



**EQT | EXETER**



# Great Valley Corporate Center

14 Lee Boulevard | Malvern, PA 19355

Building Size: 89,026 SF | 89,026 SF Available

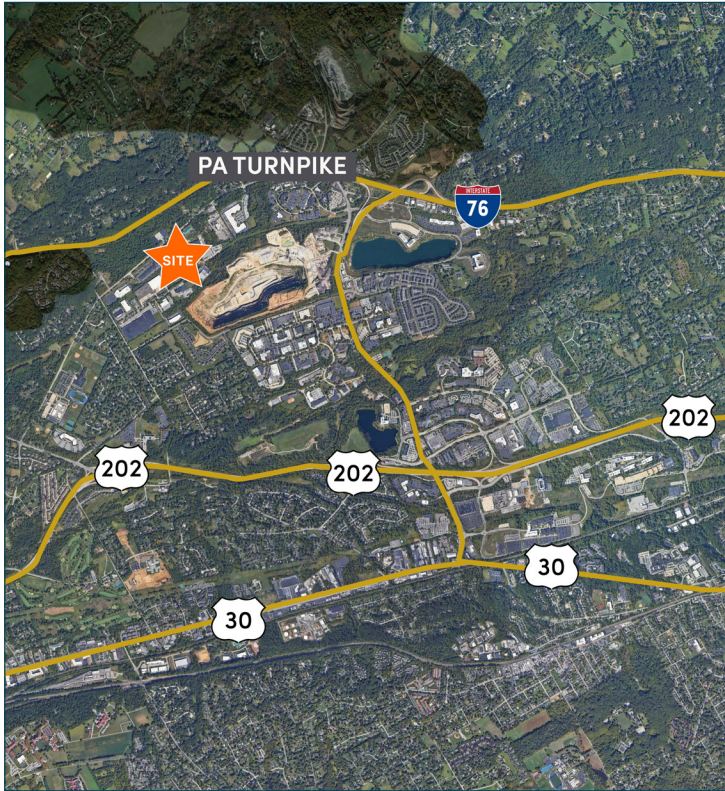
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## Property Summary:

Located in the Great Valley Corporate Center near the PA Turnpike interchange, Route 202 and Route 30. This is a rare large block of flex space in a recently renovated building, zoned for lab/R&D, warehouse/distribution.

## Property Description:

- 17' clear height (avg.); 19' to deck
- 3 dock doors, 3 drive-in doors, and several additional knock-out panels
- 60 mil EPDM roof with warranties extending to 2034 and 2044
- 4.79 parking spaces per 1,000 SF
- Fully conditioned building; all HVAC units replaced in the last 10 years
- Zoned O/BP in East Whiteland Township, permitted uses include warehouse distribution, light manufacturing, R&D, and office.

## Utilities:

- Water (Aqua): 3" line
- Sewer (E. Whiteland): 6" sanitary connection
- Power (PECO): 1,600 Amp, 480/277 volt, 3-phase
- Gas (PECO): 3" service

## Amenities:

Nearby amenities include PJ Whelihan's, Dunkin' Donuts, Starbucks, Avola Kitchen + Bar, Farm Boy BBQ, Chesterbrook Academy Daycare, Chick-fil-A, Target, Wegmans, Aldi, Wawa, Chipotle, Panera, Desmond Hotel, Marriott Courtyard, and Residence Inn.

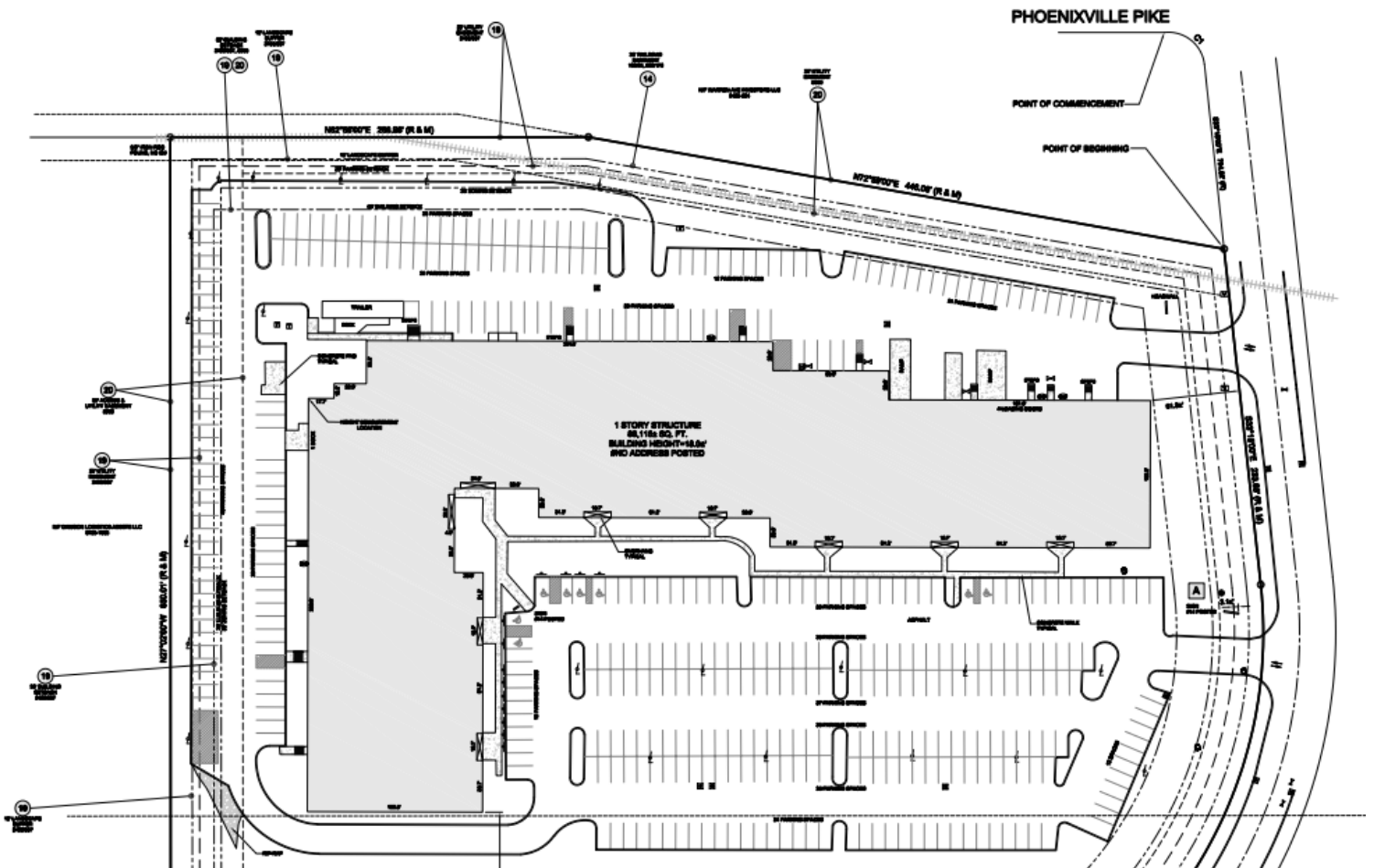


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## Site Plan



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## Floor Plan

