



Goldman Sachs



216,251 SF (divisible)

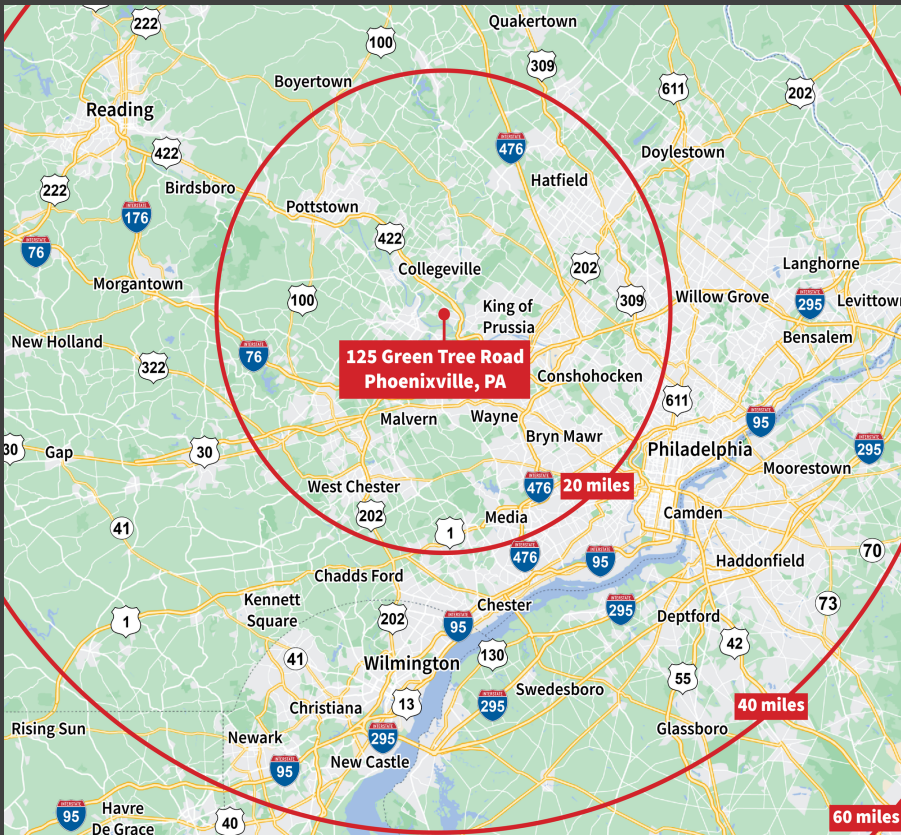
Industrial space for lease

Available Immediately

Capital Improvements Completed

# 125 Green Tree Road

Phoenixville, PA



## Location

- 4 minutes from Route 422 and 10 minutes from the PA Turnpike
- Located in an established industrial park

## Property specifications

- 216,251 SF available (472'w x 453'd)
- 4,209 SF of existing main office space
- 792 SF shipping/receiving office
- 113'w x 43'd column spacing with 64'd speed bays
- 31' clear height
- 175' truck court
- 26 dock high doors
- 4 drive-in doors
- 40 car parking spaces (ability to expand)
- LED lighting throughout warehouse
- Fully sprinklered

# Labor & Population



## Drive Times:

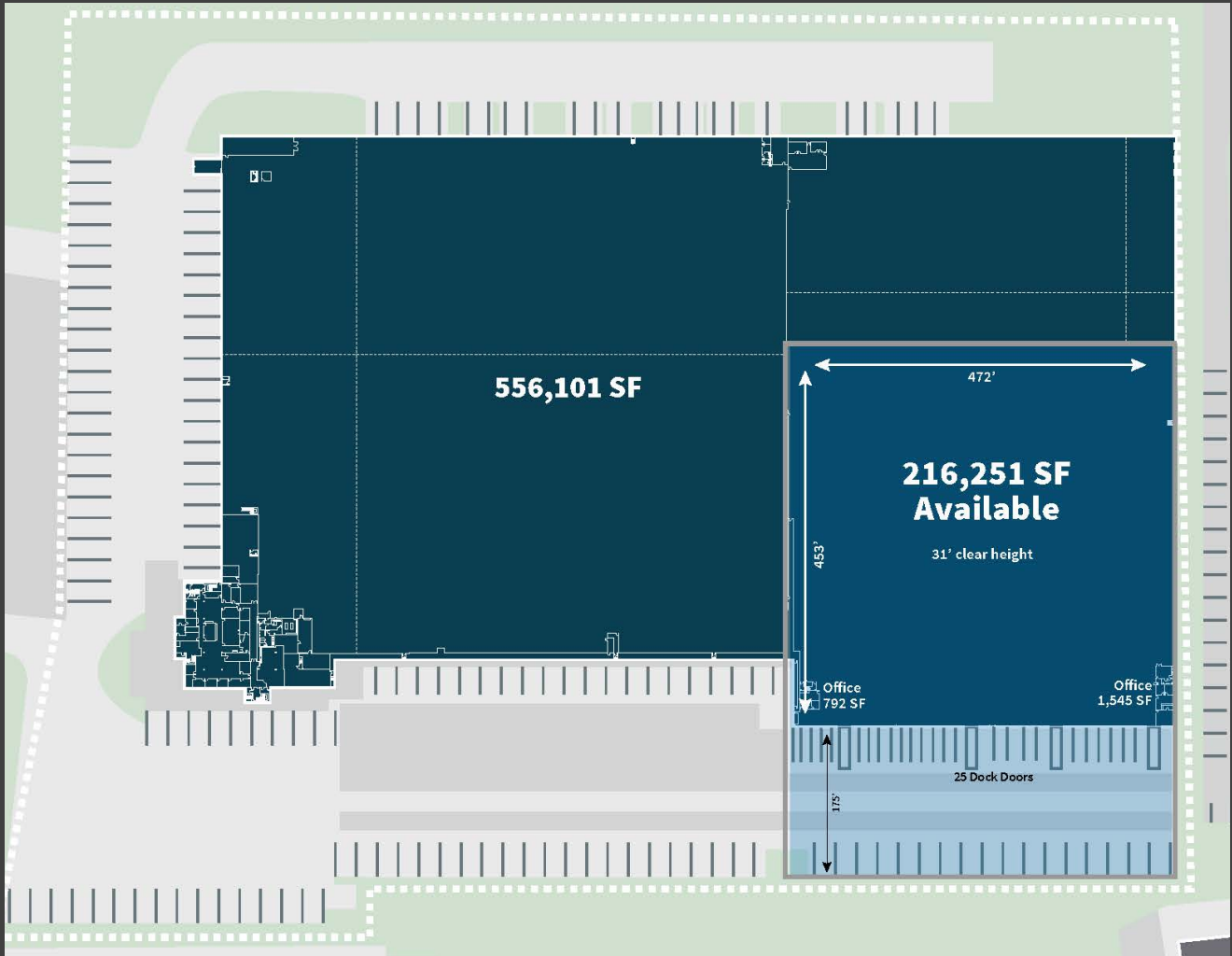
	15 Minutes	30 Minutes	60 Minutes
Total Population	186,482	903,288	5,793,195
Total Labor Force	107,530	506,731	3,060,136
Blue Collar %	12.2%	12.1%	17.9%
Unemployment Rate	3.4%	3.2%	4.6%
Median Household Income	\$107,081	\$111,689	\$80,488



## Key Distances:

Location	Miles	Minutes
Route 422	1.4 miles	4 minutes
King of Prussia, PA	6.2 miles	10 minutes
I-76 (PA Turnpike)	7.5 miles	10 minutes
I-476 (Northeast Extension)	12.1 miles	18 minutes
Center City	27.0 miles	55 minutes
Port of Philadelphia	30.4 miles	60 minutes
Philadelphia International Airport	33.1 miles	50 minutes
Port of NY/NJ	106.0 miles	1 hour, 44 minutes
Baltimore, MD	106.0 miles	2 hours, 16 minutes

# Site Aerial



## Leasing Agents:

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