

FOR LEASE

CBRE

3222 PHOENIXVILLE PIKE MALVERN, PA

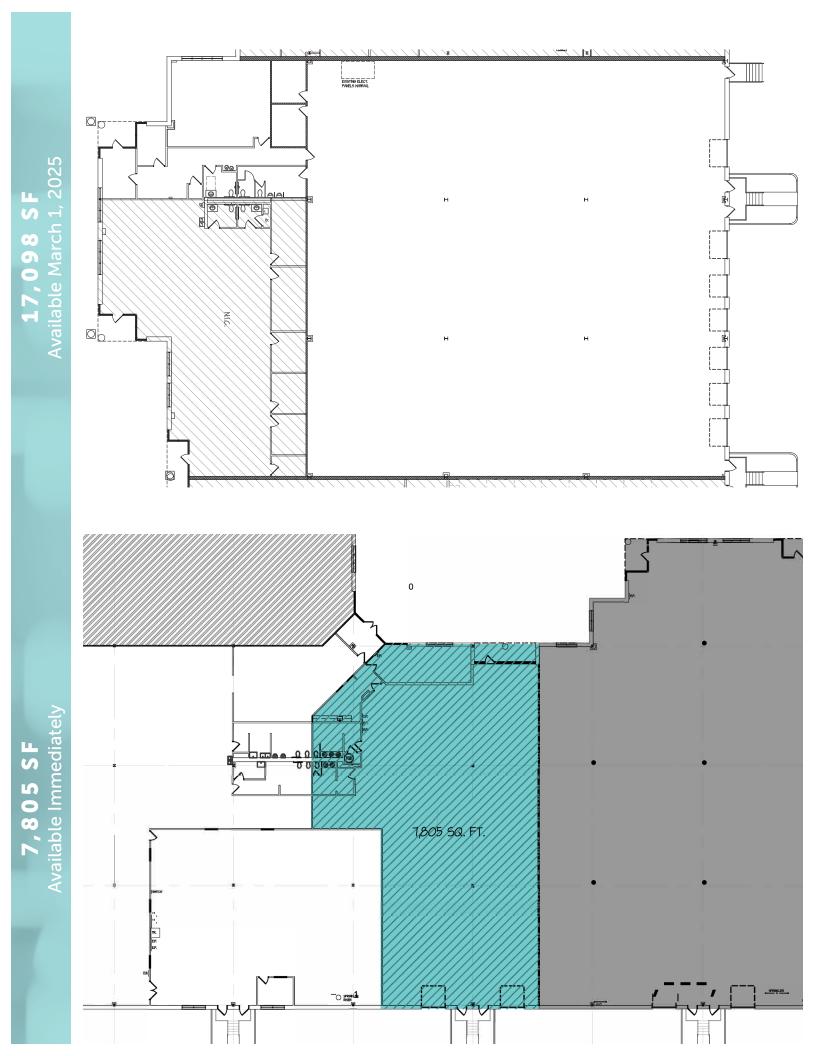
Class A Flex Warehouse Property





LISTING SUMMARY

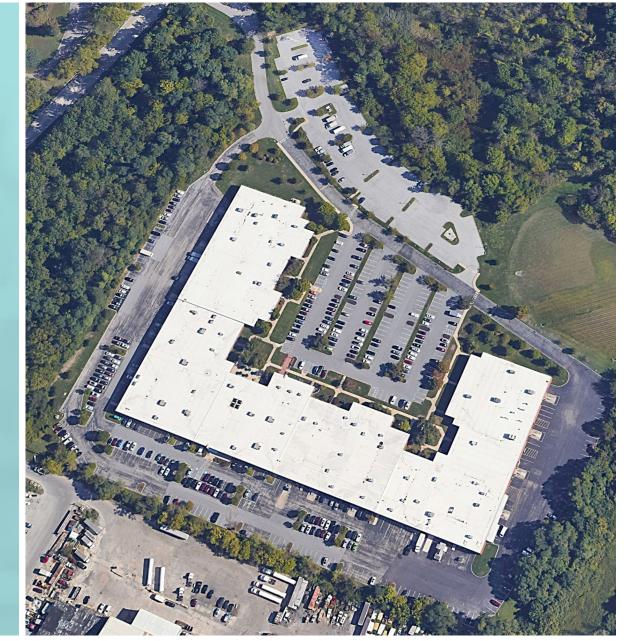
- » 17,098 SF Available March 1, 2025
- » 7,805 SF Available immediately
- » Multiple tailgate and drive in doors
- » 4/1,000 parking (site can support dense office use)
- » 18' ceiling clear heights
- » Full HVAC
- » 40' x 40' column spacing
- » Less than 1 miles from PA Turnpike (Interstate 76/276) and Route 202
- » Institutional ownership





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