



Rare Sale or Lease Opportunity within walking distance to King of Prussia Town Center

120 S. Warner Road, King of Prussia, PA

Positioned along the Swedesford corridor, this well-maintained asset offers exceptional visibility and direct access from Route 202. Just minutes from the King of Prussia Mall, the third largest mall in America, and surrounded by premier shopping and dining, the property provides unmatched regional connectivity to the Pennsylvania Turnpike (I-276), I-76, and Route 422.

Property Highlights:

Size:	18,492 SF on 1.51 Acres
Available SF:	2,407 SF for lease (and up to 5,745 SF available for a user)
Zoning:	AR – Administrative & Research (Upper Merion Township)
Sale Price:	\$3,125,000
Lease Price:	\$26.50/SF plus electric
Tax Advantage:	No Earned Income Tax in Upper Merion Township

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Licensed in Pennsylvania as Newmark Real Estate

120 S. Warner Road, King of Prussia Road, PA

AREA MAP



ZONING – USE REGULATIONS:

Permitted Uses:

- Offices for administrative, executive, professional, sales and other similar uses
- Medical office and medical office building
- Medical clinic
- Laboratory for scientific, agricultural or industrial research and development
- Municipal use
- Heli-stop, when authorized as a special exception
- Signs
- Any use of the same general character as any of the uses

Any of the following purposes when authorized as a special exception:

- Educational, religious, philanthropic use, excluding correctional or penal institution
- Hospital, nursing or convalescent home, excluding sanatorium
- Club, fraternity house or lodge
- Personal care facility as a conditional use

NEWMARK

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SELECT PROPERTY PHOTOS

