



290 NATIONAL ROAD
INDUSTRIAL / FLEX / R&D PROPERTY FOR LEASE
290 NATIONAL ROAD EXTON, PA 19341

610.429.0200
swopelees.com



OFFERING SUMMARY

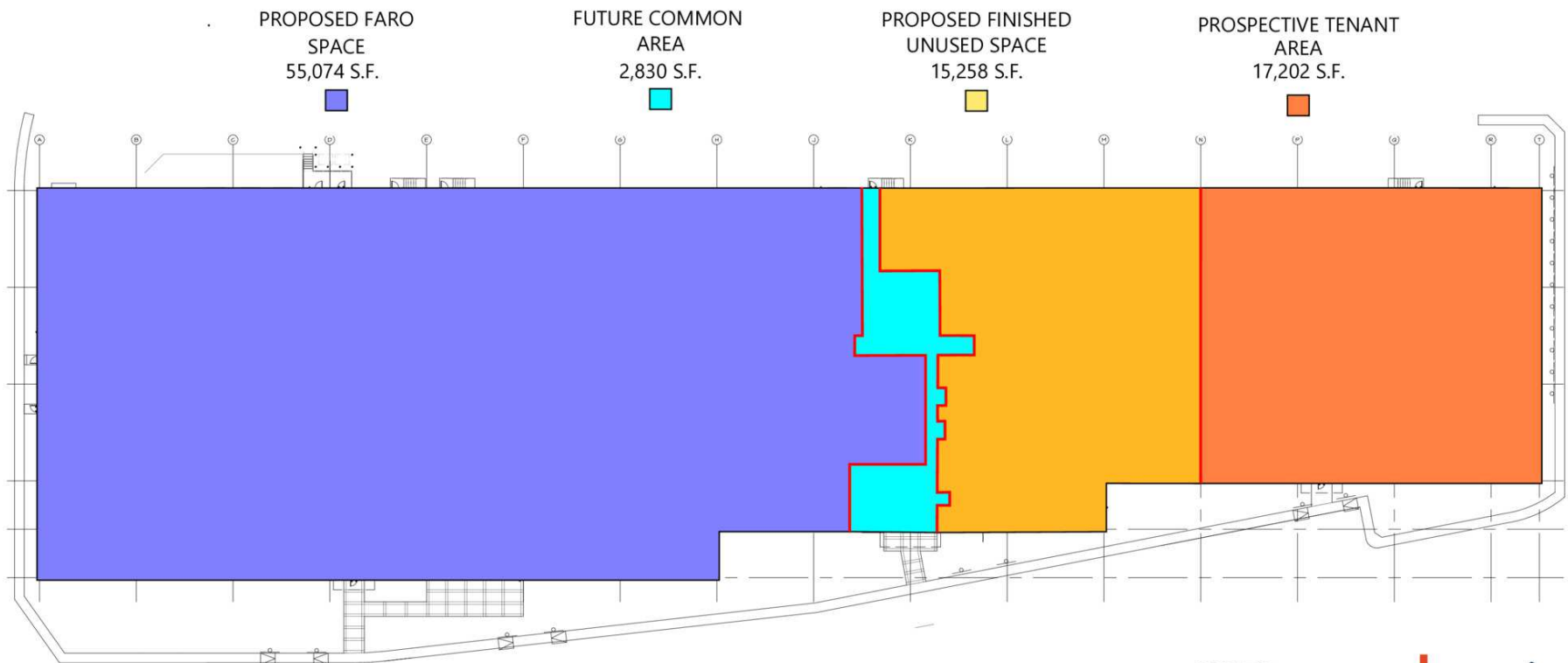
Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	90,364 SF
Available SF:	32,460 SF
Lot Size:	13.3 Acres
Number of Units:	3
Price / SF:	\$13.00/SF + \$3.50/SF NNN
Year Built:	2014
Zoning:	Industrial
Market:	West Whiteland

PROPERTY OVERVIEW

+/- 33,400 SF of Flex Space for Lease. Space is composed of +/- 16,000 SF of office/lab space and +/- 17,200 SF of warehouse space. Can be leased together or split into two separate units. Building designed by Arcus Designs and built in 2014 by Norwood. Space available Summer 2026. Fully sprinkled with ample parking.

PROPERTY HIGHLIGHTS

- Class A Flex/R&D Building in Exton
- Office Space Composed of Labs, Offices, Bull-Pen Areas and Conference Rooms
- Full-Sized Truck Court
- Accessible for Tractor Trailers
- 23' (21' at the joist) In Warehouse



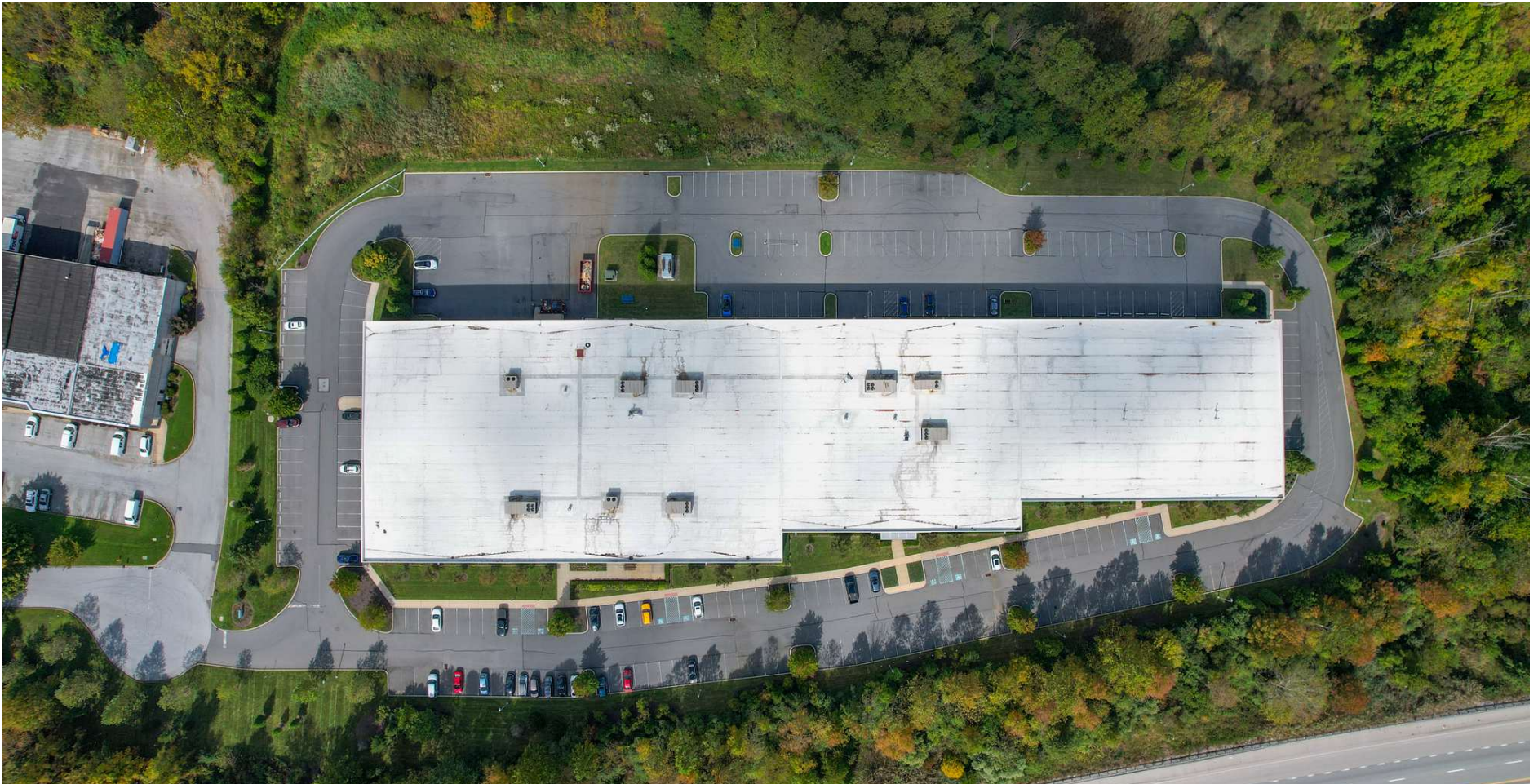
UPDATED
PROPOSED TENANT
DEMISING PLAN

ISSUED 06/24/2025

NOTE:
GROSS BUILDING SF = 90,364

precis
engineering
+ architecture

Precis Engineering, Inc., P.C.
201 S. Maple Ave. Ste 200
Ardmore, PA 19002
215.540.5800
precisengineering.com
Pennsylvania | North Carolina



Industrial / Flex / R&D Property For Lease. Contact one of our agents for more information.



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