

521 Trestle Place
Downingtown, PA

Flex Space For Lease



Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

www.liebermanearley.com | 610-688-4300

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

Total Available:	15,418 SF (Including 2,000 +/-SF of Office Space)
Electric:	400 AMPS 3 Phase; LED Lighting
Sprinklers:	Yes
Utilities:	Tenant pays water/sewer, electric/gas
Operating Expenses:	\$2.50/SF +/-
Ceiling Height:	21'-23'
Zoning:	East Caln Township L-1
Parking:	50 standard spaces



BUILDING DESCRIPTION:

Warehouse with office space available in the Trestle Bridge Business Park. Built in 2015.
511 Trestle place (in building) already leased.



Loading Docks:

- 7 UPS height dock doors
- 2 4' high dock doors
- 1 drive-in dock door
- 10 loading doors total



Lease Rate:
\$14.50/SF NNN

Available 6/1/25

LOCATION INSIGHTS

Key Facts:

89,182
Population:



78%
Home Owners:

Median Home
Value:



\$368,558

Median
Household Income:
\$112,072



Average Household
Spending:
\$41,614



Consumer Spending
Per Capita:
\$15,582



Education:

96%
High School
Graduates:



78%
Some College



Bachelors or more:



Lease Rate:
\$14.50/SF NNN

Available 6/1/25

LOCATION HIGHLIGHTS / SITE MAP



322

Downingtown Police



30

DOWNINGTOWN
DINER

ESTD 1954 THE FARMHOUSE
COFFEE AND ESPRESSO BAR

Anthony's
CUCINA FRESCA



Downingtown Train Station

322

Wawa



30



St. Antony's Lodge

511 Trestle Place Downingtown, PA

SITE



➤➤➤ Minutes away from Route 30, and Route 322.

➤➤➤ 5 Minutes Driving distance from
Downingtown Train Station.

➤➤➤ Close proximity from shops such as Wawa,
Turkey Hill, The Farmhouse Café. Also
minutes from the USPS.

LOCATION MAP



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Disclaimer

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