



INDUSTRIAL PROPERTY FOR LEASE

7,982-35,613 RSF | Full Building Opportunity | Under New Ownership
3600 Horizon Drive, Suites 110, 150 & 180
King of Prussia, PA 19406



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

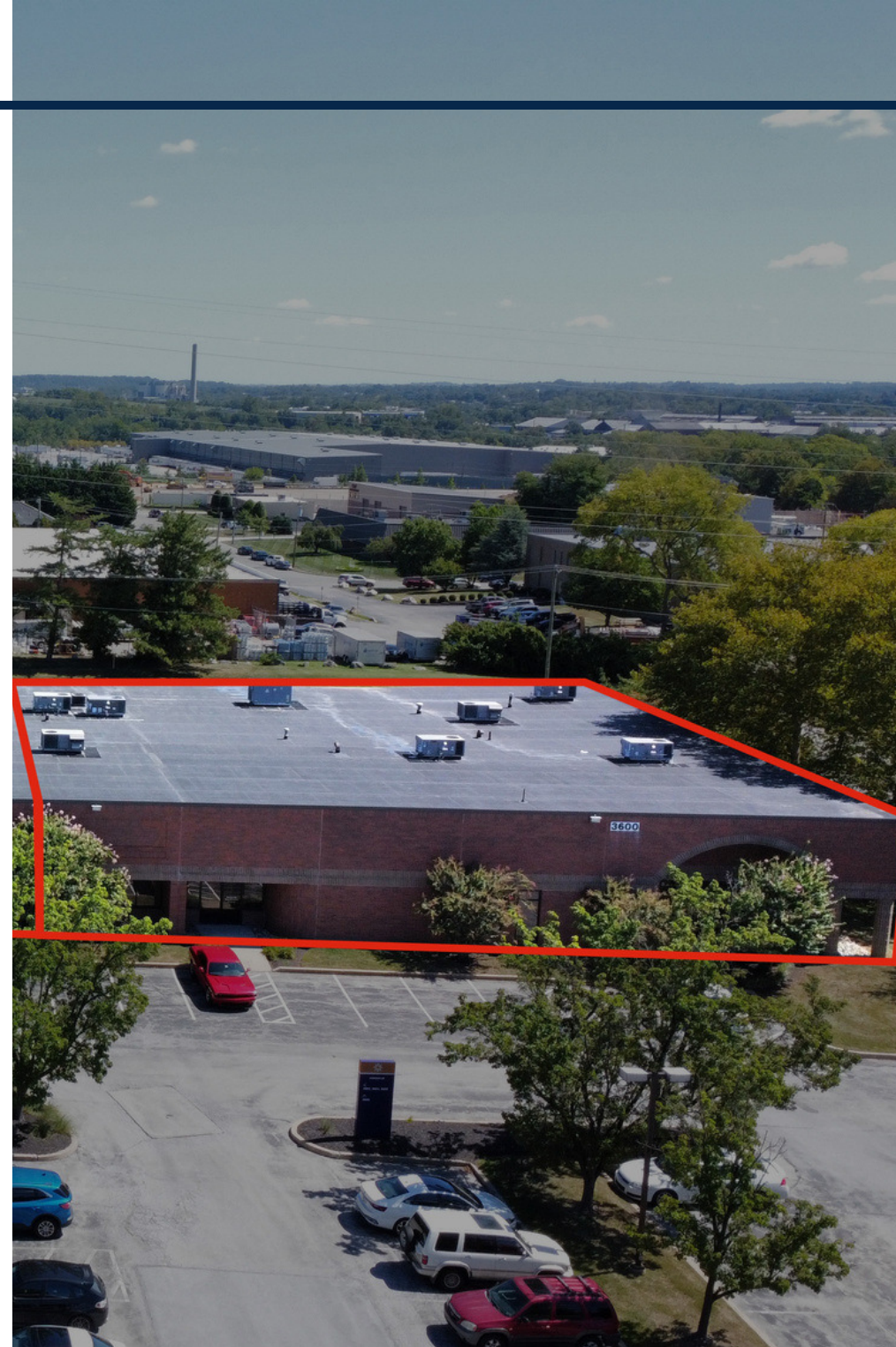
- Available RSF: 7,982 - 35,613 SF
- Clear Height: 16' 4"
- Planned Capital Improvements : Truck Court Repaved
- SM-1 Zoning (Upper Merion Township)
- This property is located in Renaissance Park, a business campus within King of Prussia, one of the region's premier core markets. The location offers excellent highway access with direct connections to I-76, I-276, and Route 202, providing convenient access to Greater Philadelphia and the surrounding suburbs.



SUITE HIGHLIGHTS

SUITE 110

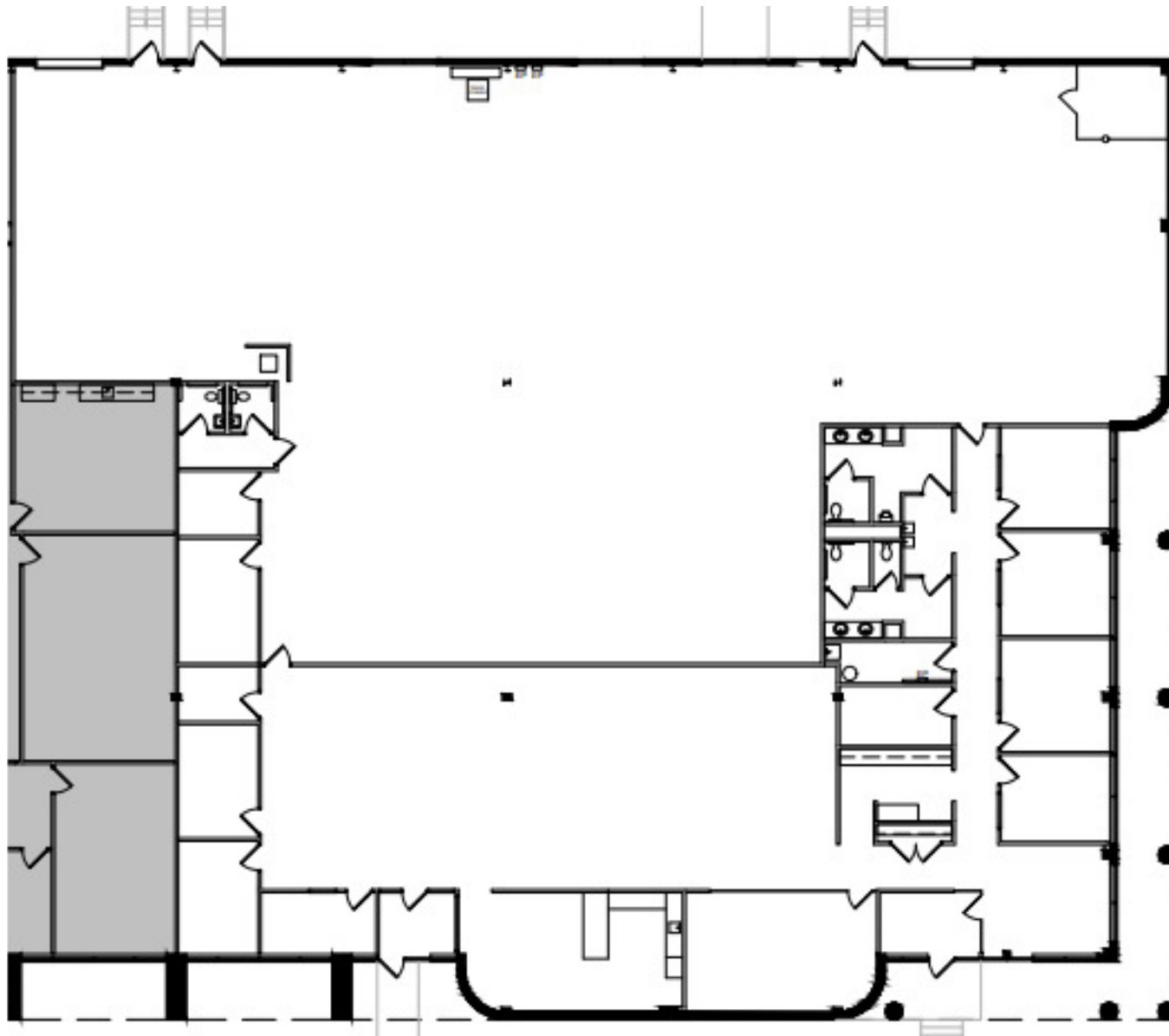
- 13,958 RSF
- 3 Phase, 225 AMPS, 480Y/277V
- Clear Height: 16'4"
- Two (2) total loading docks, one equipped with
- levelers (8'x10')
- LED lighting
- Four (4) Modine heaters in warehouse space
- Eight (8) private offices
- In-suite restrooms in office and warehouse
- One (1) kitchen



SUITE 110



SUITE 110



PROPERTY DETAILS

SUITE 150

- 7,982 RSF
- 3 Phase, 250 AMPS, 480Y/277
- Clear Height: 16' 4"
- Wet Sprinkler System
- Five (5) Private Offices
- One (1) Loading Dock (8'x10')
- Planned Capital Improvements to Include: Select conversion of office to warehouse, Whitebox delivery of warehouse, including grind and sealed floor, New LED Lights, Restroom Renovations



SUITE HIGHLIGHTS

SUITE 180

- 13,673 RSF
- 3 Phase, 250 AMPS, 480Y/277
- Clear Height: 16' 4"
- Wet Sprinkler System
- Three (3) Total Loading Docks Equipped with Levelers
- (8'x10')
- One (1) Ramped Drive-In Door (8'x10')
- Four (4) Modine Heaters in the Warehouse Space
- Fully Conditioned
- Planned Capital Improvements to Include:
Whitebox warehouse space, Office Improvements



SUITE 180



LOCATION MAP

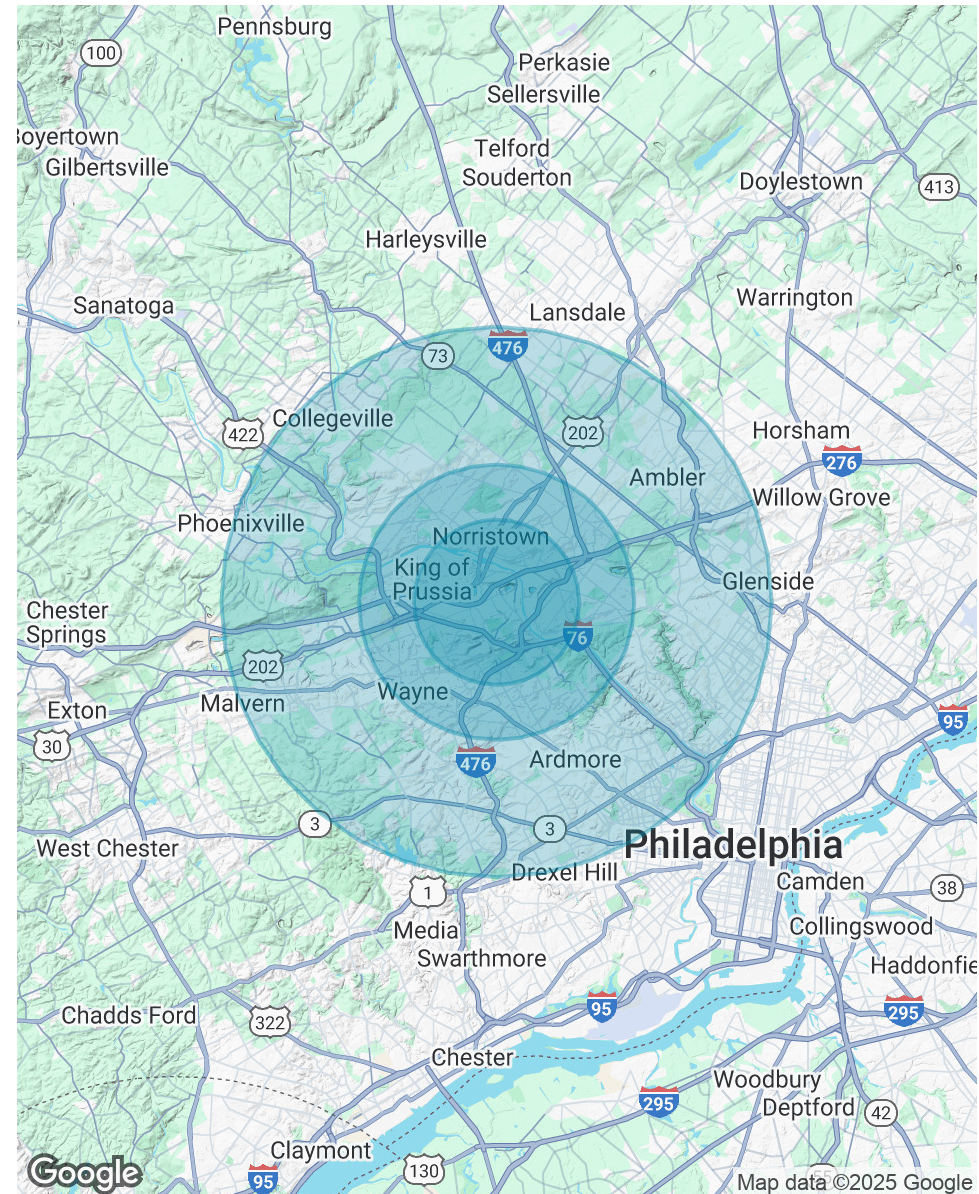


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	95,572	198,725	846,530
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	37,449	77,119	331,867
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$124,499	\$154,119	\$154,341
Average House Value	\$414,963	\$543,592	\$518,977

Demographics data derived from AlphaMap



PRIMARY CONTACTS



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



Matt Corrigan
Senior Vice President
215.448.6018
mcorrigan@binswanger.com



Kevin Wang
Sales Associate
215.448.6014
kwang@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>