


37 Industrial Boulevard, Paoli, PA

Flex/Warehouse Availability

Up to 1,680± SF



Unit B - Partial Availability
Up to 1,680 +/- SF out of 4,560 SF

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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

Available:	
Total Building:	24,000 SF
Unit B Sublease:	Up to 1,680 SF
CAM + OpEx:	\$2.83/SF (2023) + Utils
Township:	Willistown Twp
Parking:	88 Spaces plus additional unpaved parking available

37 Industrial Blvd.
PAOLI, PA

BUILDING DESCRIPTION:

- 24,000 SF Flex building nestled on 2.6 acres in the Paoli Commons Industrial Park.
- Four 5,000 SF units and one 4,000 SF Unit (Unit A)
- Current Availability includes one Unit (Unit B – 1,680± SF)
- Sixteen (16) foot ceilings
- Fourteen (14) foot clear heights
- Ten (10) foot drive-in doors
- 35% Office - Currently
- 65% Warehouse - Currently
- 3 Phase Power
- Space includes professional office and warehouse fit-out with bathrooms, kitchenettes and full plumbing



LEASE RATE

\$13.95/SF NNN

Gross Leases are available

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

IMAGES

Exterior and Parking




Warehouse and Interior Office -- As-Built



As-Built Floor Plan

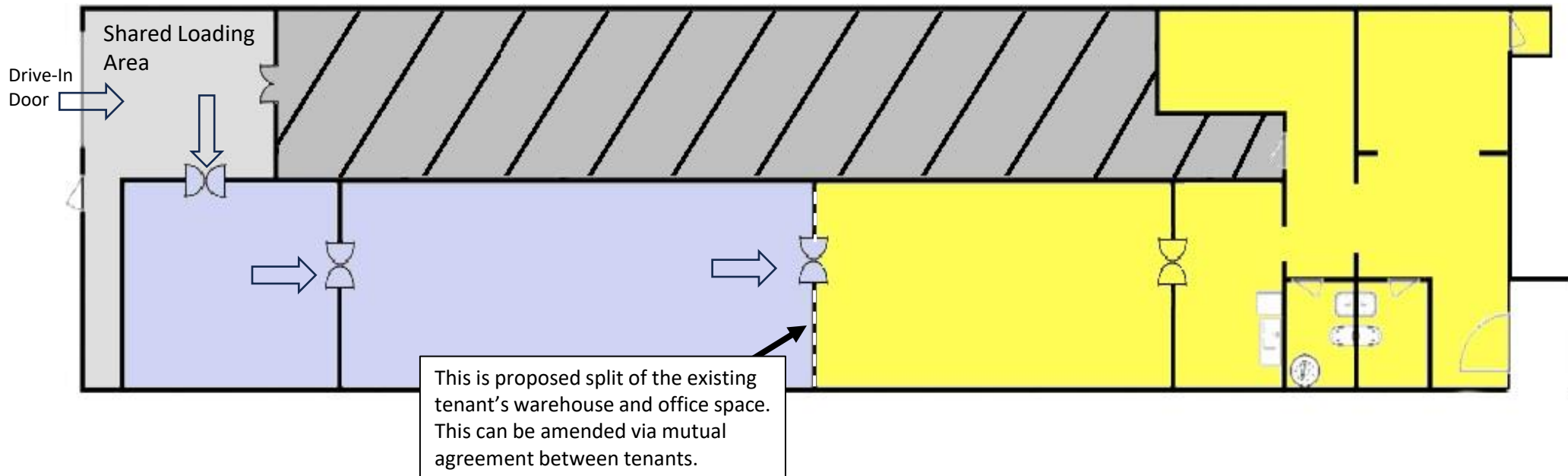
As-Built Floor Plan: 4,560 SF Total

 Leased: 1,345 SF

 Current Tenant's Premises: 1,535 SF

 New Tenant's Proposed Premises Available for lease: 1,680 SF

This Plan is Illustrative Only
This Plan is Not-to-Scale




Seeking new Tenant to use approximately 1,680 SF of available space. Uses include:

- Flex/warehouse
- Flex/warehouse plus office
- Office

This flexible floor plan can be altered to suit multiple uses. Access to drive-in door, kitchenette and bathrooms is available.

Proposed Floor Plan

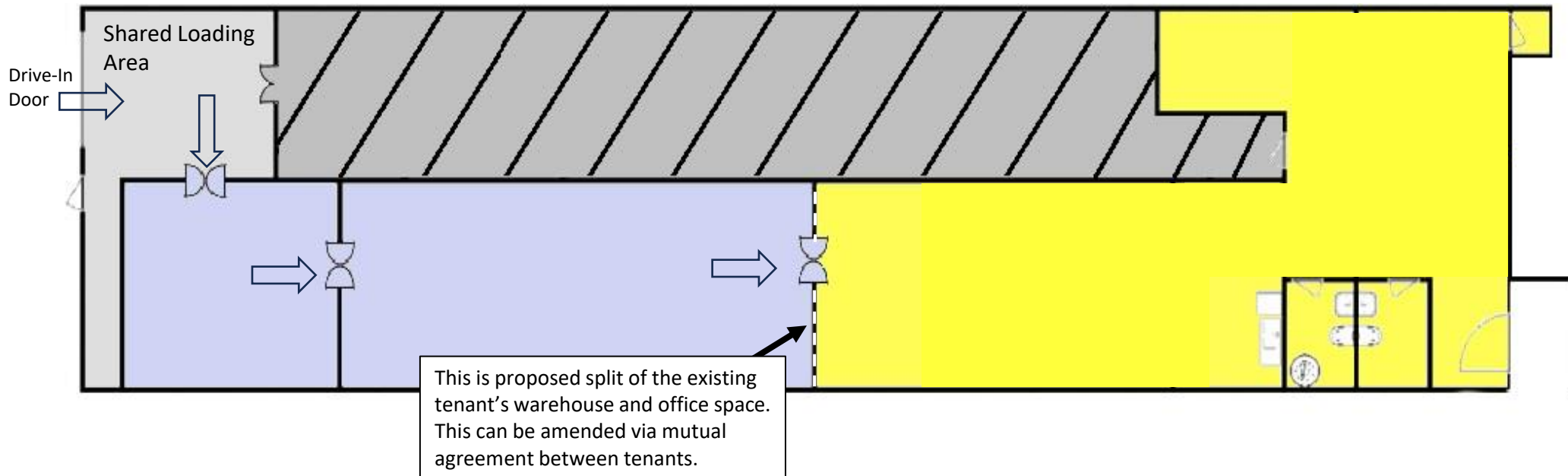
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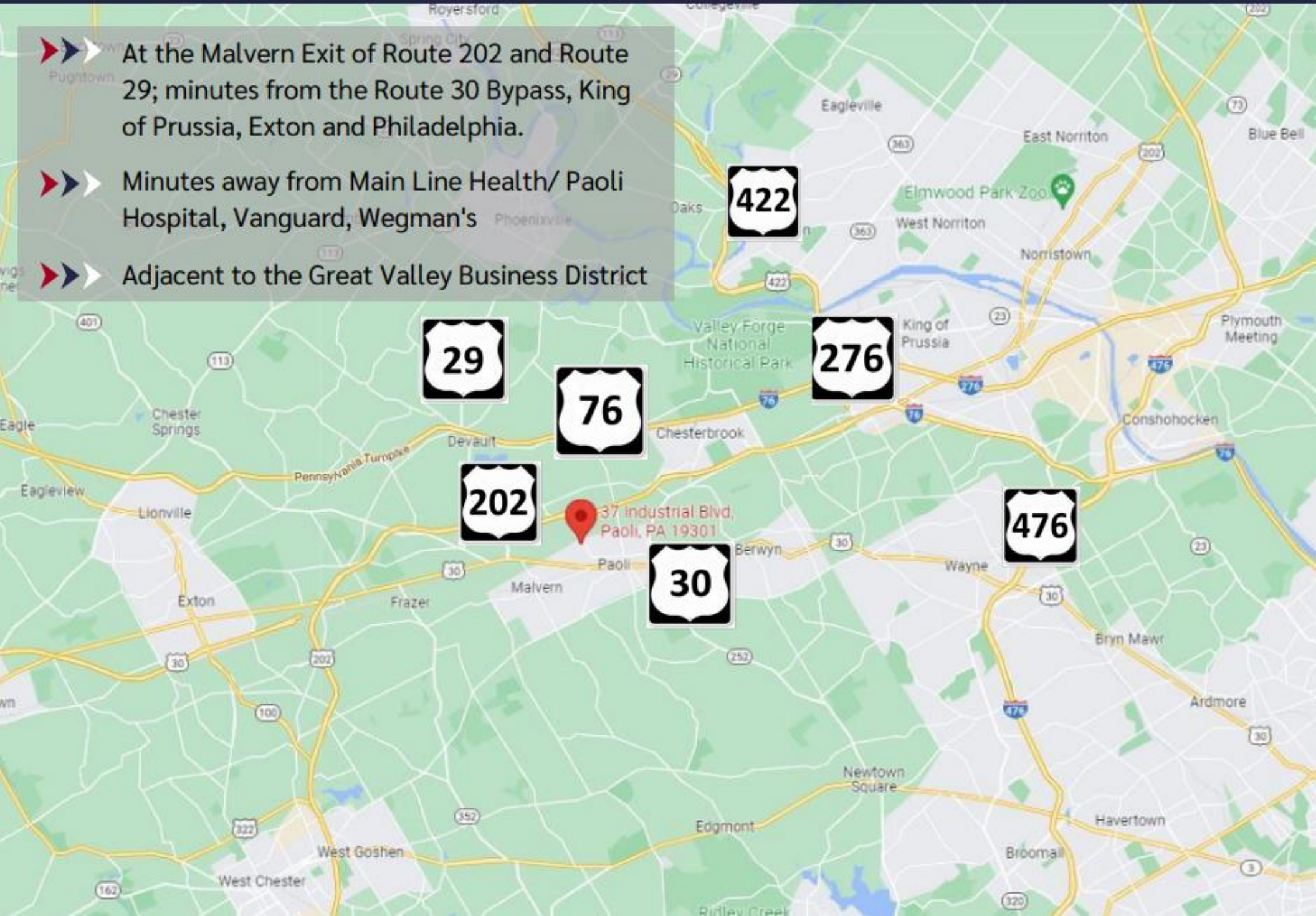
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LOCATION HIGHLIGHTS

➤➤➤ At the Malvern Exit of Route 202 and Route 29; minutes from the Route 30 Bypass, King of Prussia, Exton and Philadelphia.

➤➤➤ Minutes away from Main Line Health/ Paoli Hospital, Vanguard, Wegman's

➤➤➤ Adjacent to the Great Valley Business District



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