

77 Bacton Hill Road

7,200 SF New construction, clear span warehouse available mid 2021.



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REAL ESTATE DEVELOPMENT
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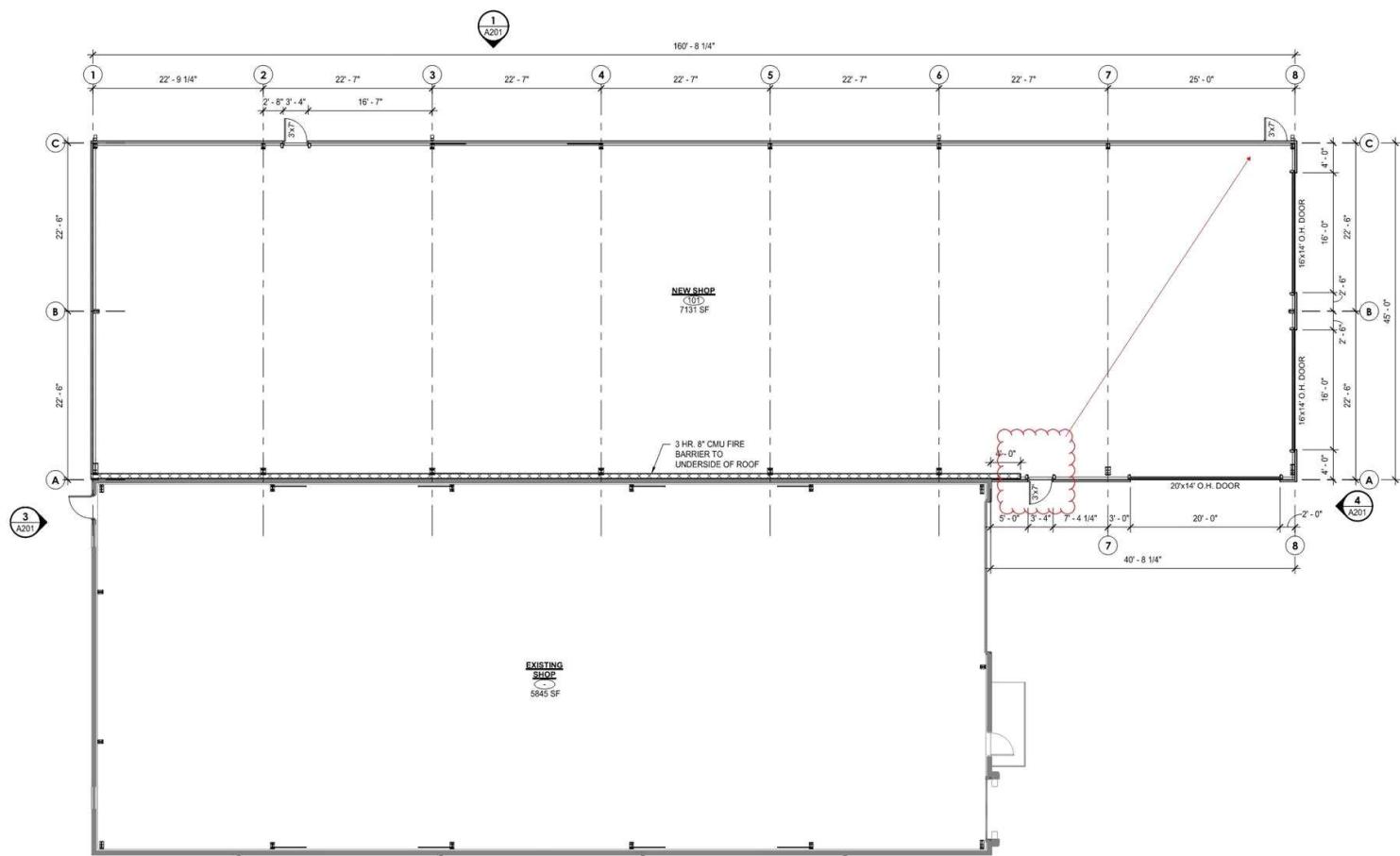
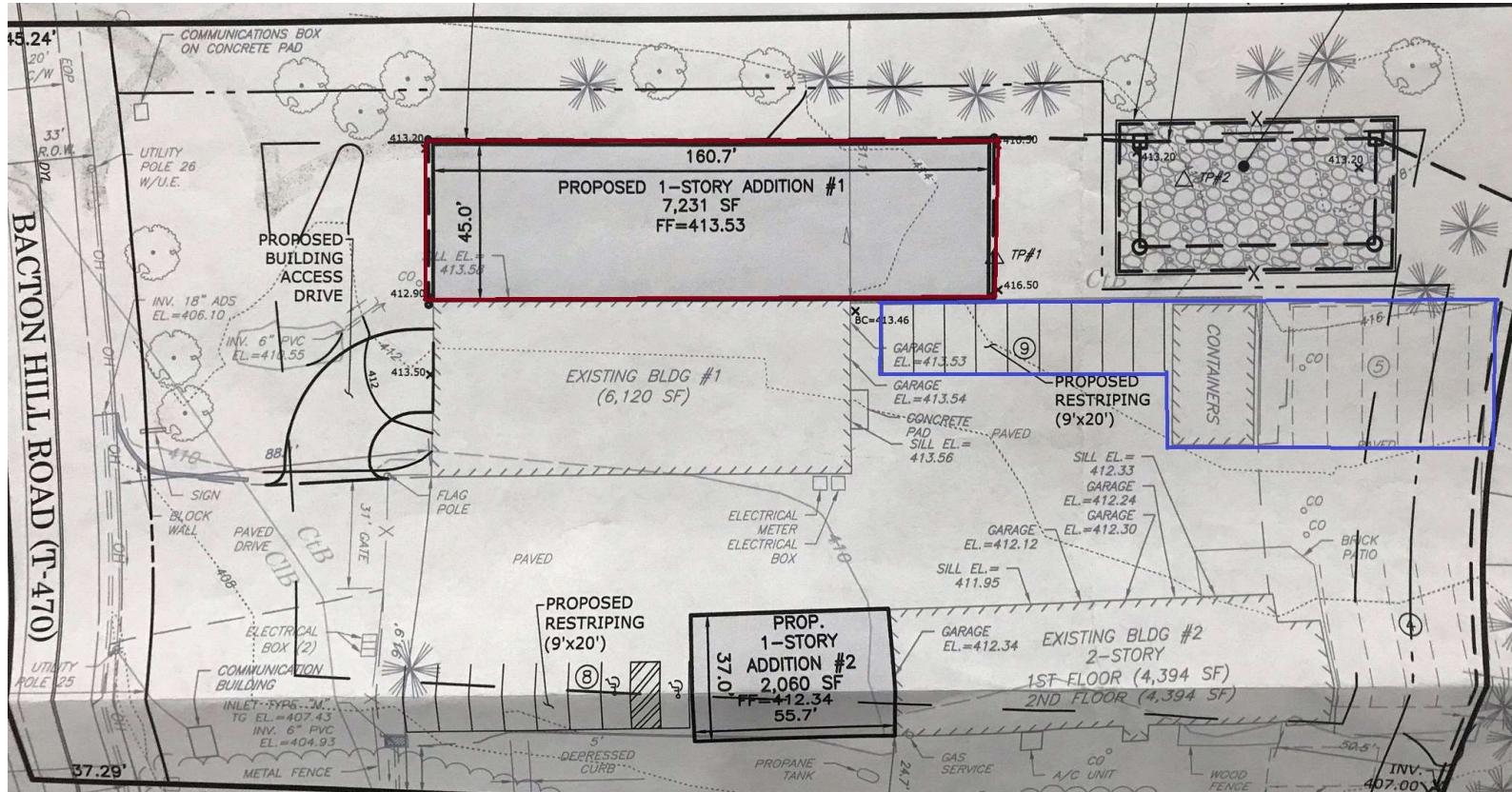
7,231 SF of warehouse available to be complete by mid 2021. Seeking long term tenant for brand new building in the heart of the Malvern, Exton, Frazer area. New building will be clear span, 20ft+ high ceilings, offer 3 bay doors, a small office and bathroom.

This space offers the ability to expand into the adjacent 6,120 SF of warehouse with crane, loading dock and office in the future without the obligation. Combining the two units offers over 13,300 SF of space for future expansion.

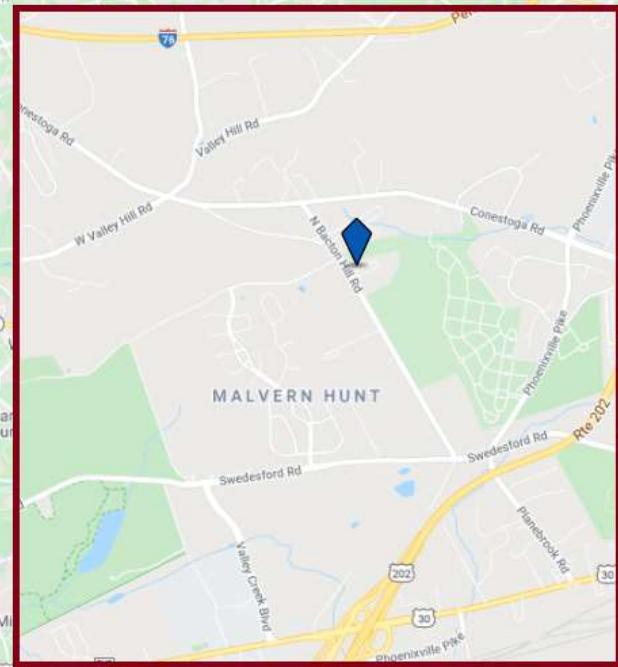
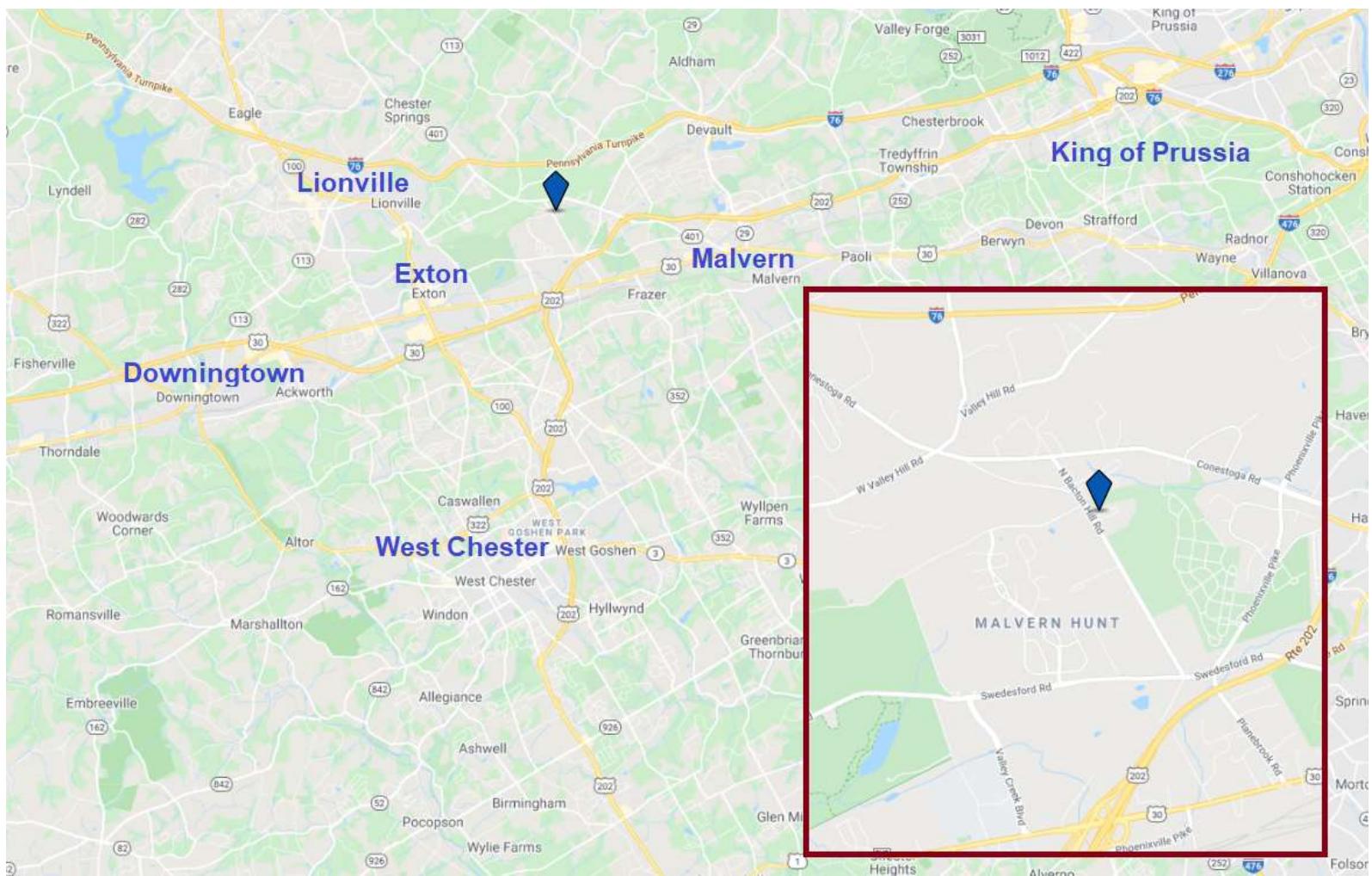
\$12/ SF NNN asking price.

Owner willing to work with long term lease tenant. Clean, gated facility with easy access to 202, PA turnpike, Rt 100.





A compass rose indicating North, and text indicating the scale is 1/8" = 1'-0".



Please contact Matt Bates at 610-241-0212 and Lexington Real Estate Partners, LLC at 610-429- 4600 for more info.