

Prosperity Drive

Oaks, PA

Industrial

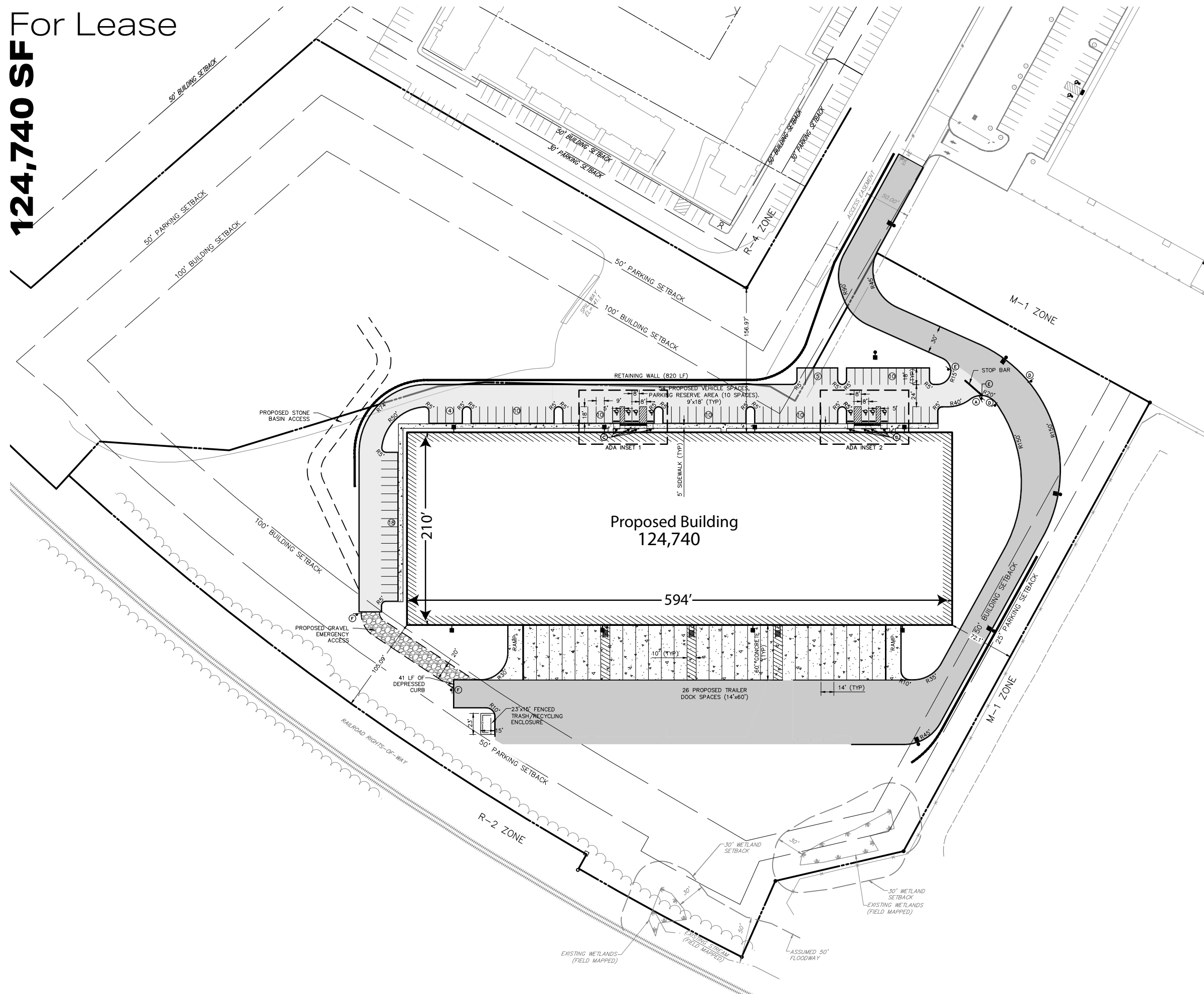


New Industrial Development
±124,740 SF

CBRE

CATALYST
COMMERCIAL DEVELOPMENT

124,740 SF For Lease



Building Specifications

Square Footage	±124,740 SF
Acreage	10.29 acres
Clear Height	36'
Column Spacing	49'.6" x 50'
Building Dimensions	594' X 210'
Loading	Loading Docks: 26
Parking	87 Parking spaces, with potential for more
Trailer Spaces	26
Truck Court	125'
Zoning	M1 – Office & Limited Industrial District
Municipality	Upper Providence, Montgomery County

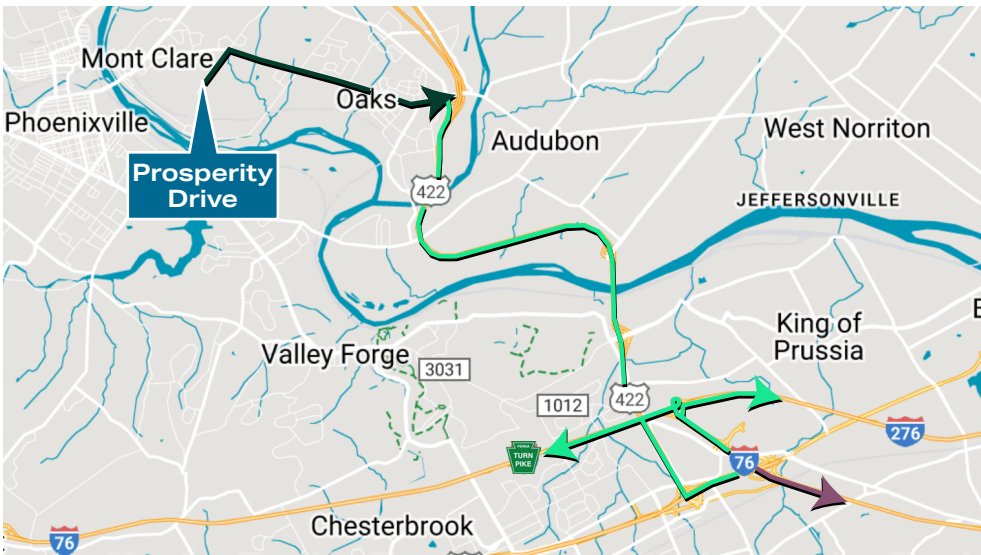
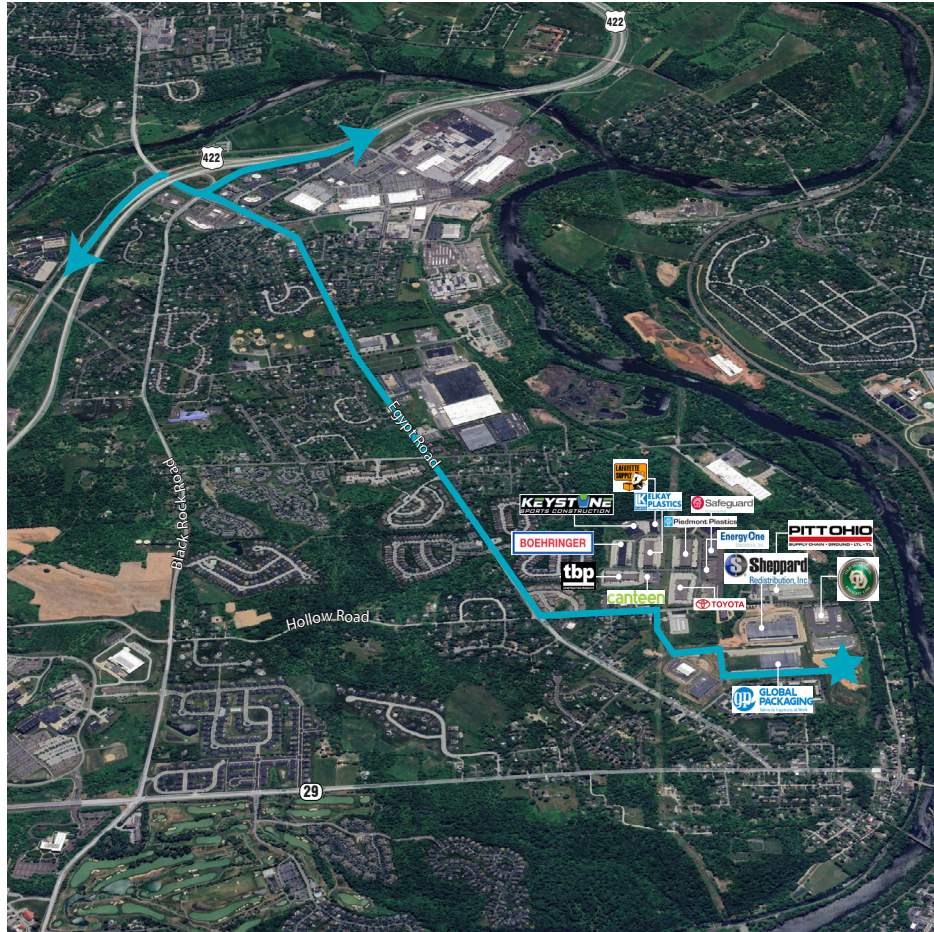


Regional Map



Regional Access

- King of Prussia, PA** 8 miles / 10 minutes
- Philadelphia, PA** 27 miles / 43 minutes
- Reading, PA** 33 miles / 44 minutes
- Wilmington, DE** 45 miles / 1 hour 5 minutes
- Harrisburg, PA** 80 miles / 1 hour 36 minutes
- New York City, NY** 113 miles / 1 hour 58 minutes
- Baltimore, MD** 119 miles, 2 hours 11 minutes



Highway Access

- 422** 0.7 miles, 3 minutes
- INTERSTATE 76** 7 miles, 8 minutes
- PENNA TURN PIKE** 7 miles, 8 minutes

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