

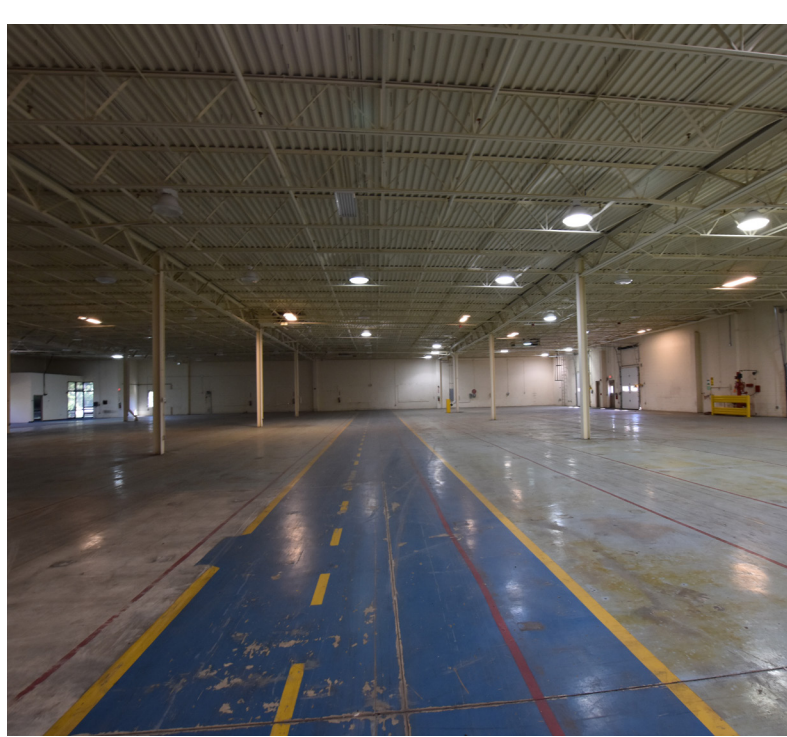
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PHOENIXVILLE PIKE

FOR LEASE

3222 PHOENIXVILLE PIKE
MALVERN, PA

Class A Flex Warehouse Property

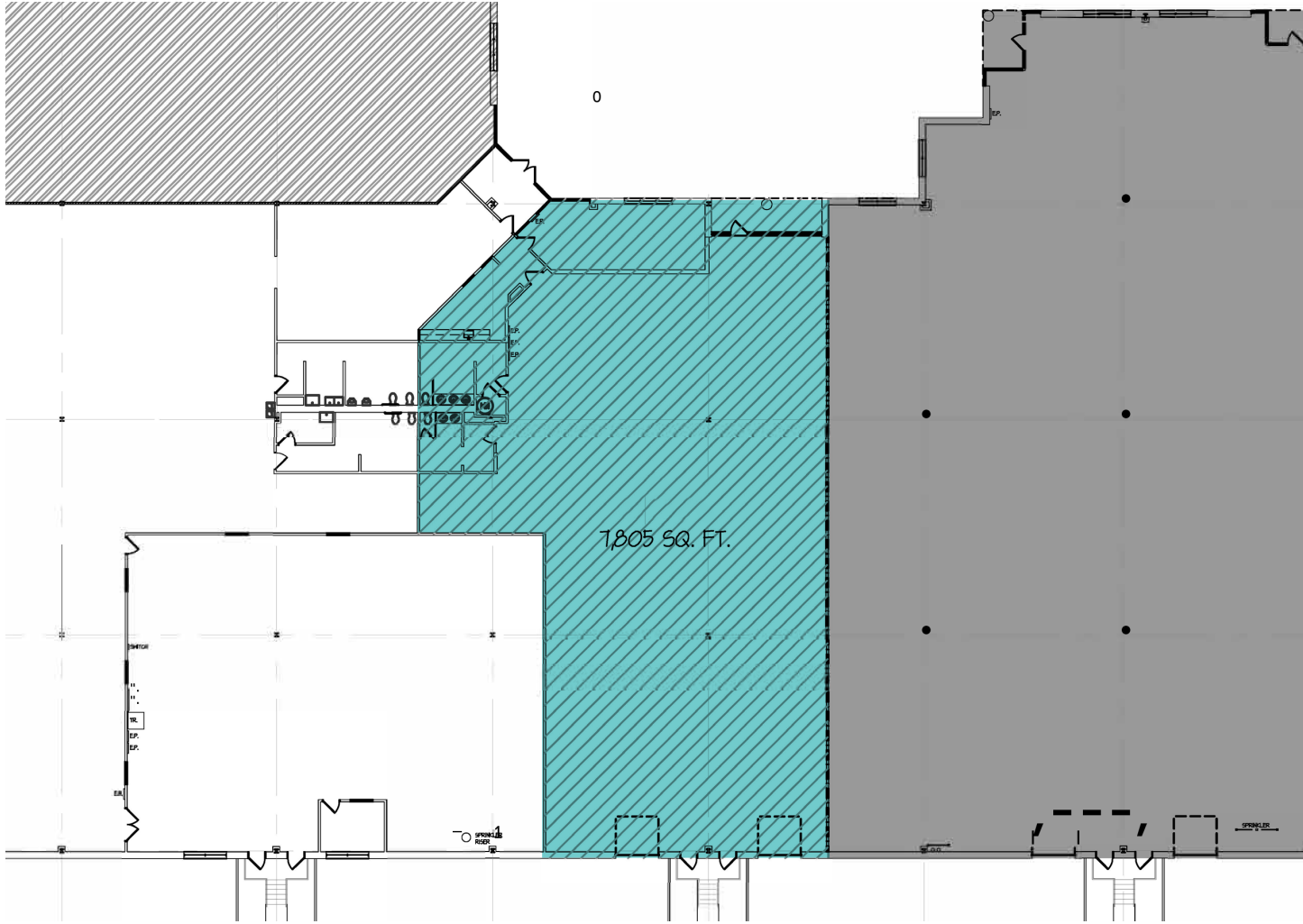


LISTING SUMMARY

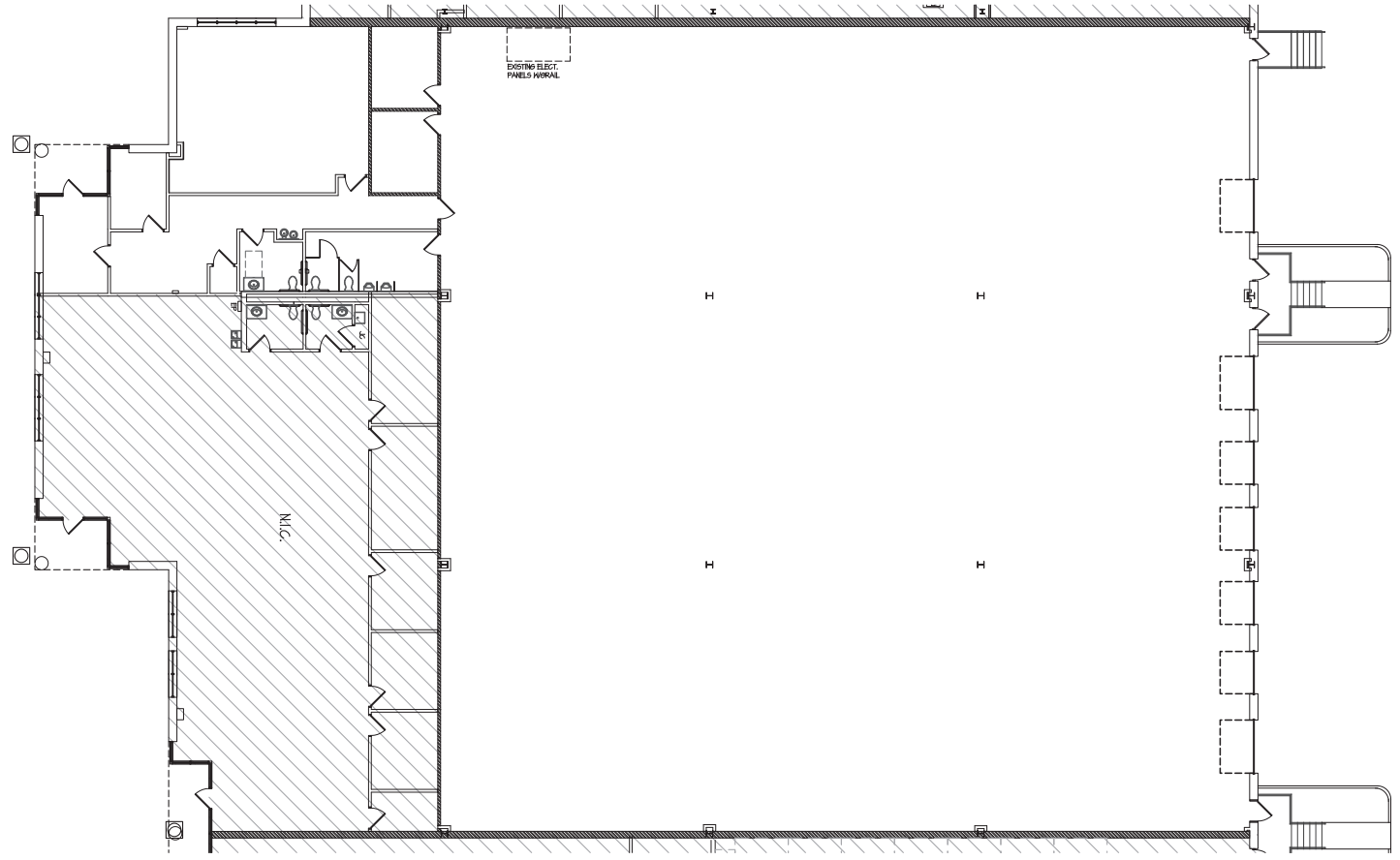
- » 17,098 SF Available March 1, 2025
- » 7,805 SF Available immediately
- » Multiple tailgate and drive in doors
- » 4/1,000 parking (site can support dense office use)
- » 18' ceiling clear heights
- » Full HVAC
- » 40' x 40' column spacing
- » Less than 1 miles from PA Turnpike (Interstate 76/276)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

CBRE

7,805 SF
Available Immediately



17,098 SF
Available March 1, 2025



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PHOENIXVILLE PIKE

Stephen Kriz
Senior Vice President
+1 610 251 5177
stephen.kriz@cbre.com

CBRE, Inc.
555 E. Lancaster Avenue
Suite 120
Radnor, PA 19087
+1 610 251 0820
Licensed Real Estate Broker



CBRE