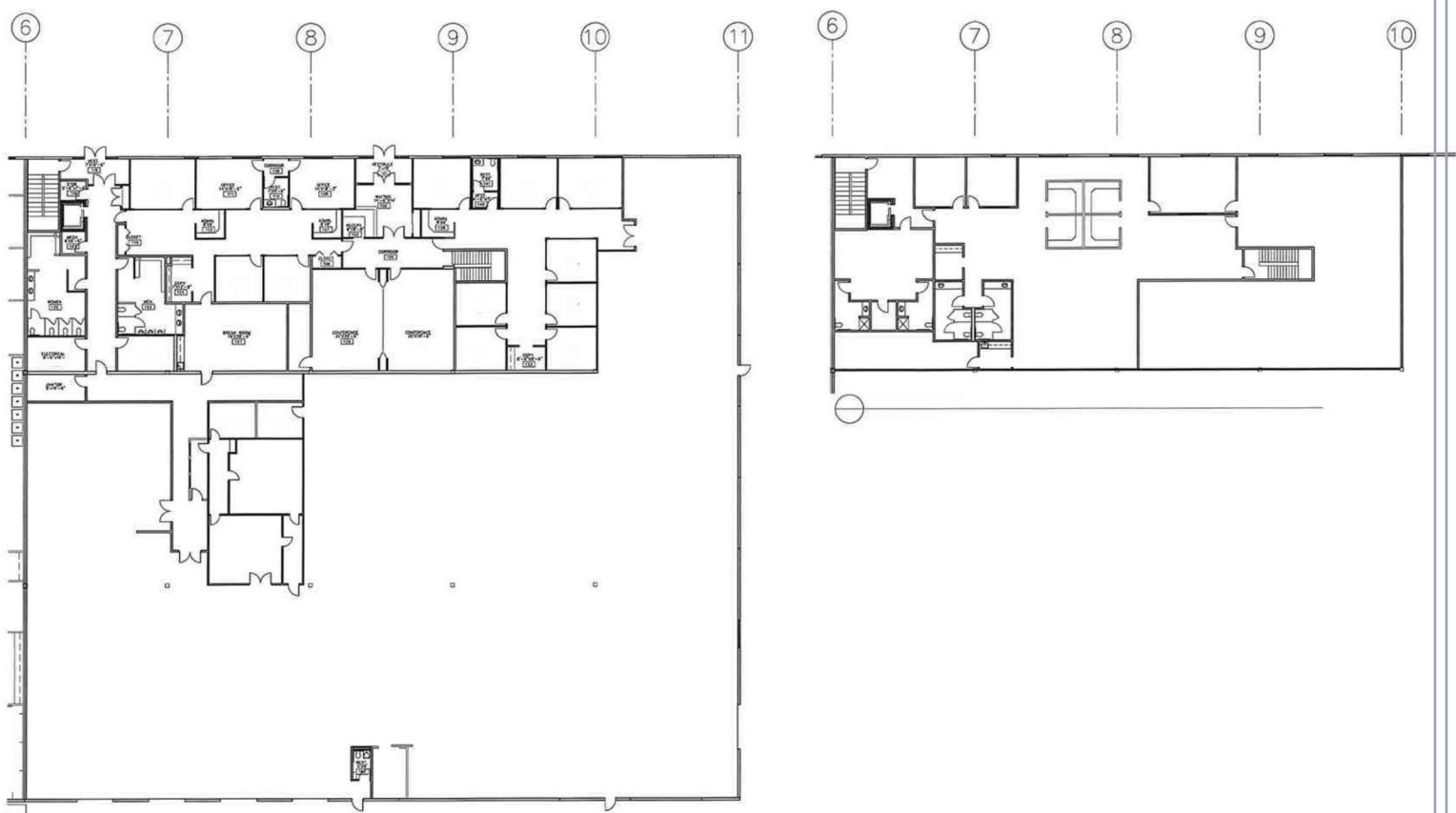


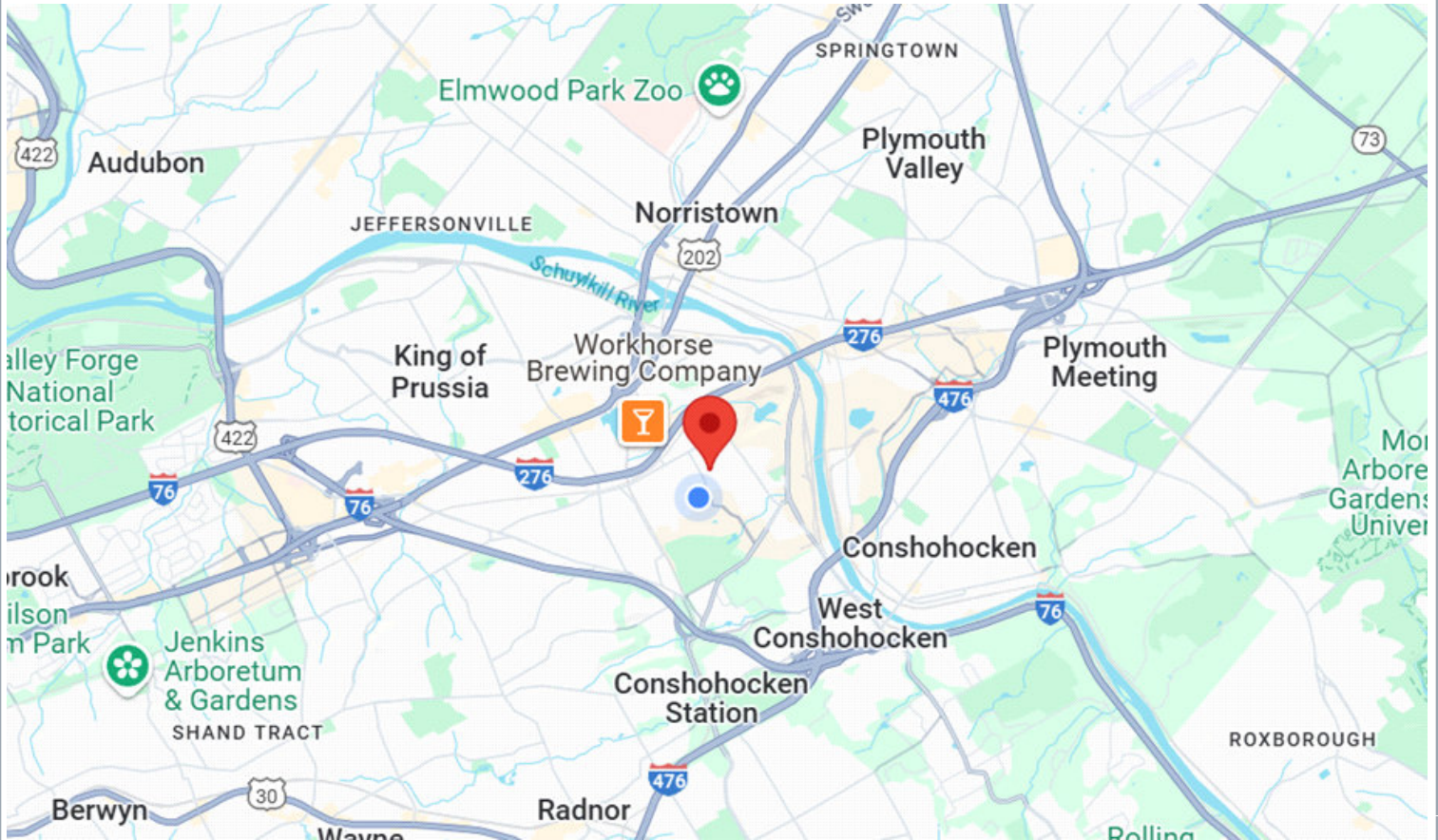
Available For Lease
Up to 45,480 sf of Office/Flex/Warehouse Space
3400 Horizon Dr., King of Prussia PA



Arlington Group
Real Estate



- 45,480 SF available
 - o 1st Floor: 35,880 RSF
 - o 2nd Floor: 9,600 RSF
- Approximately 10,000 RSF of finished office space on first floor.
- Second floor mezzanine overlooks Manufacturing floor below.
- 28' clear ceiling heights in warehouse.
- 60' x 40' column spacing.
- Three (3) existing loading docks and one (1) large drive in door.
- Large asphalt parking area for outdoor storage, tank farms, etc.
- Existing generator and pad in place.



- Conshohocken Brewery Pub within walking distance
- Bright Horizons Day Care Center located in the park
- Five Minutes from the King of Prussia Mall and Town Center
- Quick access to 1-76, 1-276, and I-476
- Twenty-five minutes from the Philadelphia International Airport

—For More Information call Frank O’Neill at 484 684 4198—



Arlington Group
Real Estate, LLC