



Haywood Business Park

Building 1
±35,000 SF – Flex/Industrial

713 Haywood Drive
Exton, PA



hankinggroup.com

Haywood Business Park

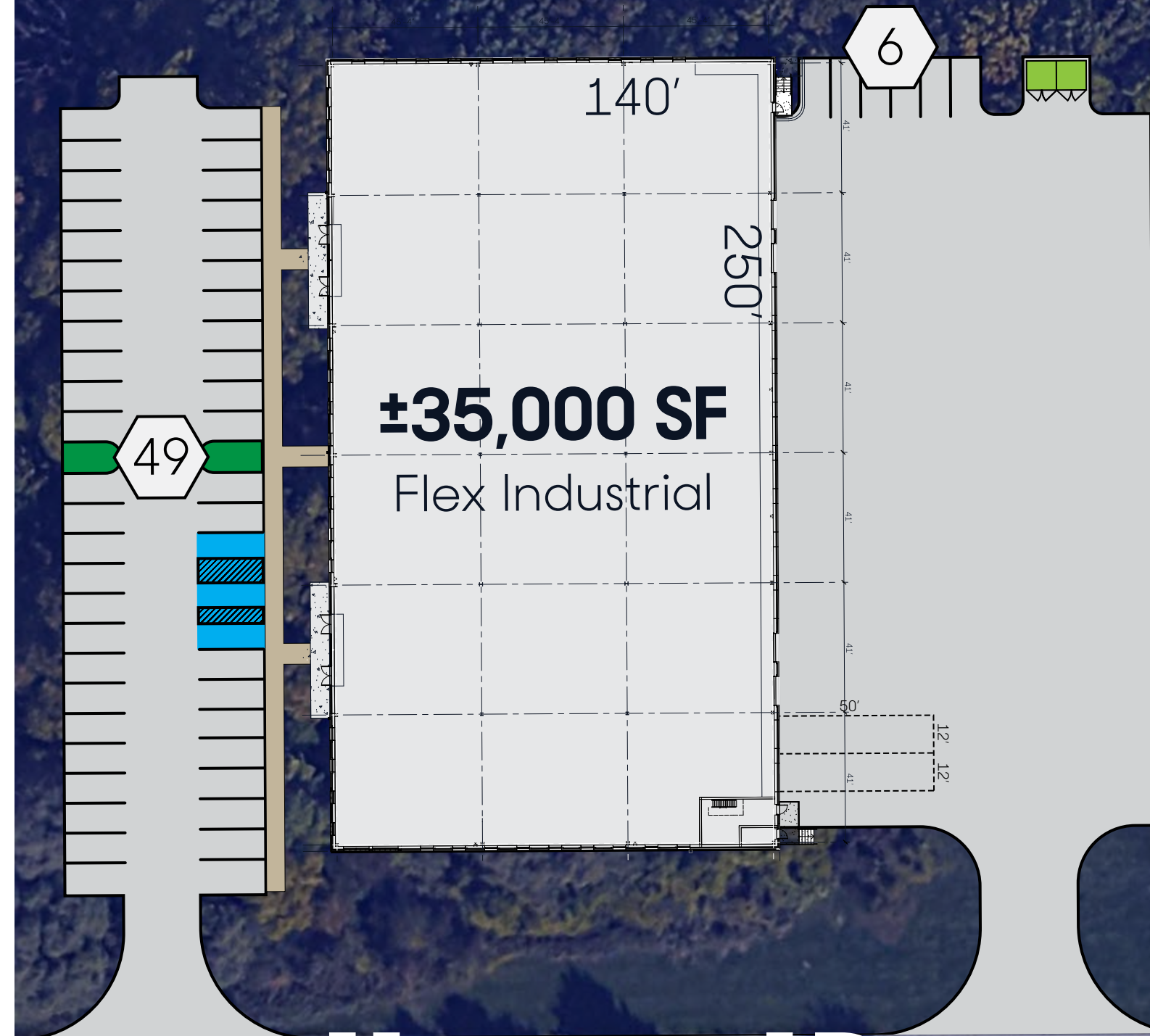
Haywood Business Park is located in Uwchlan Township just north of the Pennsylvania Turnpike/I-76 off Route 100.



Property Overview

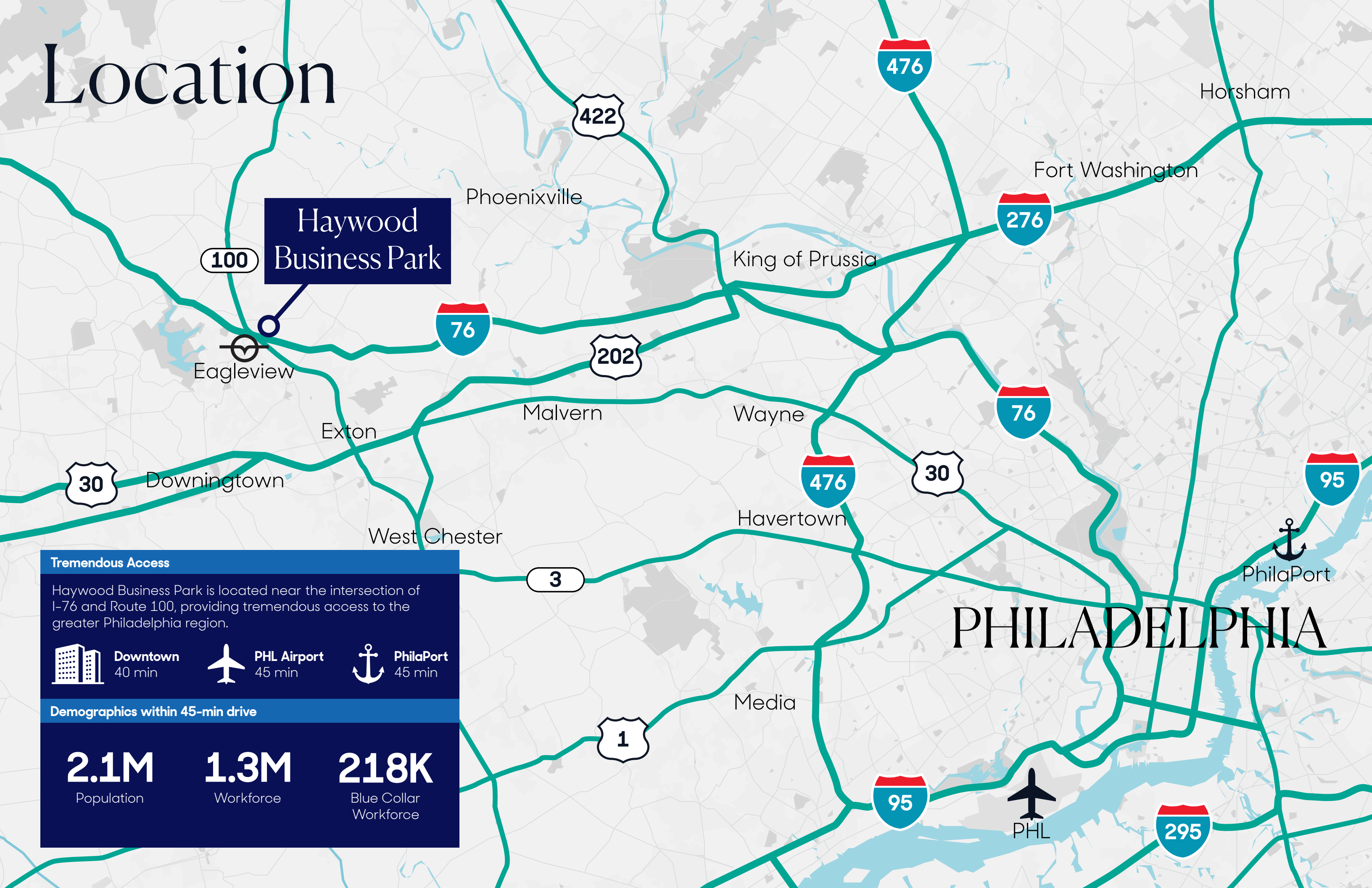
Haywood Business Park is developed by the award winning Hankin Group and is located just north of the intersection of Route 100 and I-76/PA Turnpike. This ±35,000 SF flex property offers terrific access and proximity to the region's best amenities.

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	54 spaces (1.8:1,000 SF)
Township	Uwhclan
Zoning	Industrial-Commercial



Haywood Dr

Location



**Haywood
Business Park**

Tremendous 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

Site Access

Enjoy quick and easy access via route 100 and I-76/PA Turnpike.

Haywood
Business Park



Haywood Dr

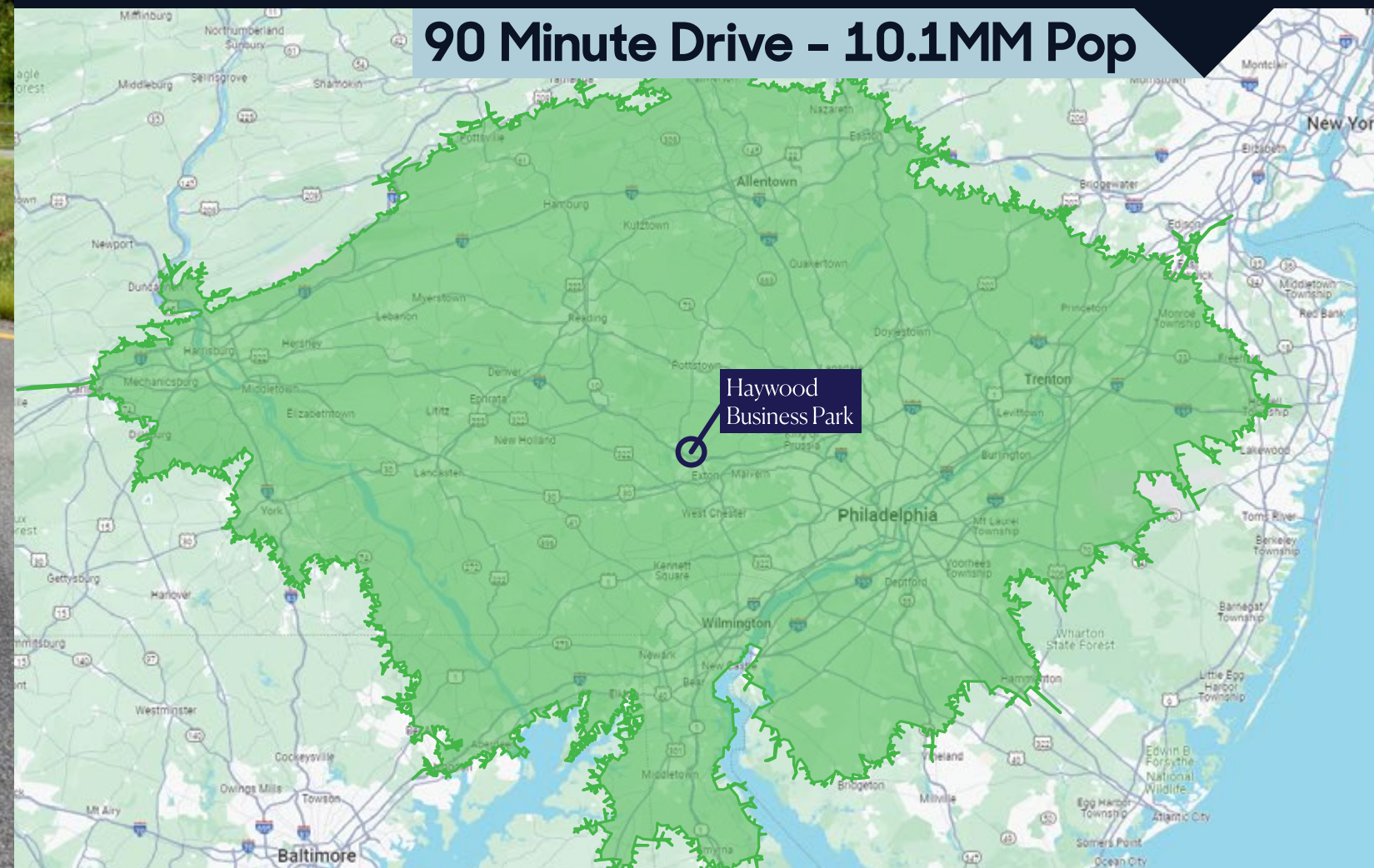
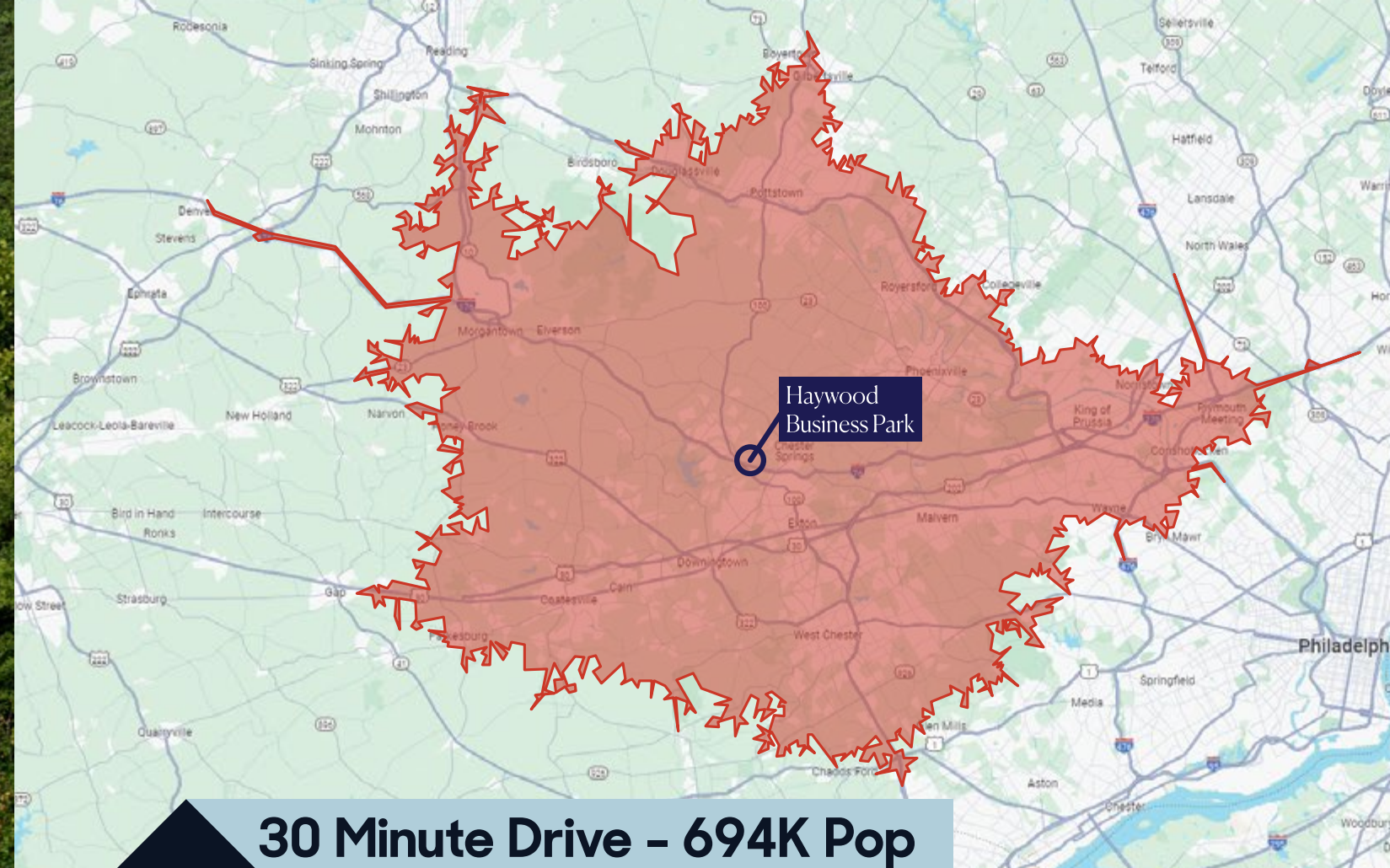


100

100

100

Prime for Distribution



An Amenity Rich Environment

Haywood Business Park is across the turnpike from Eagleview Town Center's Restaurant row. Home to great food and a year-round calendar of great events for all to enjoy. Beyond Town Center are a plethora of restaurants from fast casual to fine dining.

Restaurant Row at Eagleview

ALPASTOR

BLUEFIN
EAGLEVIEW

EXTON SUBURBAN PENNA

BRICKSIDE
GRILLE
OYSTER BAR • STONE HEARTH OVEN

Persis
INDIAN GRILL

GOOD GIRLS
BAKERY

Rita's
Ice-Custard-Happiness

TWIN VALLEY
COFFEE

goodlife
ORGANIC KITCHEN



About the Developer



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.



Award Winning Property Management

We are there, when you need us

With a strong reputation for completing high-quality custom fit outs and providing superior management services, our team is committed to making your tenant experience an exceptional one. Our team has experience managing office, flex, laboratory, industrial and retail spaces. Spaces are built-to-suit to make it your own, and we'll take care of the rest.



Leasing Contacts

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Hankin Group