

# INDUSTRIAL FOR LEASE

## 133 LEVEL RD # 1

133 LEVEL RD, #1, COLLEGEVILLE, PA 19426



expCOMMERCIAL



### AVAILABLE SPACES

Suite	Rate	Size	Type
Basement	\$12.50 /sf/yr	2,731	NNN Lease

### OFFERING SUMMARY

LEASE RATE:	\$12.50
LEASE TERM:	Negotiable
LEASE TYPE:	NNN
AVAILABLE SF:	2,731
OFFICE SF:	932
WAREHOUSE SF:	1,645
GRADE DOORS:	2
PARKING:	Exposed, Off Street
POWER:	240V,200A
YARD:	Limited
ZONING:	Professional Office Use Approv
PERMITTED USES:	Professional Office, Flex Space, Storage, Showroom

### Property Overview

- 2,731 SF mixed-use basement space
- Exceptional natural light + pond views
- Grade-level walk-out access (dual doors)
- Small truck/van delivery access
- Existing racking system included
- Climate-controlled environment
- Abundant shared parking (18-20 spaces)
- Professional office building
- Available January 2026



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630 Freedom Business Center Dr, Suite 300  
King of Prussia, PA 19406



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