



Haywood Business Park

35,000 SF Warehouse

713 Haywood Dr
Exton, PA 19334



ineagleview.com



Haywood Business Park

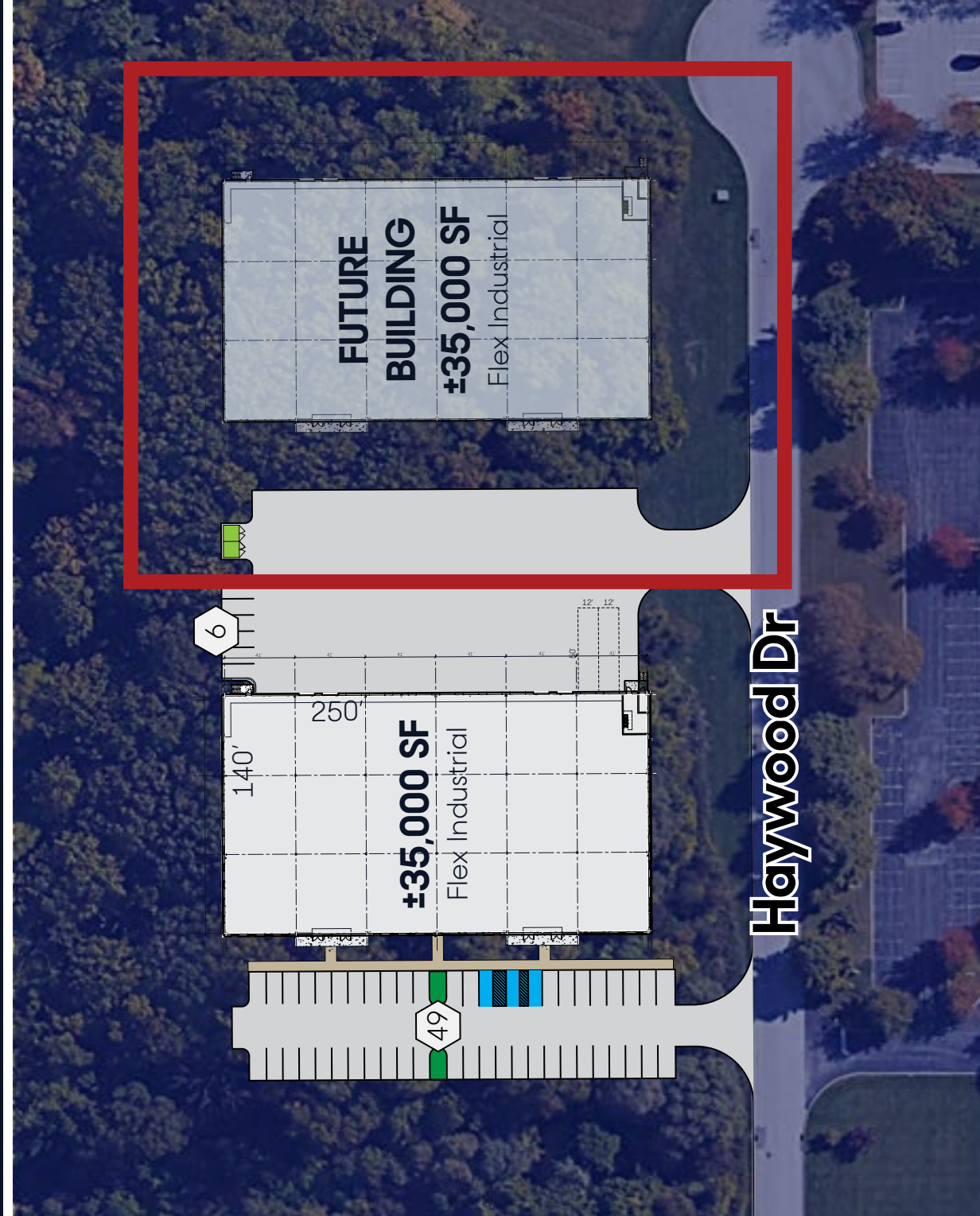
Haywood Business Park is located in Uwchlan Township just north of the Pennsylvania Turnpike/I-76 off Route 100.



711 Haywood is the mirrored sister property to 713 Haywood which shares a truck court.

Property Overview

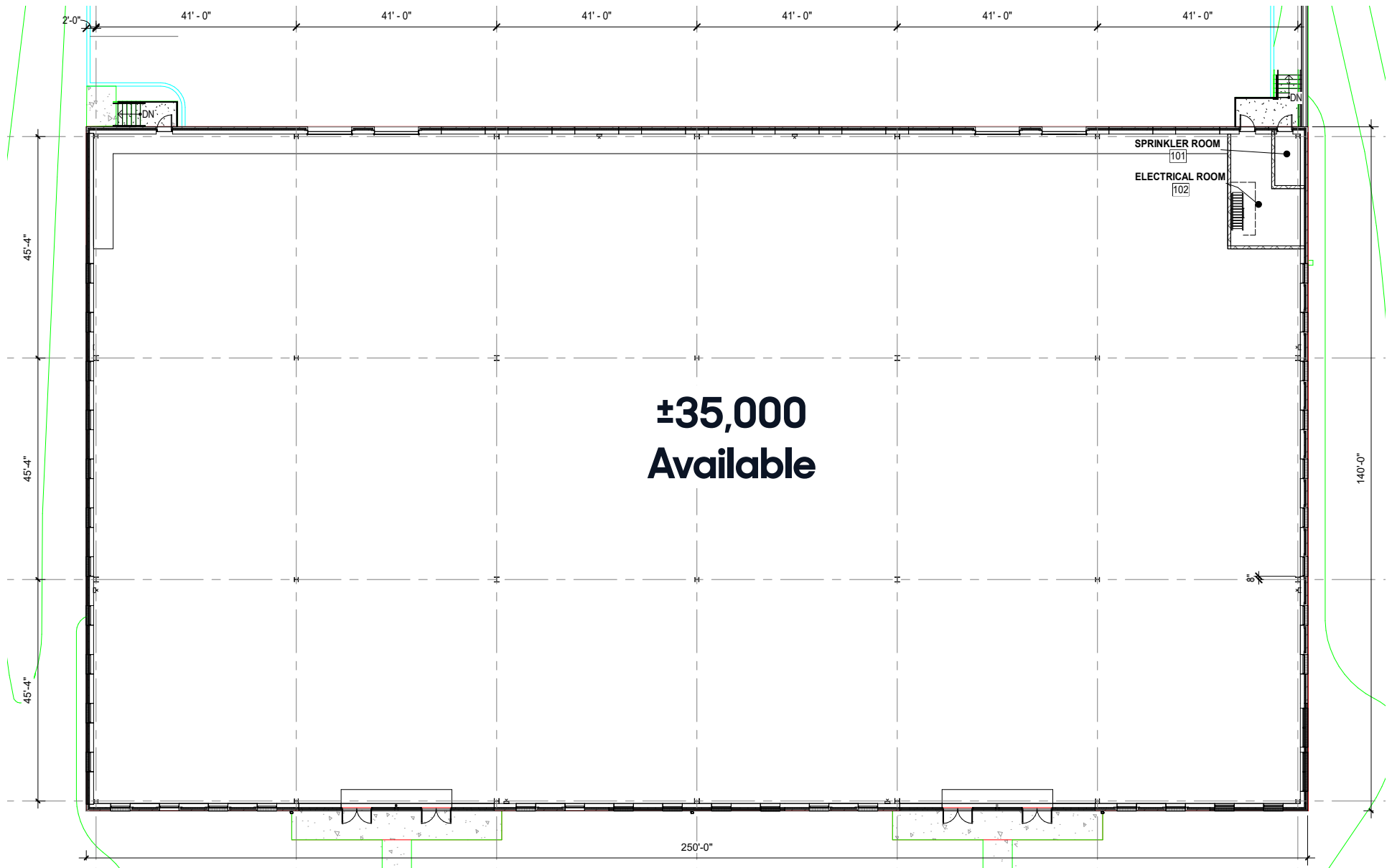
Square Feet	±35,000 SF
Clear Height	20'
Column Spacing	45'-4" x 41'
Dimensions	140' x 250'
Office Space	To Tenant Spec
Lighting	To Tenant Spec
Sprinkler	NFPA 13 & 231C CMSA Wet Sprinkler System
Power	277/480V 3 Phase 600 AMP Electric service with required main switchgear
Dock Doors & Ramps	4 dock doors & 10 knockout panels for expansion
Car Parking	55 spaces (1.8:1,000 SF)
Township	Uwholan
Zoning	Industrial-Commercial





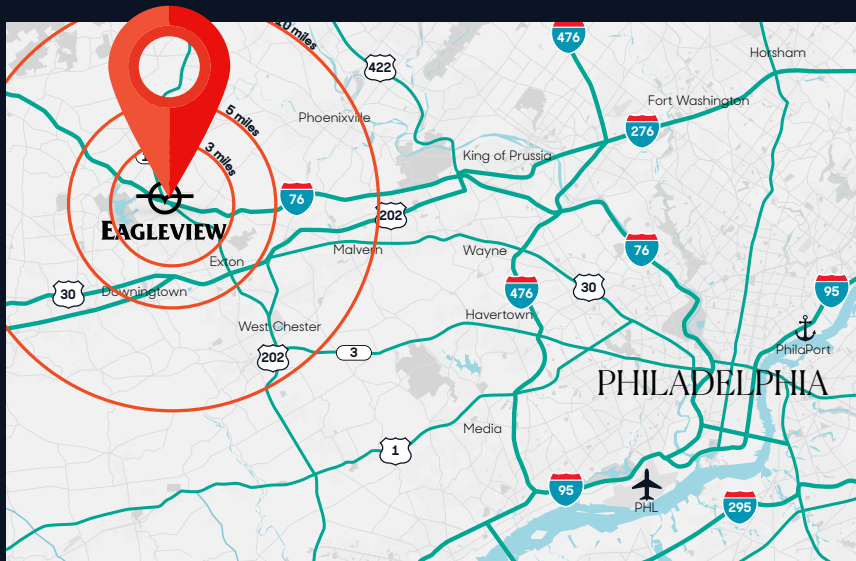
Photos shown are of 711 Haywood, the sister property to 713 Haywood.

Available Space



Location & Access

Haywood Business Park is located near the intersection of I-76 and Route 100, providing tremendous access to the greater Philadelphia region.



Downtown
40 min



PHL Airport
45 min



PhilaPort
45 min

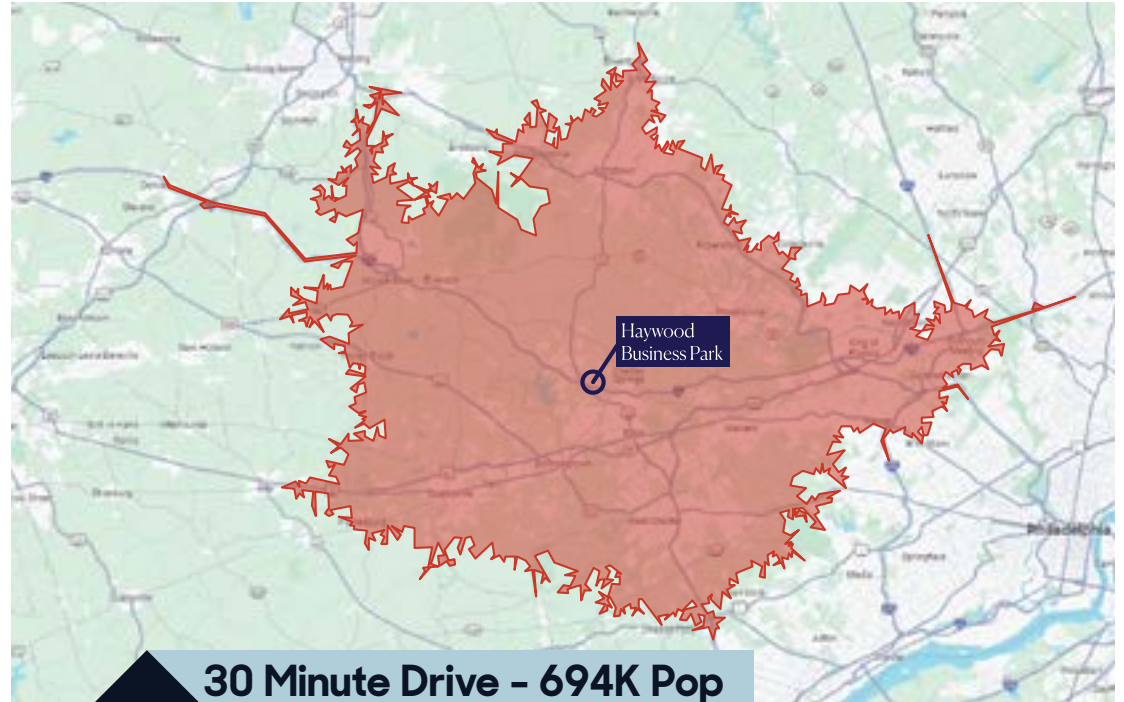
Demographics within 45-min drive

2.1M
Population

1.3M
Workforce

218K
Blue Collar
Workforce

Regional Access



30 Minute Drive - 694K Pop



90 Minute Drive - 10.1MM Pop



EAGLEVIEW
TOWN CENTER
EXTON, PA

Welcome to

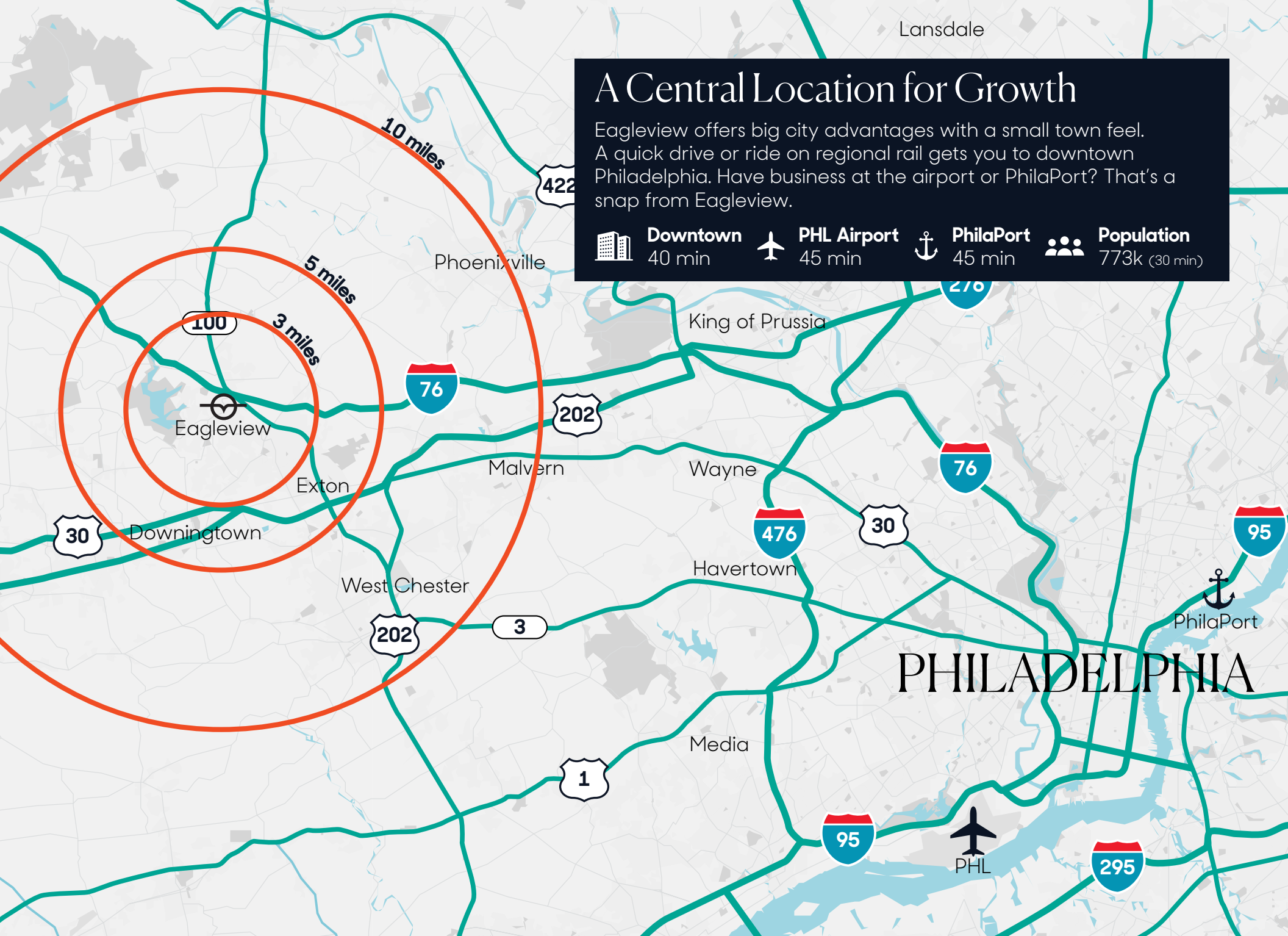
 **EAGLEVIEW**

Eagleview is an award-winning planned development nestled on over 800 acres in Uwchlan and Upper Uwchlan Townships in Exton, Pennsylvania. Here you'll find miles of trails for healthy and active lifestyles, quality housing options, a curated collection of dining experiences, an energetic town square, and a bustling corporate destination.

A Central Location for Growth

Eagleview offers big city advantages with a small town feel. A quick drive or ride on regional rail gets you to downtown Philadelphia. Have business at the airport or PhilaPort? That's a snap from Eagleview.

-  **Downtown**
40 min
-  **PHL Airport**
45 min
-  **PhilaPort**
45 min
-  **Population**
773k (30 min)



A desirable place to live

From the Hankin owned, developed, and managed apartment communities within Eagleview, to the single family homes throughout the region, there's no shortage of options for every price point.



Hamilton at Eagleview, one of four apartments communities within Eagleview

Enjoy Good Vibes at Town Center

All roads and trails lead to Eagleview Town Center, a bustling and energetic destination for residents, tenants, and visitors alike. Here you'll break bread with friends and family at an array of unique restaurants, get up and dance to live music, sit back and relax with movies on the lawn, and shop local at our farmers markets.



ALPASTOR

BRICKSIDE GRILL

BLUEFIN EAGLEVIEW

Persis INDIAN GRILL

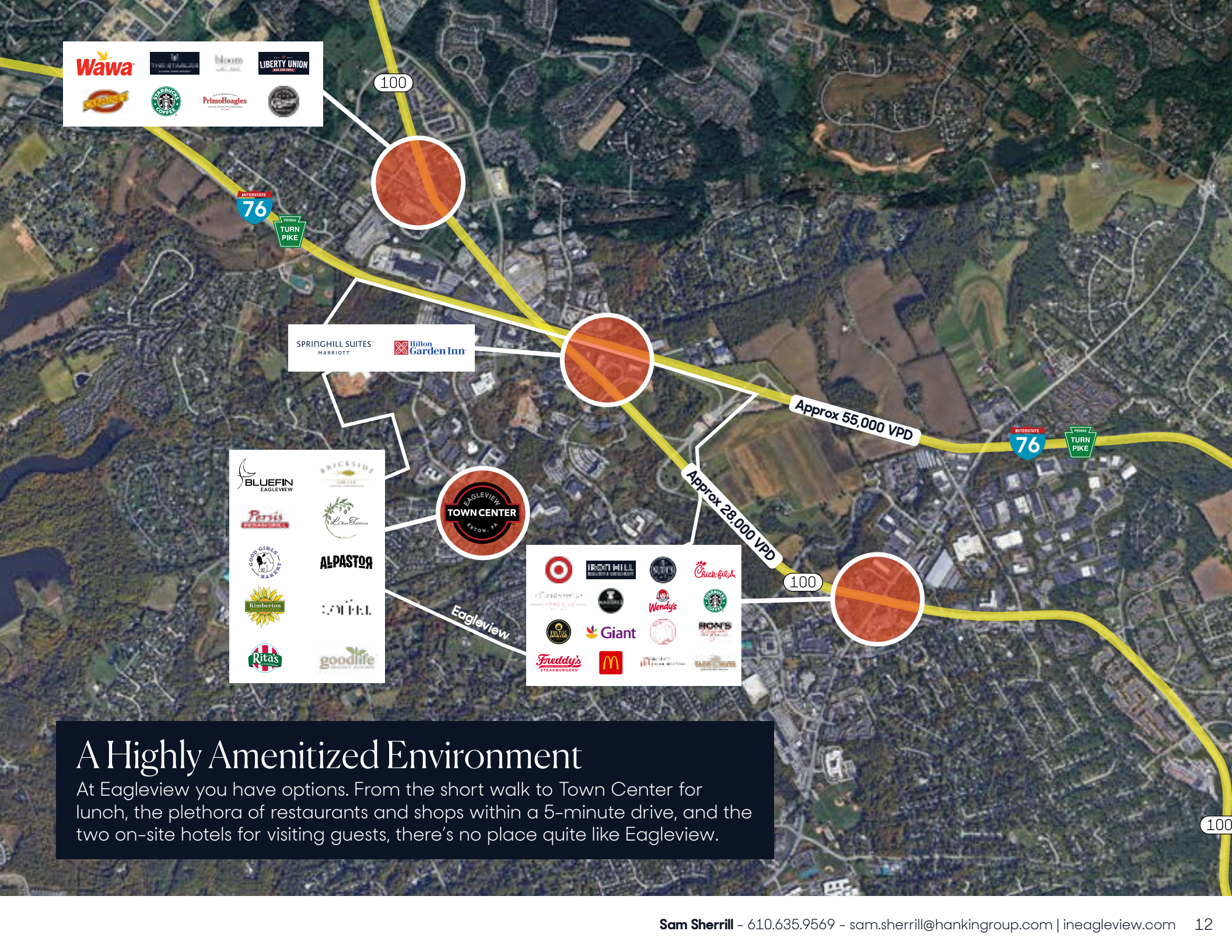
L'Oliva Trattoria

TWINKLE COFFEE

goodlife

GOOD GIRLS BAKERY

Rita's

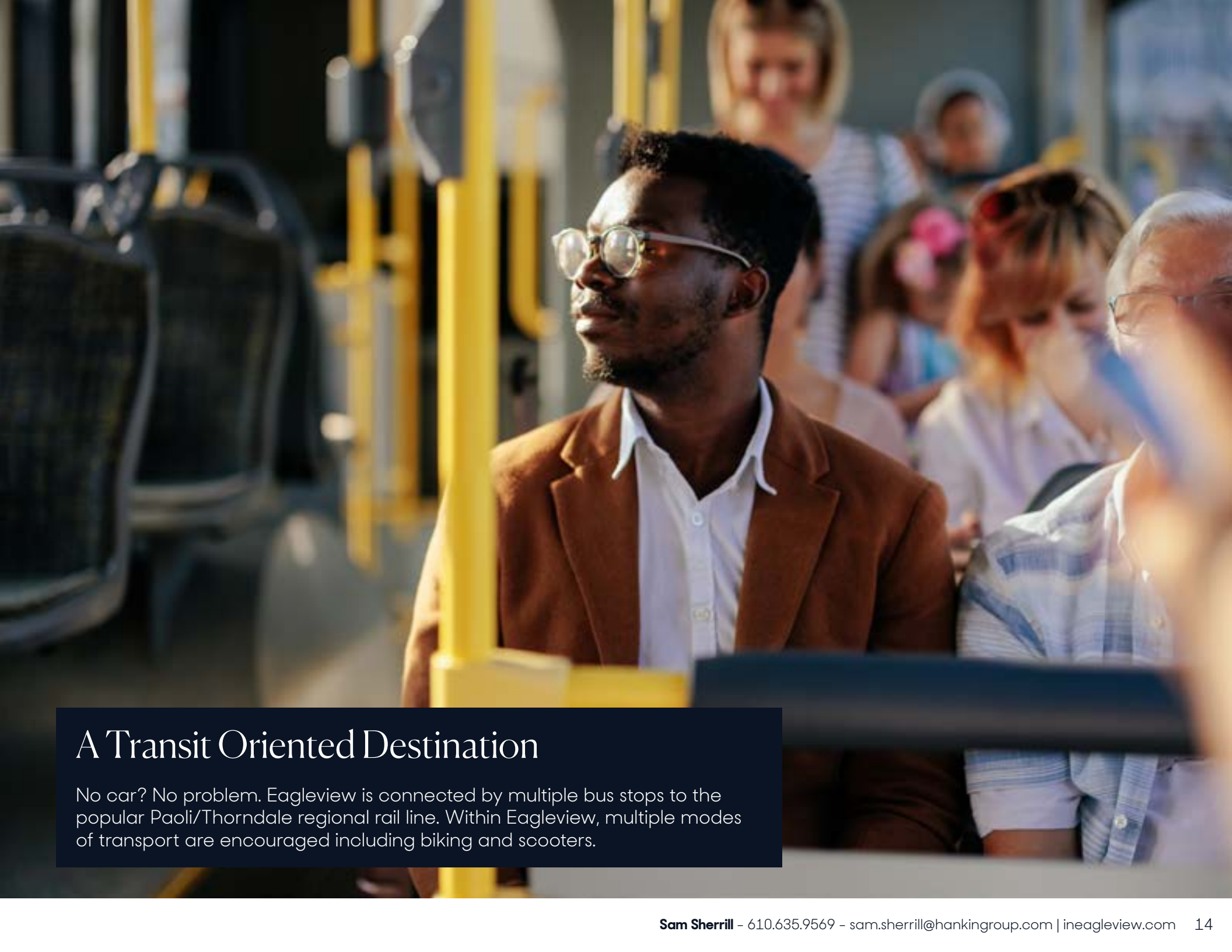


A Highly Amenitized Environment
 At Eagleview you have options. From the short walk to Town Center for lunch, the plethora of restaurants and shops within a 5-minute drive, and the two on-site hotels for visiting guests, there's no place quite like Eagleview.



A Walkable Community

At Eagleview you can live, work, and enjoy life without sitting in your car. Here you're connected to Town Center, great homes, and the region's premier apartment communities through 15-miles of interwoven walking paths.



A Transit Oriented Destination

No car? No problem. Eagleview is connected by multiple bus stops to the popular Paoli/Thorndale regional rail line. Within Eagleview, multiple modes of transport are encouraged including biking and scooters.



Attract and Retain Top Talent

With some of the best schools in Pennsylvania located right here in the Downingtown Area School District, your recruitment and retention just got a whole lot easier.

STEM Academy
Ranked

2nd

in Pennsylvania

All High Schools in

TOP
10%

in Pennsylvania

Out of towners welcome

At the entrance to Eagleview you'll find two modern hotels, a Hilton Garden Inn and Marriott Spring Hill Suites ensuring out of town guests can stay close to their destination and at a discounted rate.



About the Developer



**Hankin
Group**

Designing, developing, and managing environments with integrity that inspire people to lead richer, more fulfilled lives.

Quality

We don't compromise on quality. We build outstanding properties and provide unsurpassed resident and tenant services that deliver premium value to our communities.

Sustainability

We keep forever in mind, dedicated ourselves to holding our assets long-term and designing for a sustainable future.

Commitment

We stand ready to serve as a dedicated, capable, and reliable partner.

Community

We show appreciation for the people who occupy and enjoy our spaces.



Ready to upgrade your work environment?



We're here to help.



Sam Sherrill
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**View Eagleview
Properties**



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