



EQT | EXETER



456-588 Swedeland Road | King of Prussia, PA

Building Size: ±150,000 SF | Available Size: ±150,000 SF

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456-588 Swedeland Road

King of Prussia, PA

Building Size: ±150,000 SF | **Building Availability:** ±150,000 SF

PROPERTY SPECIFICATIONS

- » 150,000 SF Building
- » ±2,850 SF Office Space
- » 36' Clear Height
- » 7" Thick Unreinforced Warehouse Floor Slab
- » Solar Ready Roof
- » 29 Dock Positions Equipped with 40,000 lb Levelers
- » 2 (12'x14') Drive-in Doors
- » TPO Roofing System
- » 4,000 Amp Electrical Service

- » ESFR Sprinkler System
- » LED Lighting to Maintain 30 Average Footcandles
- » 76 Auto Spaces
- » 10 Trailer Parking Spaces

ZONING

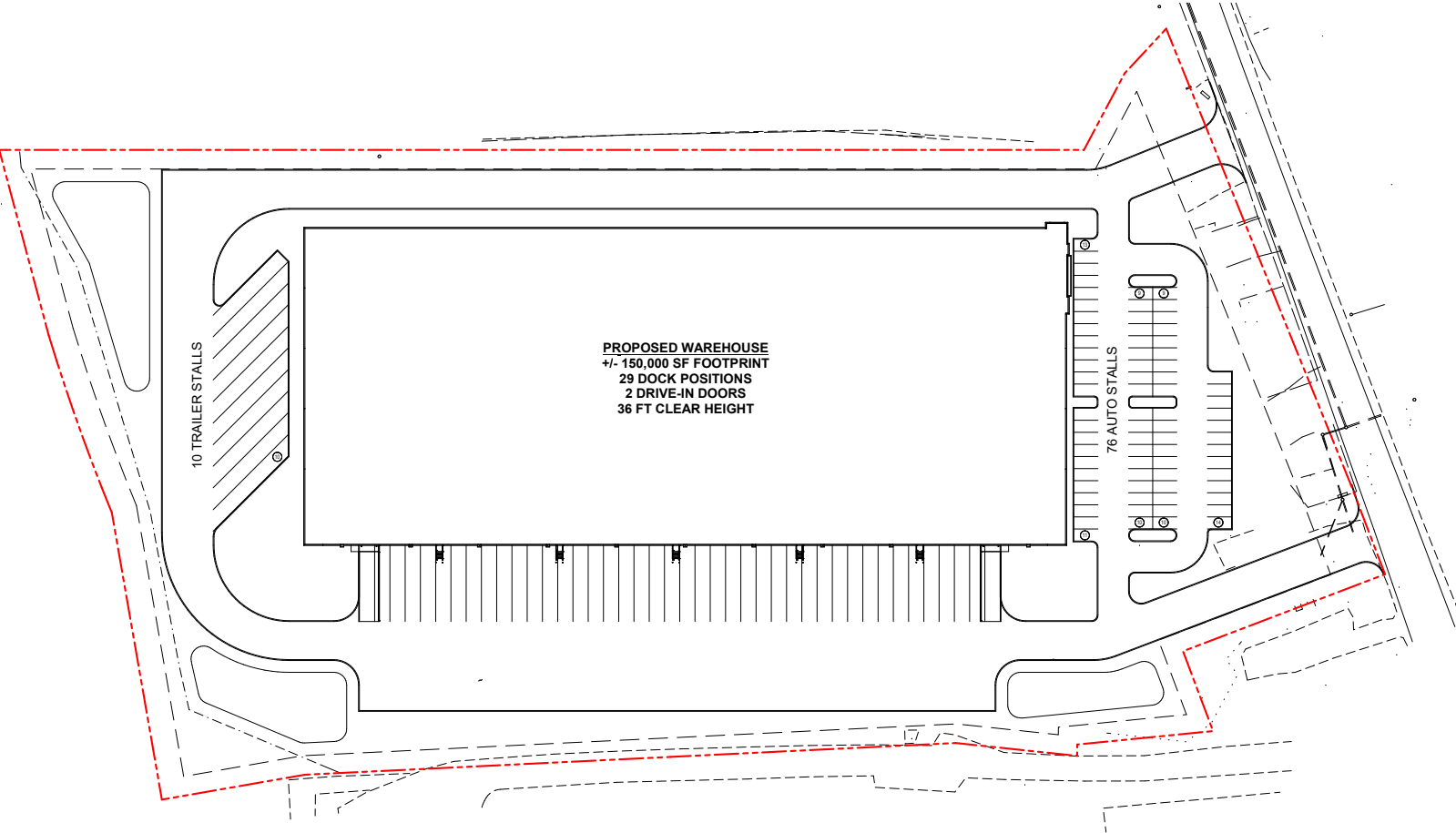
- » Current Zoning: Limited Industrial (Light Industrial)
- » Permitted Uses: Warehousing, Distribution, Manufacturing, Processing, Cold Storage



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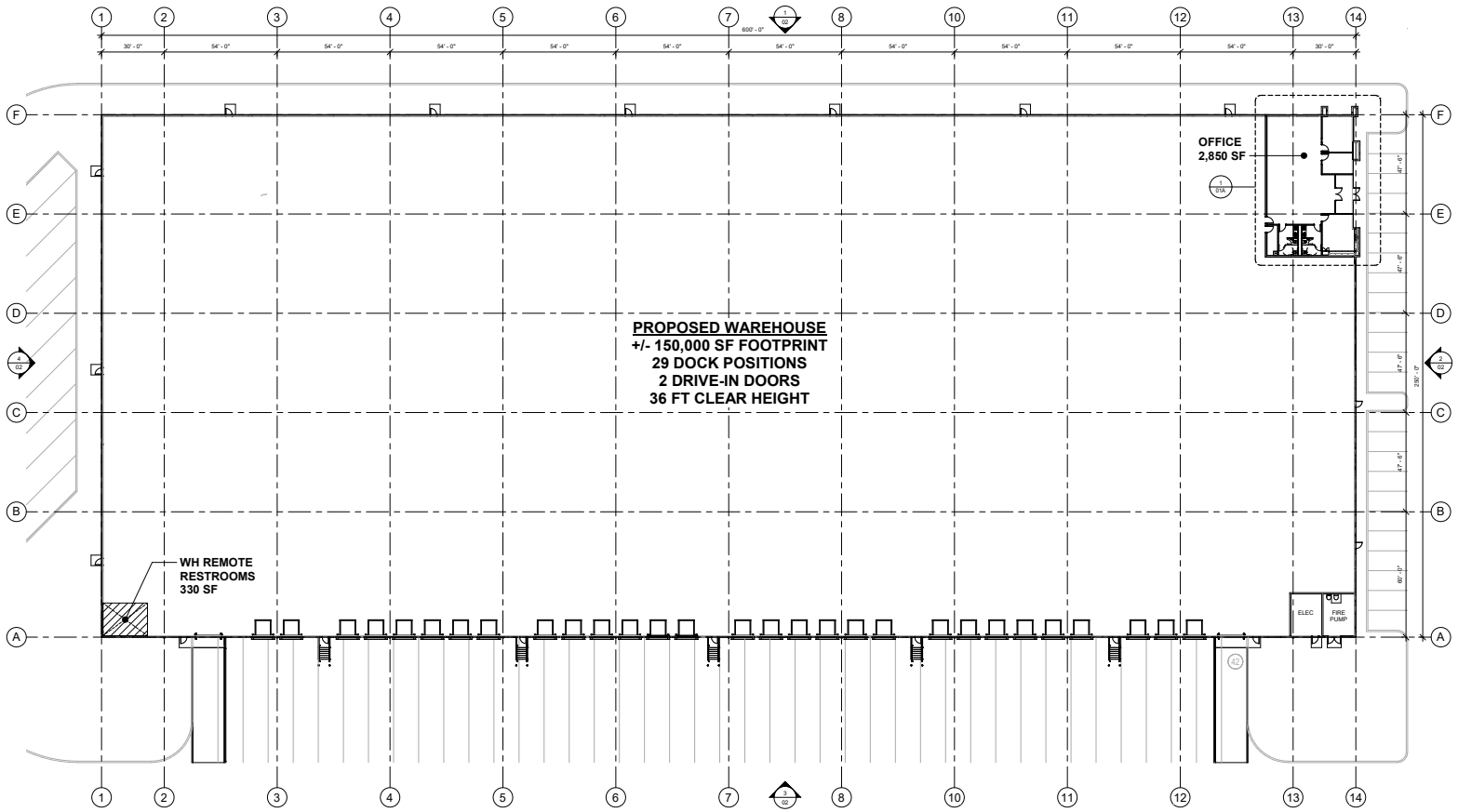
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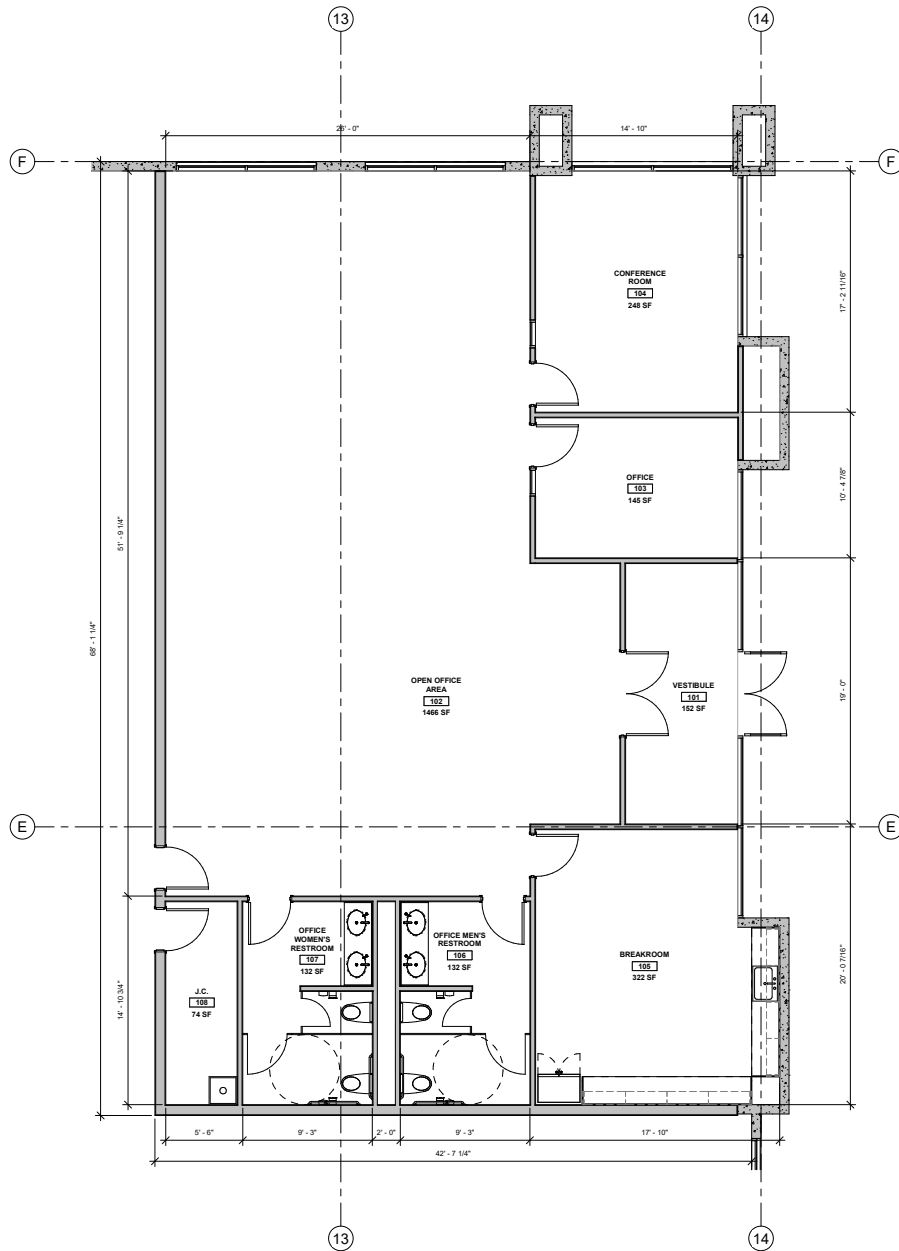


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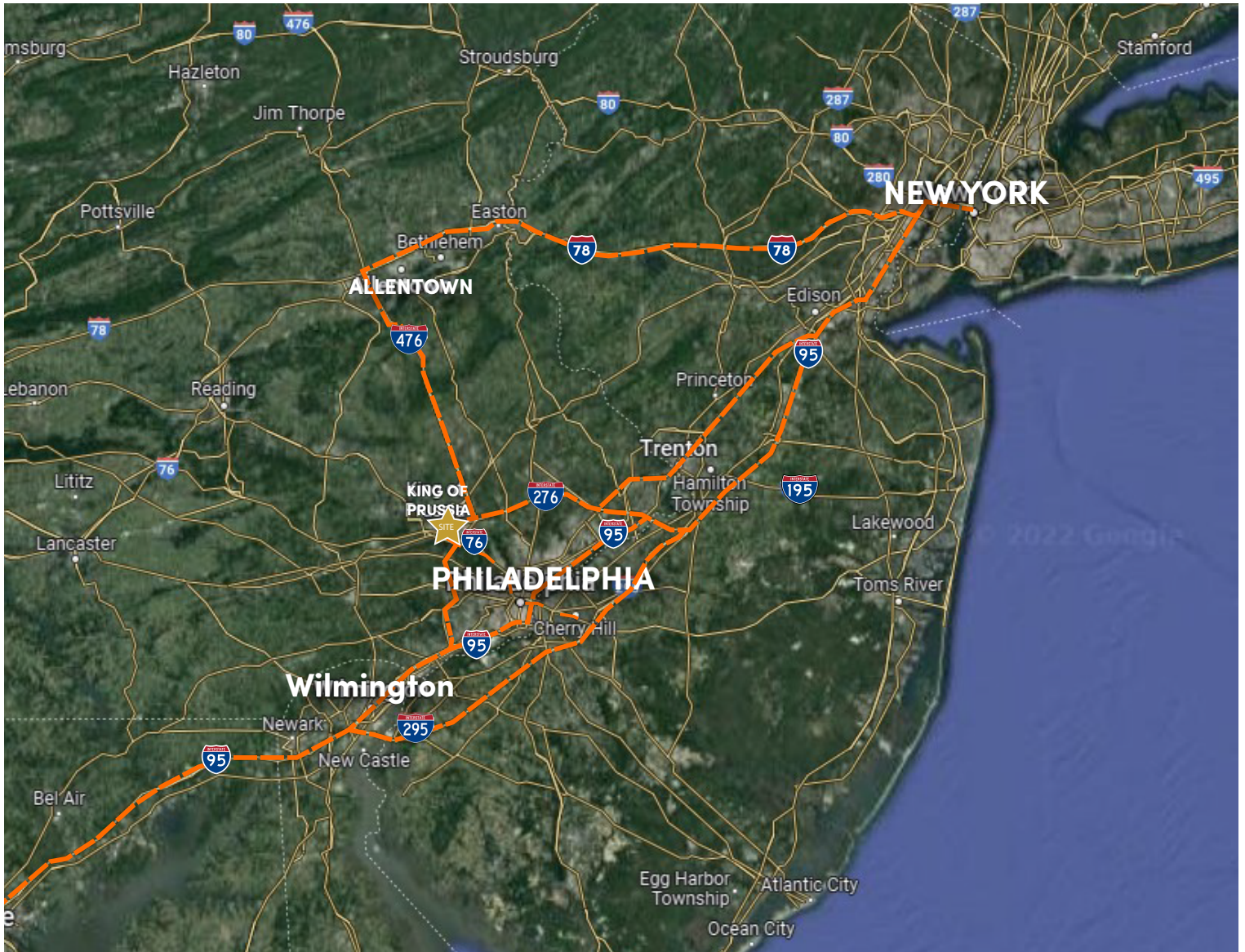
±2,850 SF OFFICE SPACE



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KEY DISTANCES:

- » Philadelphia, PA: 16 miles
- » Port of Philadelphia: 20.3 miles
- » Philadelphia International Airport: 24 miles
- » Lehigh Valley, PA: 49.2 miles
- » New York, NY: 104 miles
- » Port of Elizabeth: 96.1 miles
- » Boston, MA: 316 miles
- » Washington D.C.: 145 miles