



**400 DEVON PARK DRIVE
WAYNE, PENNSYLVANIA**



20'-24'
CEILING
HEIGHTS

12
LOADING
DOCKS

FLOOR
LOAD
6" Slab on grade
concrete floors

PARKING
227 Parking Spaces
including 9 handicapped
spaces



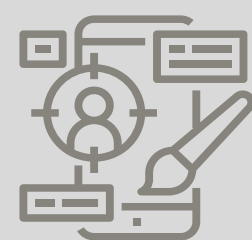
**61,272 SF
R&D/GMP -
Available
For Lease**



POWER

34.5 KV 3-phase/stepped down to 4,160 KV via 3000 KVA exterior padmount transformer.

Emergency power:
505 KW/631 KVA diesel generator



HVAC/MECHANICAL

Abundant existing HVAC capacity throughout. Available supply for mechanical distribution system.

New roof with space for tenant central exhaust system.



UTILITIES

Public Water:

Public Sewer - Planned 6" main from building to 8" street main, 4" sanitary drainage and vent piping.

Natural Gas



FIRE / LIFE SAFETY

Fire protection - 8" fire service line. Full wet sprinkler system. Multiple zones.

Fire alarm - Full coverage smoke detectors with via audible and visual notifications.



ZONING

Life science/research/R&D zoning.

Limited Industrial District Municipality Tredyffrin Township, Chester County



admin >
office >
toilet >
patio <





Successful life science developer recognized that the existing infrastructure of this project make it an excellent **'speed to market'** opportunity in the Philadelphia suburban life science market.

INQ 400 is a single story 138,065 SF building located in Wayne, PA within close proximity to major life science hubs. Zoned to meet the needs of all aspects of life sciences, the building was originally constructed in 1969 and is under redevelopment to specifically meet the needs of "speed to market".

After extensive review with expert architects, it was found that a majority of the building's existing infrastructure lends itself perfectly to both cGMP and R+D. This includes DX HVAC roof top units, 34 KV primary electrical service, gas, water,

sanitary and fire protection. There is also a 500 KW diesel emergency generator on the property. The 20'-24' ceiling heights throughout the building provides companies with the flexibility to add additional mezzanine, making it ideal for manufacturing. Ample interior loading docks throughout the building are also in place for ease of inbound and outbound materials.

Additional enhancements underway include a new façade, installation of a 6 inch water line and the addition of a rooftop chiller.

Developed by **Mainstreet Capital Partners**
www.mainstreetcapital.com



61,272 SF

LEASED



SITE PLAN



INQ
400

BUILDING REAR



PALADAR
CITY WORKS
CHELAAN
FOGO DE CHÃO
FOUNDING FARMERS
the Habit
DAVID'S
TACO
DUCK DONUTS
honeygrow

• 2,600 Apartment Units • 2 Hotels

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TOWN CENTER
IQVIA
LIFETIME
KING OF PRUSSIA
ASTON MALL
charles river

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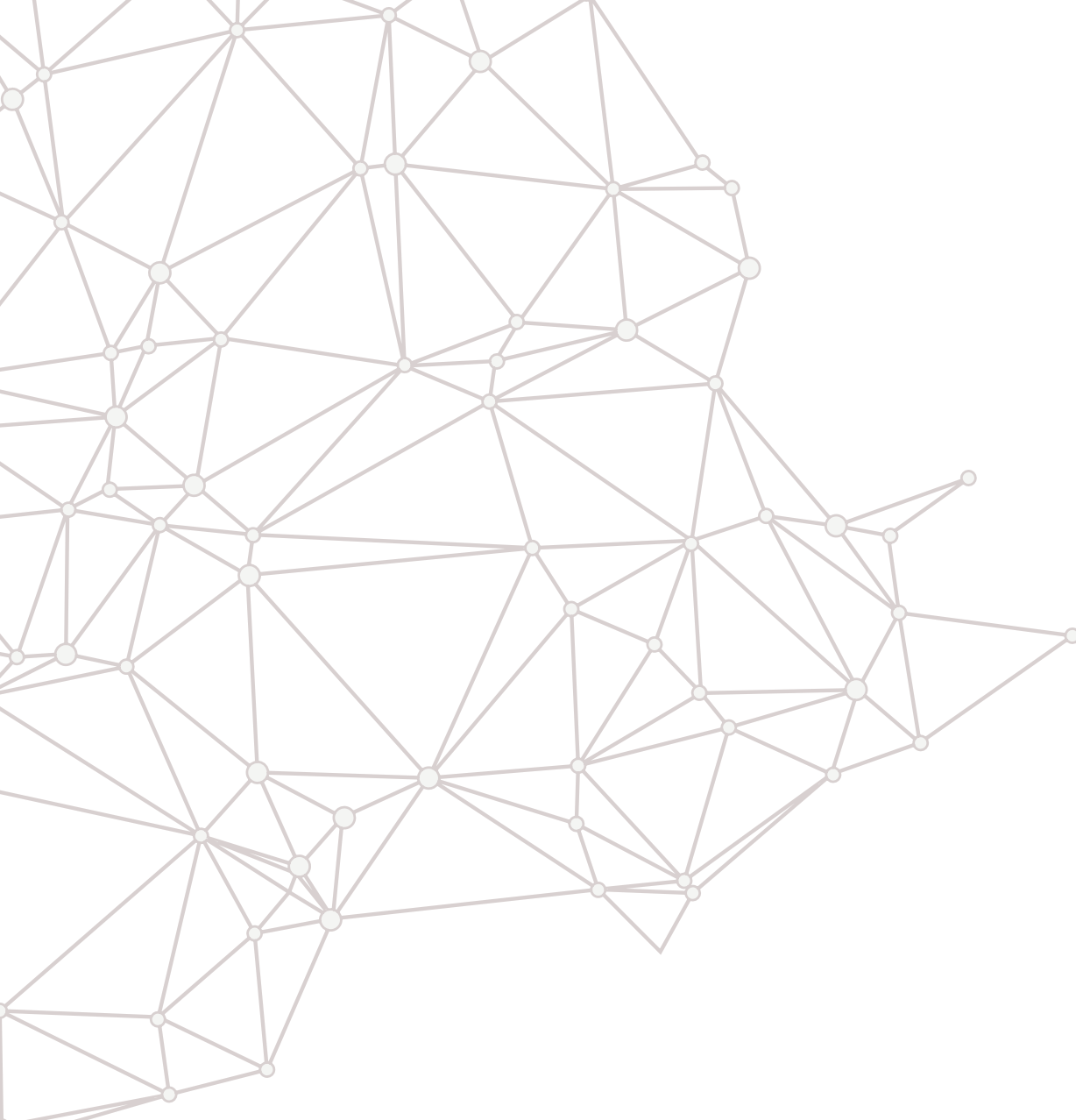
Vanguard®

INQ
400





EAST ENTRY



400 DEVON PARK DRIVE WAYNE, PENNSYLVANIA

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