

PROPERTY HIGHLIGHTS



BUILDING SIZE

130,000 SF
Divisible to 30,000 SF



FLEXIBLE SPACE

Great for Office, Production, and R&D Uses



OUTSTANDING AMENITIES

Conveniently near King of Prussia Town Center, King of Prussia Mall, and Chester Valley Trail - Amenity Rich!



UNMATCHED ACCESS

- » 5 miles to I-76
- » .75 miles to Routes 202 and 422
- » 1.75 miles to PA Turnpike



ABUNDANT POWER

Power Capabilities
3,000 amp electric at 277/480v



ABOVE AVERAGE PARKING

±700 spaces available
5.75/1,000 parking

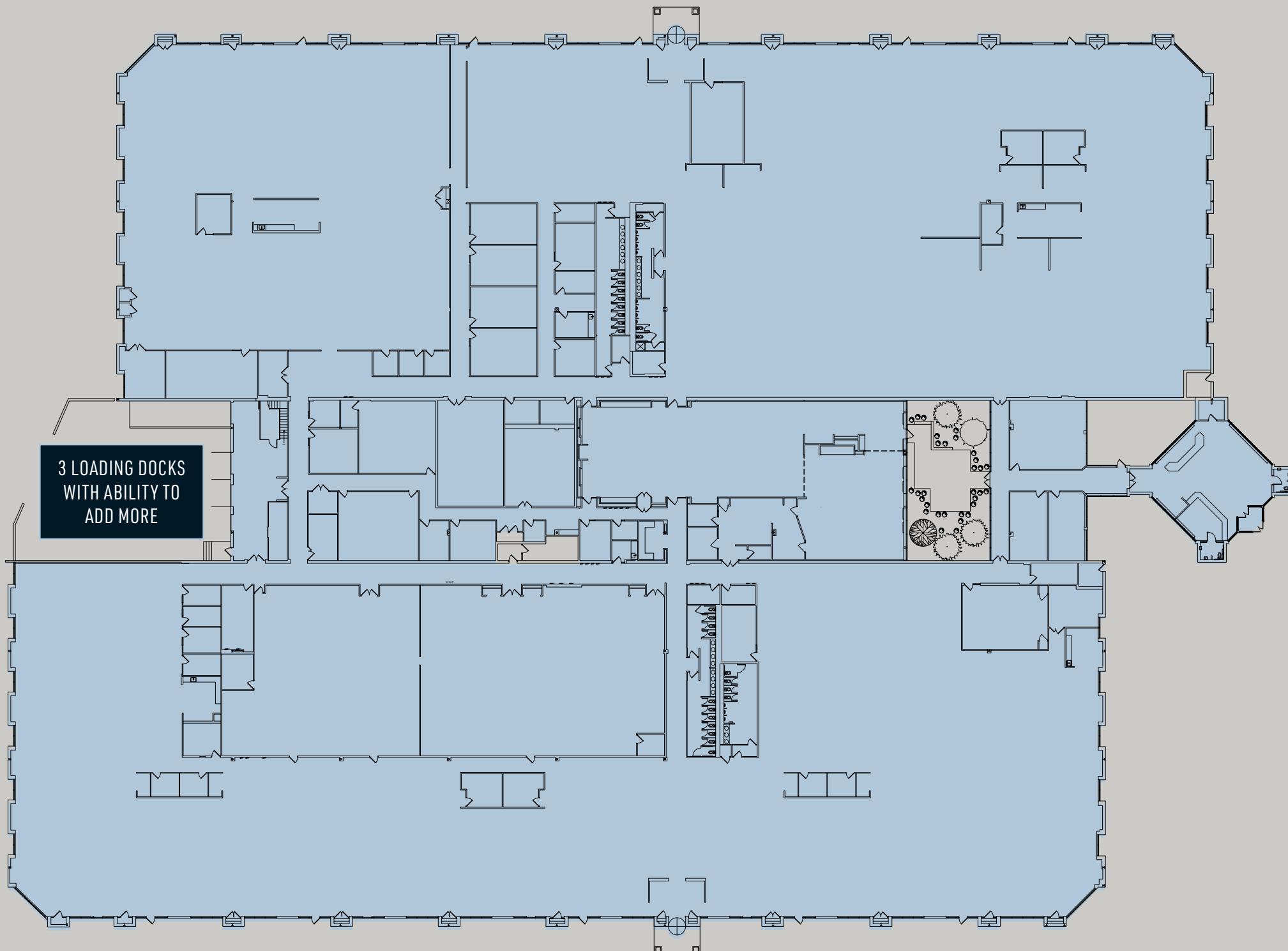


TAX ADVANTAGE

No earned income tax or gross receipt tax in Tredyffrin Township



EXISTING CONDITION PLAN

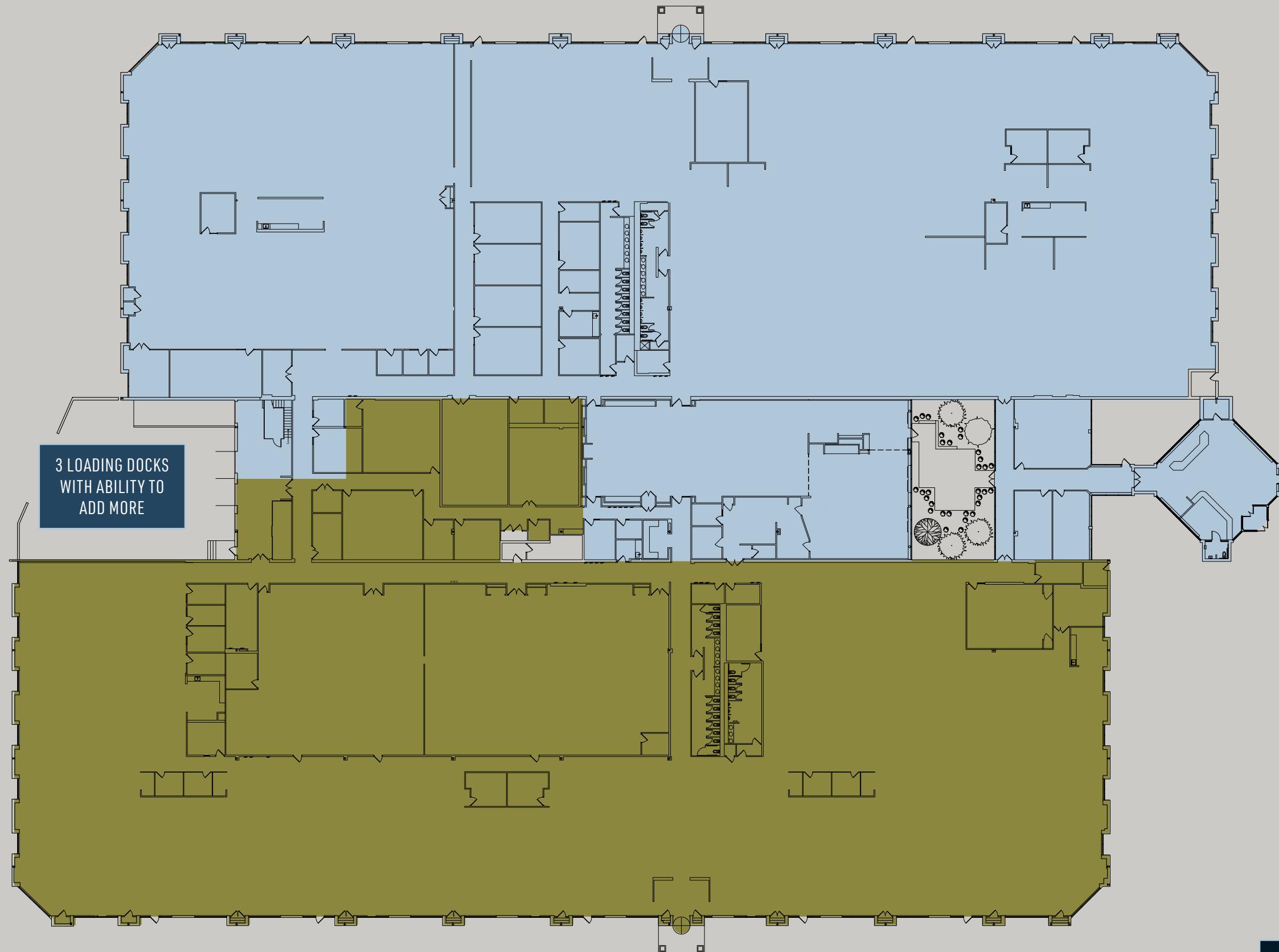


EXISTING FURNITURE CAN BE MADE AVAILABLE

BUILDING SPECIFICATIONS

BUILDING SIZE	130,000 SF
ACRES	10 AC
YEAR BUILT	1984
ROOF TYPE	75" polyester reinforced EPOM membrane installed in 2008 and under warranty until January 2028
CEILING HEIGHT	16'
COLUMN SPACING	40'x40'
DOCK DOORS	Three (3) loading dock doors, with ability to add more
DRIVE-IN DOORS	One(1) drive-in loading door, with ability to add more
CAR PARKING	Approximately 700 car parking spots 5.75/1,000 parking
SPRINKLERS	Wet sprinkler system with a Siemens fire alarm panel
HVAC	Fully conditioned - detailed specs available upon request
ZONING	LI - Limited Industrial District, Tredyffrin Township, Chester County
WATER/SEWER	Public Service
NATURAL GAS	Provided by PECO
ELECTRIC	3,000 amp electric at 277/480v
BACK UP POWER	Two (2) Cummins diesel generators each 1,800 amp-480 volts, both providing 1,412 hours

MULTI-TENANT PLAN



EXISTING FURNITURE CAN BE MADE AVAILABLE

30 MIN DRIVE DEMOGRAPHICS

1,593,040
POPULATION

873,627
EMPLOYEES

A circular icon with a yellow border containing a white handshake graphic.

64,244
BUSINESSES

A small icon of a train, indicating a train station or route.

8 MINUTE DRIVE TO STRAFFORD TRAIN STATION





WORK TO PLAY

IN MINUTES

RESTAURANTS

- 1 The Habit Burger Grill
- 2 North Italia Restaurant
- 3 District Taco
- 4 Honeygrow
- 5 Spread Bagelery
- 6 Fogo de Chão
- 7 Starbucks US
- 8 Mission BBQ
- 9 The Capital Grille
- 10 Sullivan's Steakhouse
- 11 Shake Shack
- 12 Eddie V's Prime Seafood
- 13 Cava
- 14 Chipotle Mexican Grill
- 15 Seasons 52
- 16 sweetgreen
- 17 California Tortilla
- 18 Shake Shack
- 19 First Watch Restaurants
- 20 Buffalo Wild Wings
- 21 Bahama Breeze
- 22 Amorino
- 23 Yard House
- 24 Bartaco
- 25 Chili's Grill & Bar
- 26 The Cheesecake Factory
- 27 Wonder
- 28 Maggiano's Little Italy
- 29 California Pizza Kitchen
- 30 The Melting Pot Restaurant
- 31 True Food Kitchen

SERVICES/RETAIL

- 1 Life Time
- 2 Nordstrom Rack
- 3 LA Fitness
- 4 Bloomingdale's
- 5 Nordstrom
- 6 Neiman Marcus
- 7 Macy's
- 8 Pottery Barn Kids
- 9 Arhaus
- 10 Crate and Barrel
- 11 RH
- 12 West Elm

HOTELS

- 1 Courtyard by Marriott
- 2 Holiday Inn Express
- 3 Crowne Plaza Hotels & Resorts
- 4 Hampton Inn
- 5 Element by Westin
- 6 Hyatt Place
- 7 Sheraton Hotels & Resorts
- 8 Studio 6
- 9 Fairfield Inn & Suites by Marriott
- 10 Extended Stay America
- 11 Hyatt House
- 12 Home2 Suites
- 13 Residence Inn by Marriott
- 14 City Express Hotels

455

DEVON PARK DRIVE

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CBRE