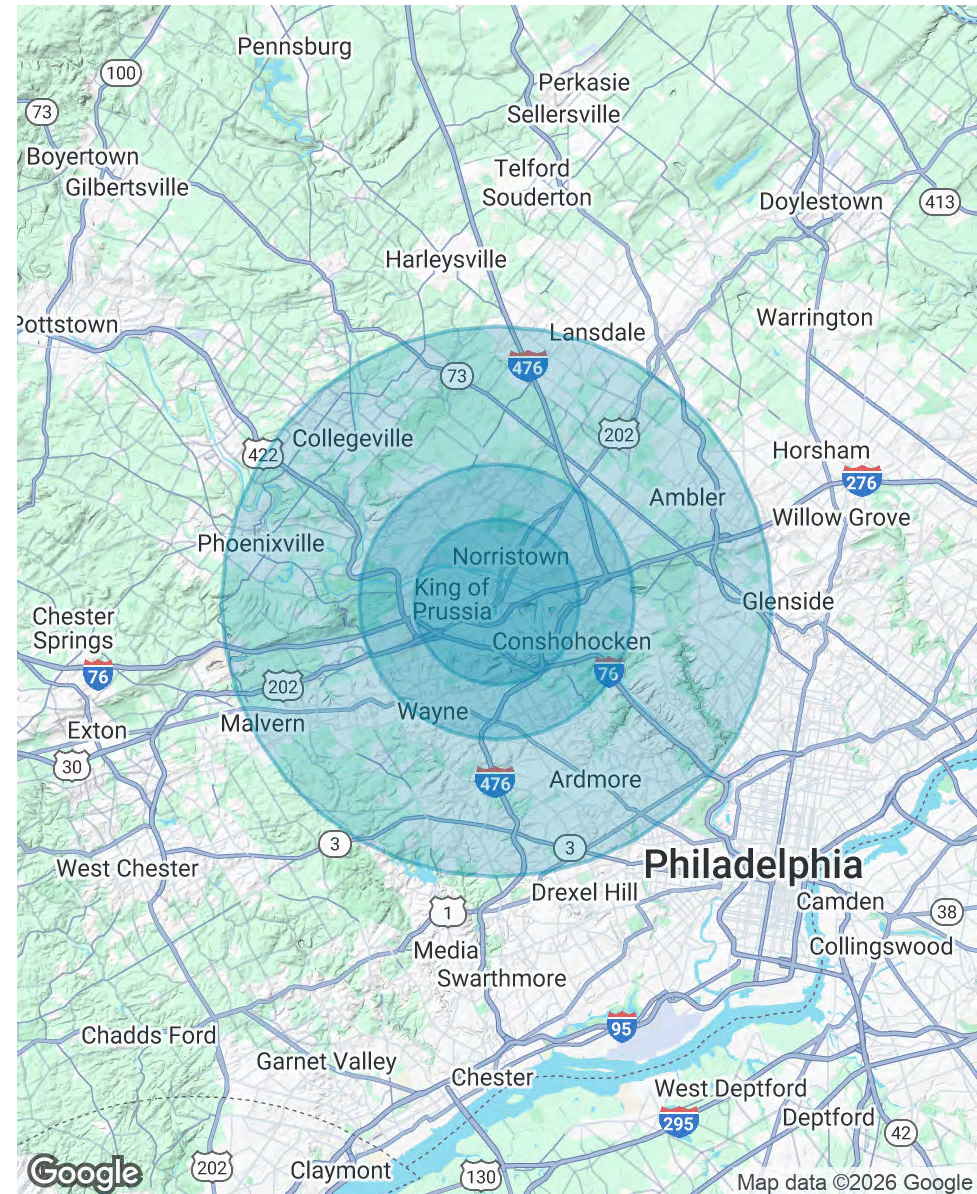


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	97,547	211,250	843,546
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	39,188	82,138	331,217
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$114,609	\$150,637	\$155,413
Average House Value	\$379,175	\$515,905	\$520,173

Demographics data derived from AlphaMap



## PRIMARY CONTACTS



**Timothy Pennington**  
Partner & Senior Vice President  
215.448.6266  
tpennington@binswanger.com



**Matt Corrigan**  
Senior Vice President  
215.448.6018  
mcorrigan@binswanger.com



**Sean Stitz**  
Vice President  
215.448.6016  
sstitz@binswanger.com



**Kevin Wang**  
Sales Associate  
215.448.6014  
kwang@binswanger.com



**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>