



500 AMERICAN

+/- 121,500 SF Available on a
+/- 10.3 Acre Campus

Infill, last mile location - high
visibility from the Pennsylvania Turnpike



500 AMERICAN AVENUE
KING OF PRUSSIA, PA

EKAHN
DEVELOPMENT

PROPERTY SPECIFICATIONS



353 CAR PARKING SPACES

12 DOCK HIGH DOORS

3 DRIVE-IN DOORS

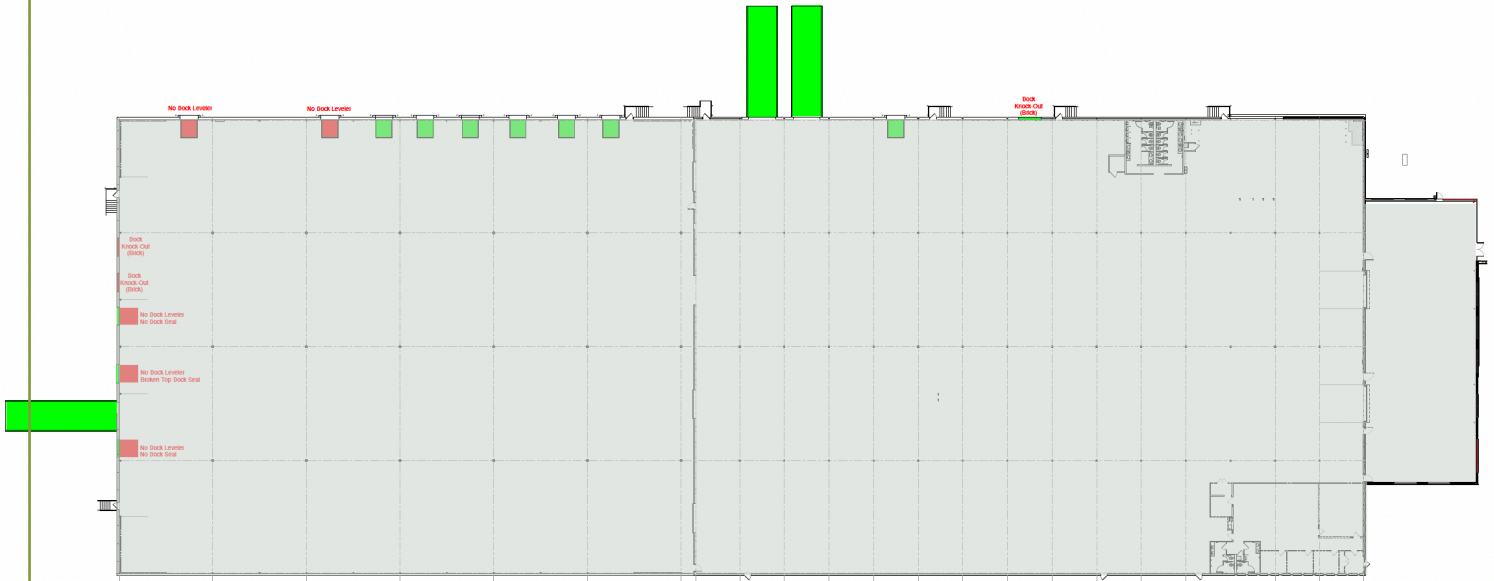
- » Building Size: +/- 121,500 SF
- » Office Area: up to 30,000 SF
- » Build Date: 1965, renovated in 2022
- » Building Dimensions: 560' W x 205' D
- » Ceiling Height: 18' - 25'
- » Trailer Parking Spaces: Car parking spaces can be easily converted
- » Truck Court Depth: +/- 110'
- » Loading docks can be ramped as needed
- » Fire Protection / Safety: ESFR
- » Lighting: LED
- » Land Area: +/- 10.3 Acres
- » Roof: Newly installed in 2022

HIGH-END FLEX/LAB SPACE

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FLOOR PLAN

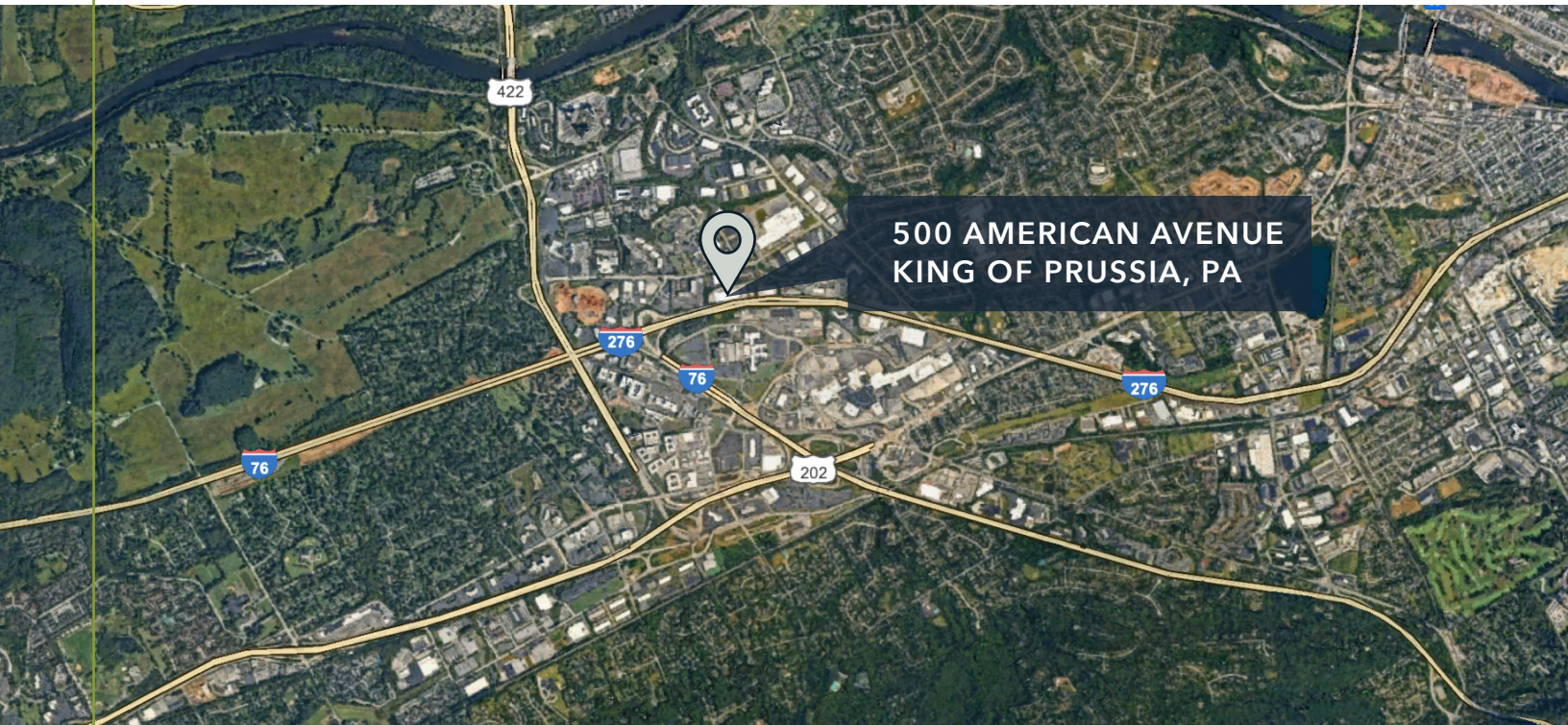
SINGLE TENANT



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ACCESS AND LABOR



DRIVE TIME

15 MINUTES

30 MINUTES

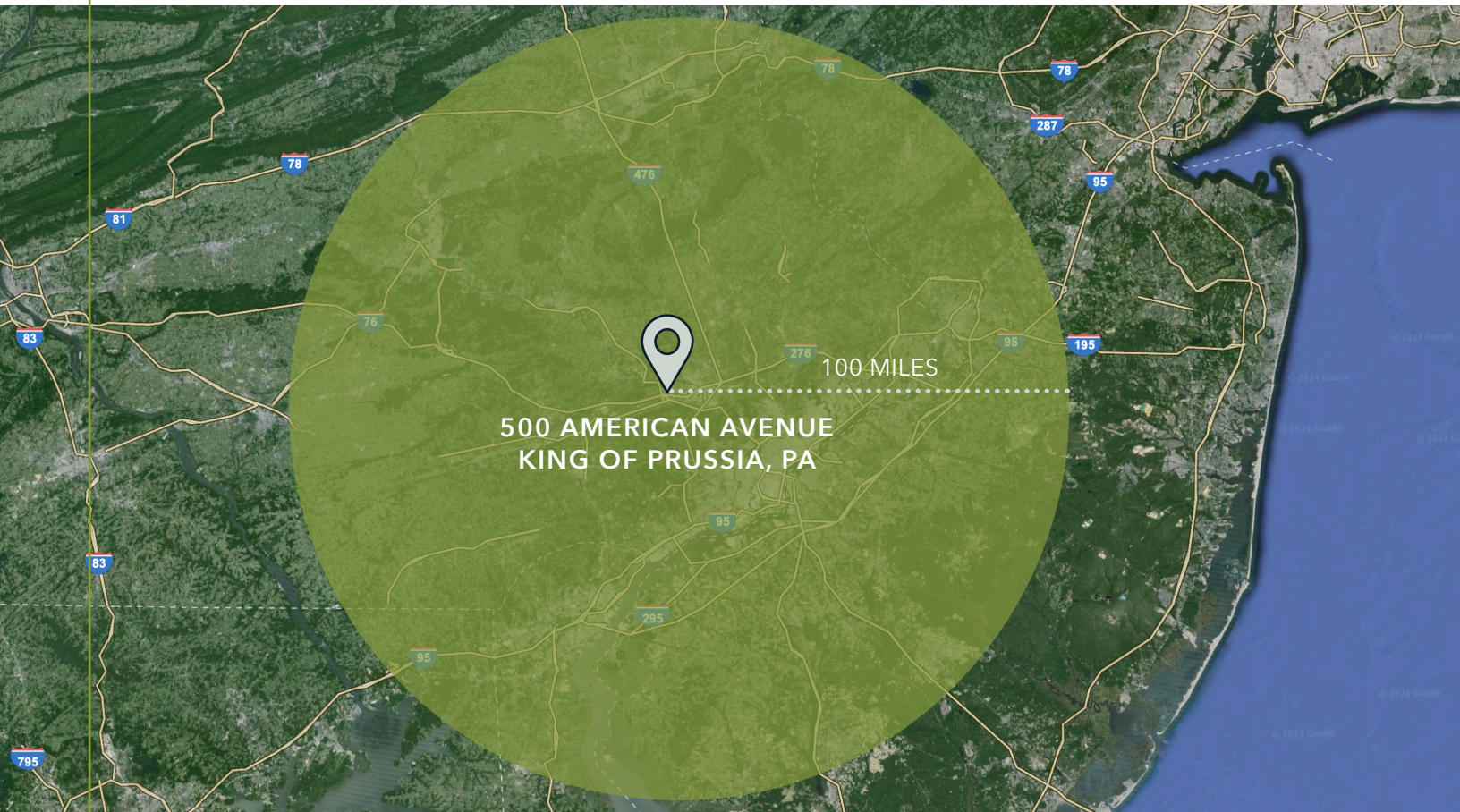
60 MINUTES

TOTAL POPULATION:	257,332	1,756,825	6,760,574
TOTAL LABOR FORCE:	139,097	923,062	3,465,271
BLUE COLLAR PERCENTAGE:	12%	13%	18%
UNEMPLOYMENT RATE:	3.7%	4.2%	5%
MEDIAN HOUSEHOLD INCOME:	\$104,492	\$92,727	\$79,180

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REGIONAL OVERVIEW



ROADS

» I-76	1 mile		4 minutes
» I-276	3 miles		7 minutes
» I-476	8 miles		13 minutes
» ROUTE 22	1 mile		4 minutes
» I-95	33 miles		33 minutes
» PHILADELPHIA PORT	34 miles		40 minutes
» CENTER CITY PHILADELPHIA	22 miles		40 minutes
» PHILADELPHIA INT. AIRPORT	28 miles		32 minutes

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CONTACT

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