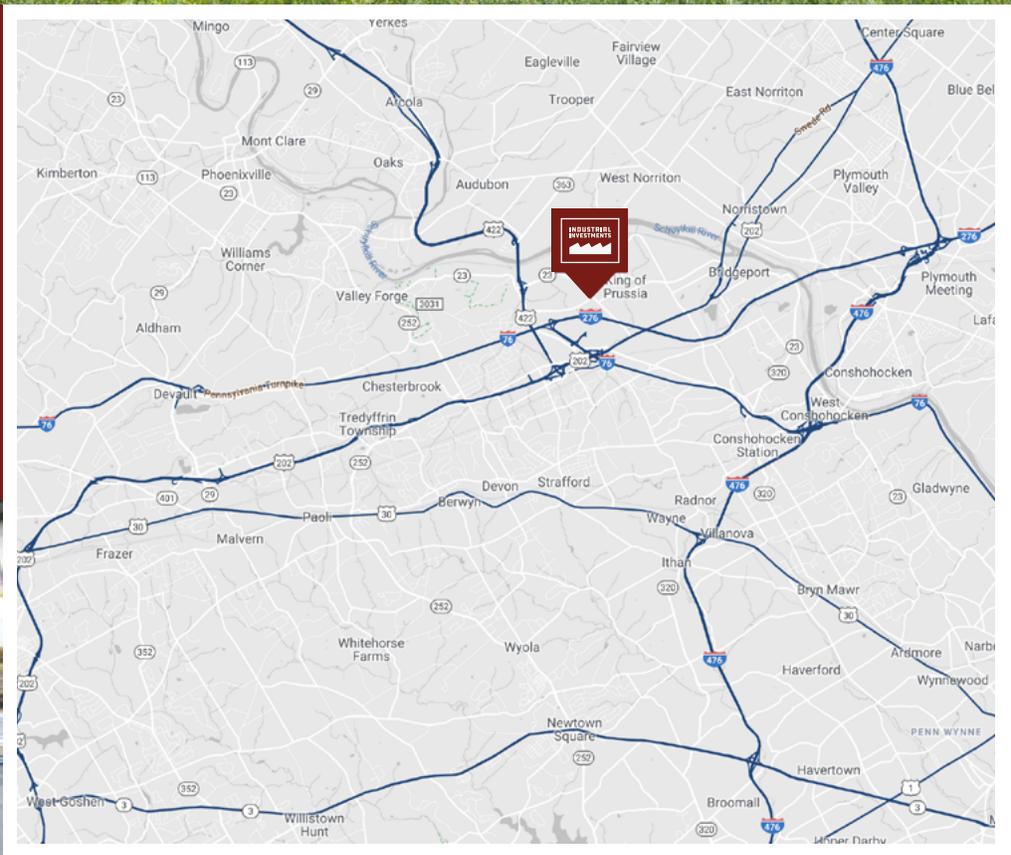


711 FIRST AVENUE KING OF PRUSSIA, PA 19406



- 54,225 sq. ft. on 4.1 Acres
- Rental Units from 8,500 sq. ft.
- Centrally located with quick access to Rt. 422, Rt. 202, I-76 & PA Turnpike
- Septa Bus Stop on Site
- Located in Moore Park KOP



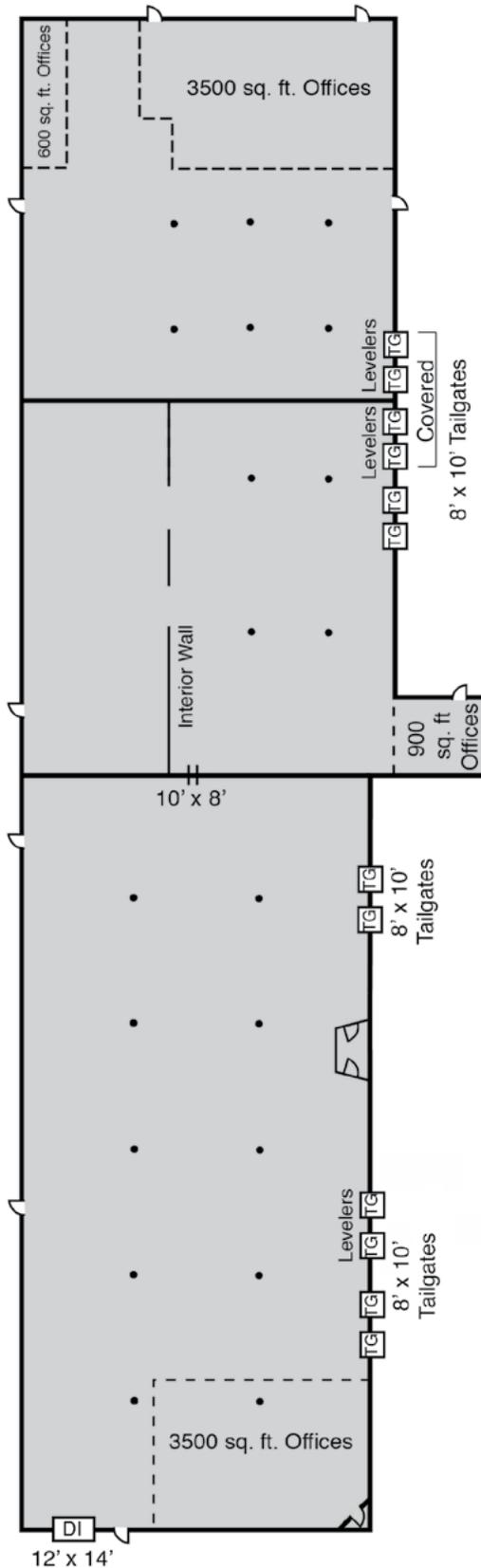
711 FIRST AVENUE KING OF PRUSSIA, PA 19406



UNIT A
14,000 sq.ft.

UNIT B
14,375 sq. ft.

UNIT C, D, E
25,850 sq. ft.
(Divisible to 8,500 sq. ft.)



FEATURES

- Masonry & Steel Construction
- 20' and 18' Clear Ceilings
- 40' x 35' and 46' x 23' Column Spacing
- 480 Volt, 3-Phase Power
- Reinforced Concrete Floors
- Fully Sprinklered - Wet System
- LED/Fluorescent Lighting
- Natural Gas Heating
- Tailgate & Drive-In Loading
- Public Water & Sewer
- Air-Conditioned Offices To Suit
- Flexible Mixed-Use Zoning (KPMU)