



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**208 WELSH POOL ROAD, EXTON, PA  
INDUSTRIAL PROPERTY FOR SALE & LEASE**

**208 WELSH POOL RD EXTON, PA 19341**

610.429.0200  
swopelees.com



## PROPERTY DESCRIPTION

Discover an exceptional industrial/flex space investment opportunity in Exton, PA. This impressive 41,000 SF building, zoned PI, is strategically located within the thriving Exton area. Boasting versatile industrial and flex space, this property offers abundant potential for a wide range of industrial or technology-focused enterprises.

## PROPERTY HIGHLIGHTS

- Free Standing Flex/Industrial building for Sale with 2 Tenant spaces for flexibility
- Approximately 15,000 SF of two-story office space & 26,000 SF of 18' height warehouse
- Fully sprinklered for safety and security
- Abundant parking for employees and visitors
- All public utilities and recent LED lighting upgrades
- Easy PA Turnpike Access for seamless transportation connections
- Assumable SBA Loan with a rate of ~3%

## OFFERING SUMMARY

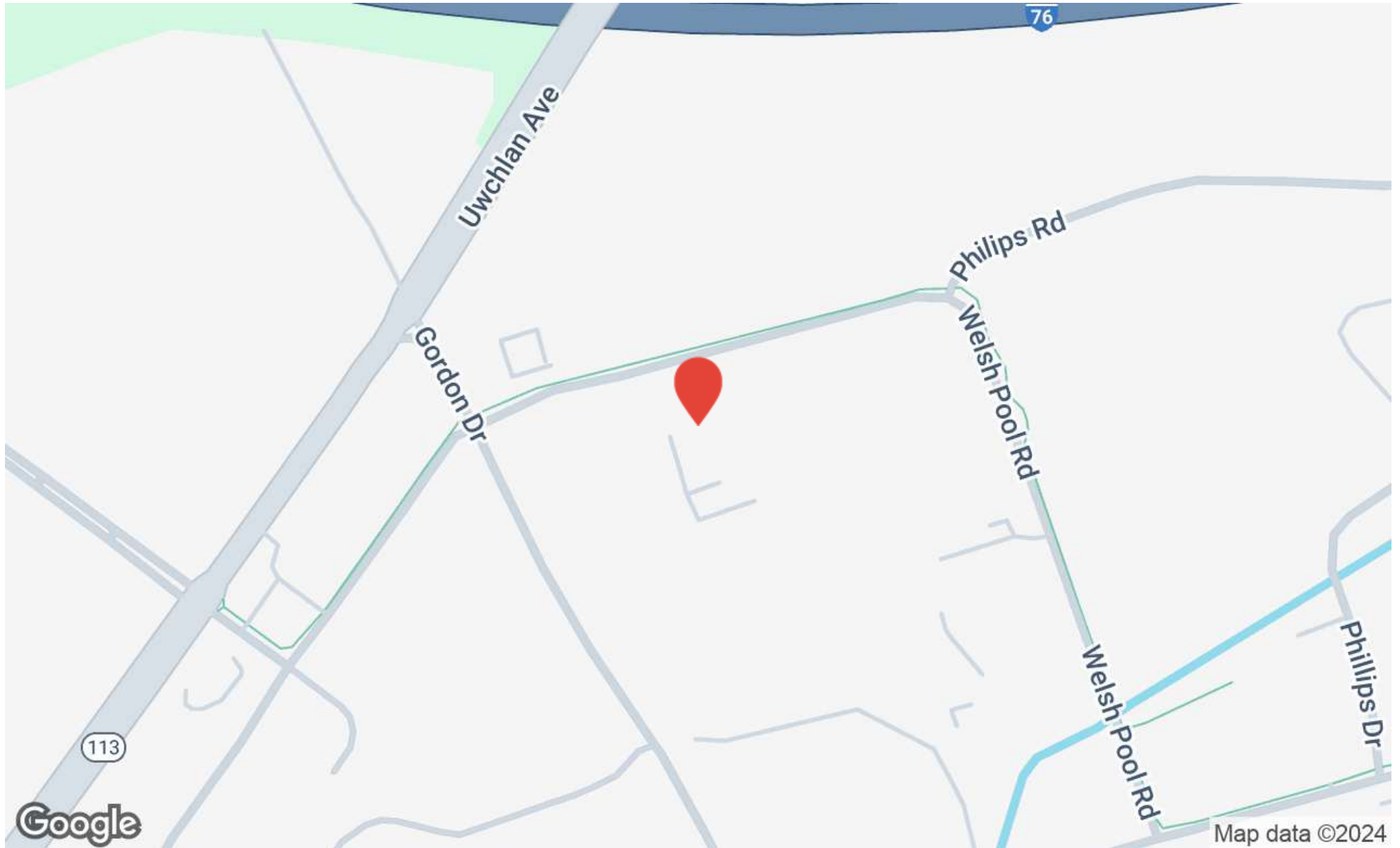
Sale Price:	\$4,950,000
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	41,000 SF
Lot Size:	4.41 Acres
Building Size:	41,008 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,780	31,739	119,764
Total Population	5,785	81,763	301,495
Average HH Income	\$105,630	\$155,606	\$136,105



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**CHUCK SWOPE, CCIM**  
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**Broker of Record**

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Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

## PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

## EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

## MEMBERSHIPS

CCIM

**Swope Lees Commercial Real Estate**  
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