

812 Springdale Drive
Exton, PA

FOR SALE OR LEASE



JoAnn West

610.225.0913

jwest@liebermanearley.com

www.liebermanearley.com | 610-688-4300

Phil Earley, CCIM

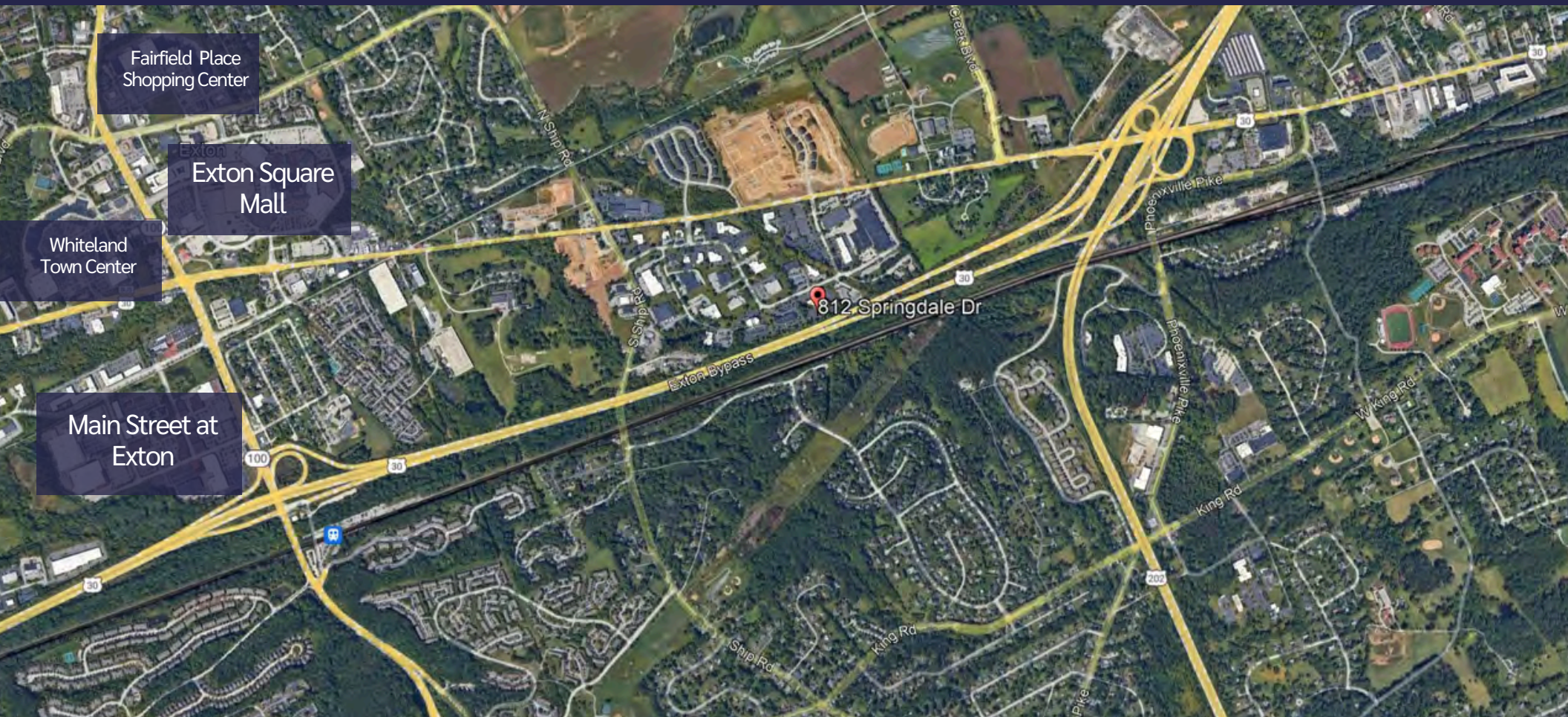
610.225.0900

philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

LOCATION HIGHLIGHTS



- ➤ Just off US-30 Business, with very close access to US-30, US-202 and PA-100
- ➤ Close proximity to Main Street at Exton, Exton Square Mall, and numerous restaurants and retail.
- ➤ 5 minutes from Amtrak/SEPTA Exton train station.

EXECUTIVE SUMMARY

Building Size:	51,000 +/- SF
Stories:	3 Stories 17,000 +/- SF Plates
1st Floor	6,117 SF Available
Year Built:	1990
Acreage:	3 +/- Acres
Zoning:	General Industry (GI)
Parking:	201 Total Spaces
Frontage:	Springdale Road Exterior Signage Available
Power:	PECO
Water:	Aqua PA



Disclaimer

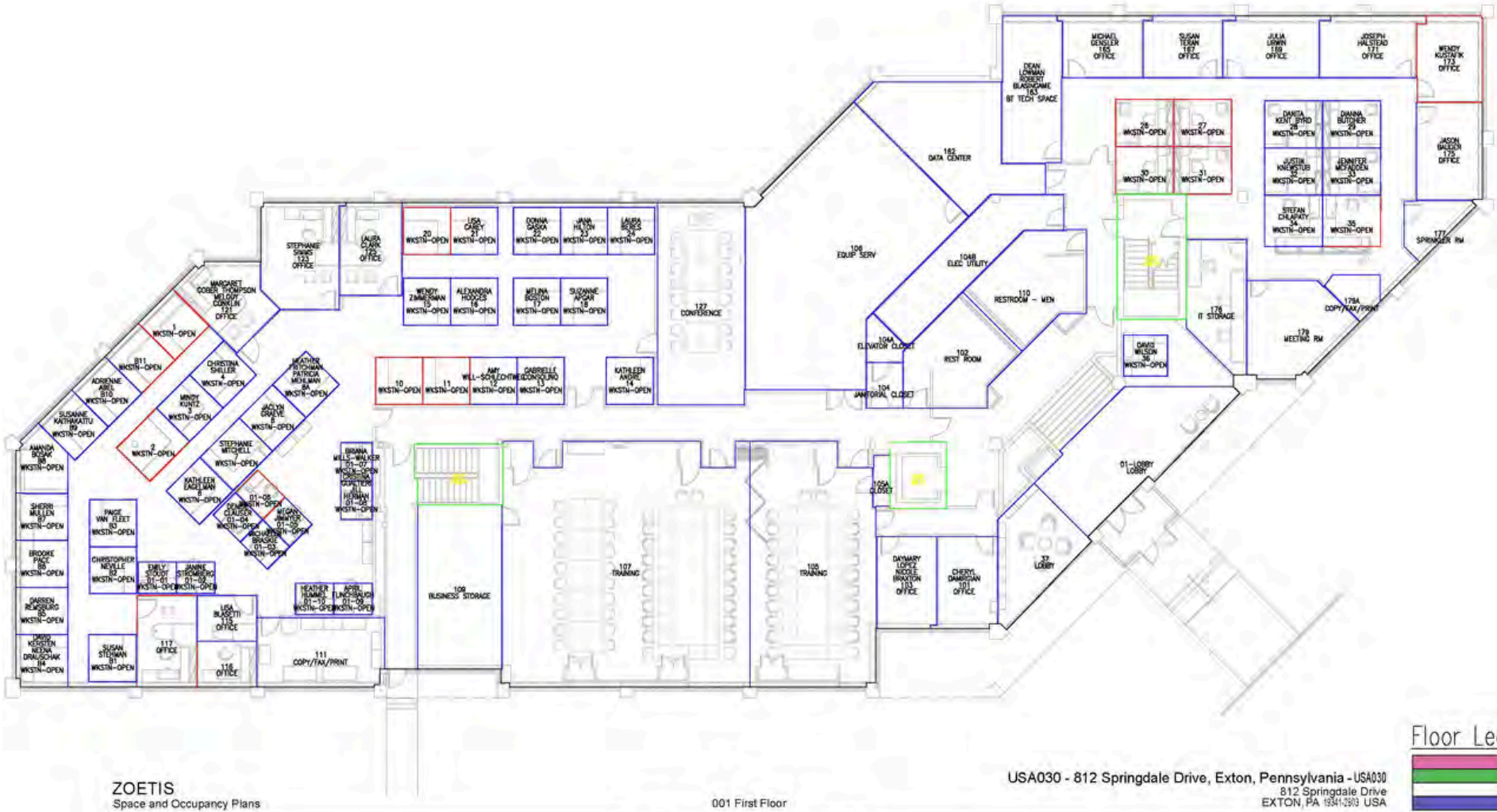
Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

PROPERTY HIGHLIGHTS

LOCATION:	Located inside the Whiteland Business Center, the building is nearby major highways, restaurants and retail in beautiful Exton, PA
RECENT UPGRADES:	<ul style="list-style-type: none">• New Roof• New Heating/Venting/Air Conditioning• Parking Lot Resealed and Striped
BUILDING FEATURES:	<ul style="list-style-type: none">• Full Service Cafeteria with Dining Room (2nd Floor)• Training Room• Raised Floor Data Center• Exterior Balconies on 3rd Floor• Brick and Glass Exterior Finish
BACKUP GENERATORS:	Emergency power loads supplied via generator
LOBBY:	Main lobby is three stories tall and features a second and third floor balcony. Lobby includes a reception/security desk and waiting area.
COMMON AREAS:	Either carpet tiles and/or vinyl composition floors and suspended acoustical tile ceilings

Disclaimer

FIRST FLOOR



ZOETIS
 Space and Occupancy Plans

This drawing is intended for area calculations and planning information only.
 This drawing is not intended for use as construction documentation.

Last Updated: 1/6/2019 - 1:43:28 AM

SECOND FLOOR



Floor Legend

- Building Common
- Floor Common
- Remaining Area
- Vertical Penetrations

ZOETIS
Space and Occupancy Plans

002 Second Floor

USA030 - 812 Springdale Drive, Exton, Pennsylvania-USA030
812 Springdale Drive
EXTON PA 19341-2803 USA

This drawing is intended for area calculations and planning information only.
This drawing is not intended for use as construction documentation.

Last Updated: 1/6/2019 - 1:44:04 AM

THIRD FLOOR



Floor Legend

- Building Common
- Floor Common
- Remaining Area
- Vertical Penetrations

ZOETIS
Space and Occupancy Plans

003 Third Floor

812 Springdale Drive, Exton, Pennsylvania-USA030
812 Springdale Drive
EXTONPA19341-2803 USA

This drawing is intended for area calculations and planning information only.
This drawing is not intended for use as construction documentation.

Last Updated: 1/6/2019 - 1:44:56 AM

INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



812 Springdale Drive
Exton, PA



LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087