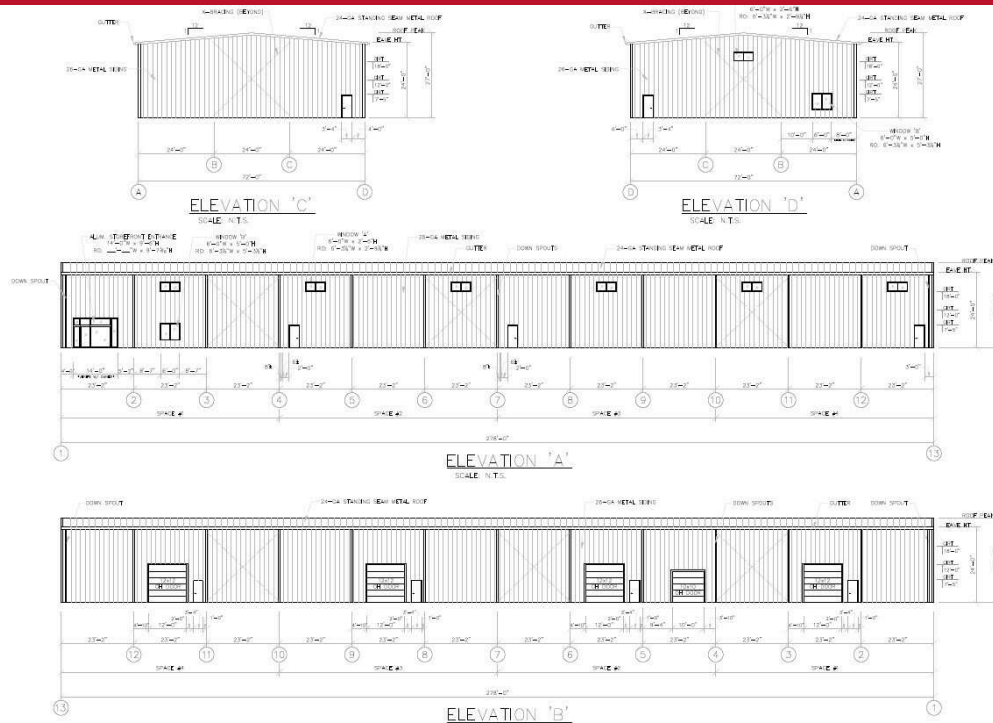


## Property Summary



### PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prestigious property on Ridge Rd in Elverson, PA. Boasting new construction with modern amenities and flexible floor plans, this prime location offers a professional and inviting environment for businesses looking for warehousing and distribution. With convenient access to major transportation routes, this property offers ease of commuting for employees and clients alike.

### PROPERTY HIGHLIGHTS

- New Construction
- 20' Ceiling Height
- 12'x12' Overhead Door (One Per Unit)
- Well Water
- Public Sewer
- Road Signage

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	4
Available SF:	3,920 - 14,000 SF
Lot Size:	8 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	53	166
Total Population	47	137	431
Average HH Income	\$102,217	\$102,217	\$102,519

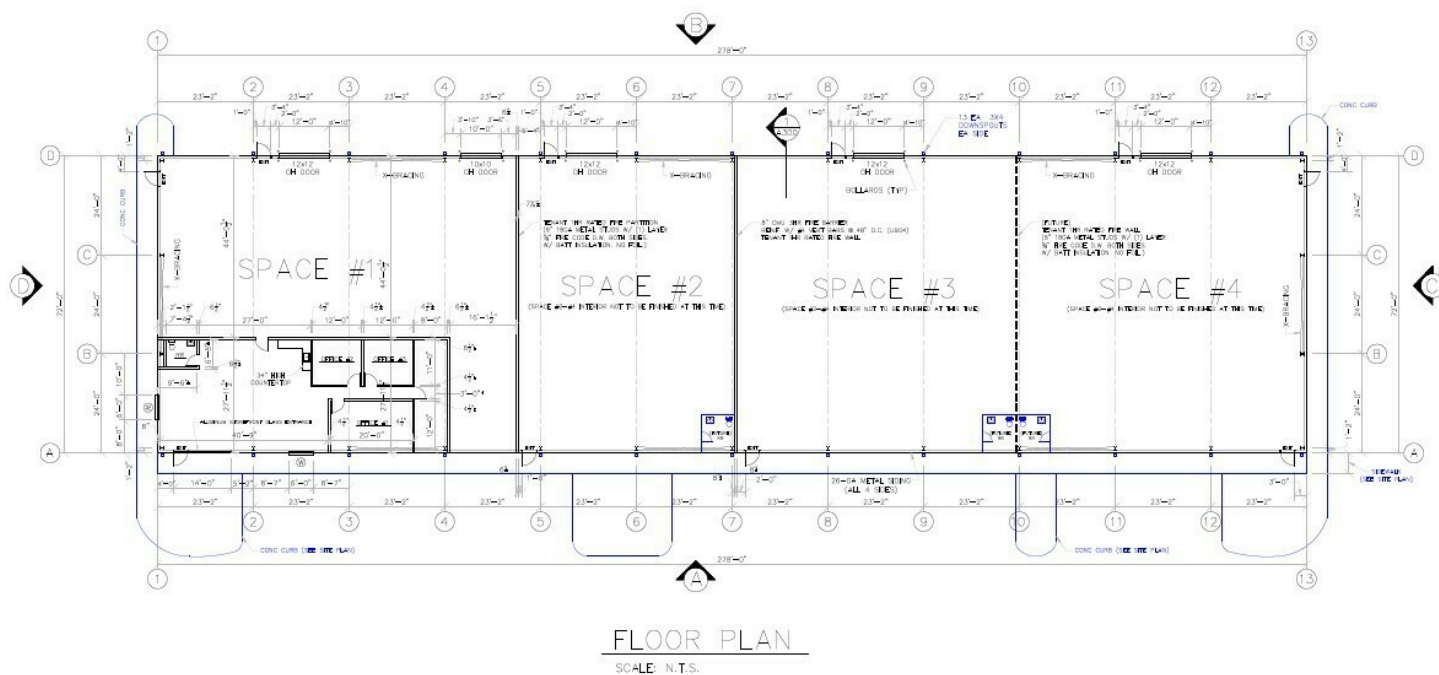
### FRANK ENGLUND

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610.505.8493  
fenglund@firstlibertypartners.com



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## Available Spaces



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,920 - 14,000 SF	Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2	Available	3,920 - 14,000 SF	NNN	\$15.00 SF/yr	-
Unit 3	Available	5,040 - 14,000 SF	NNN	\$15.00 SF/yr	-
Unit 4	Available	5,040 - 14,000 SF	NNN	\$15.00 SF/yr	-

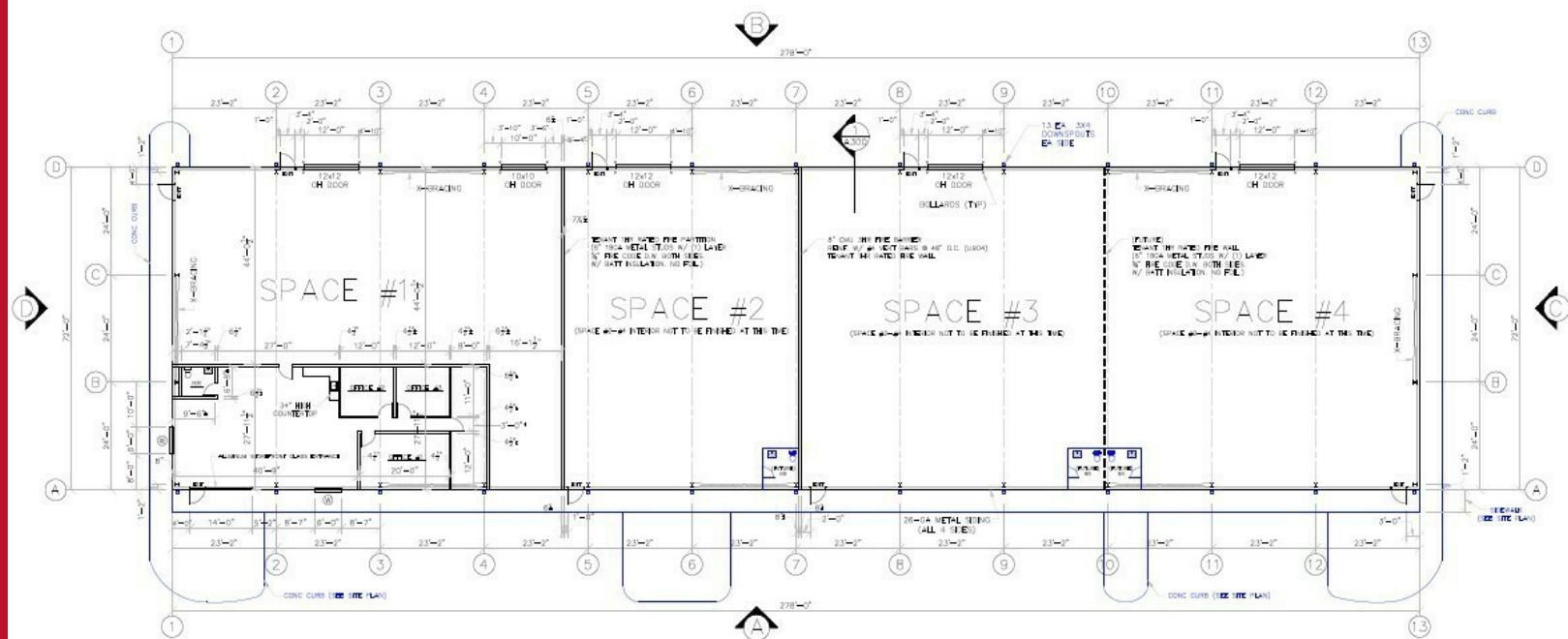
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# Floor Plan



## FLOOR PLAN

SCALE: N.T.S.

### FRANK ENGLUND

Founding Partner

610.505.8493

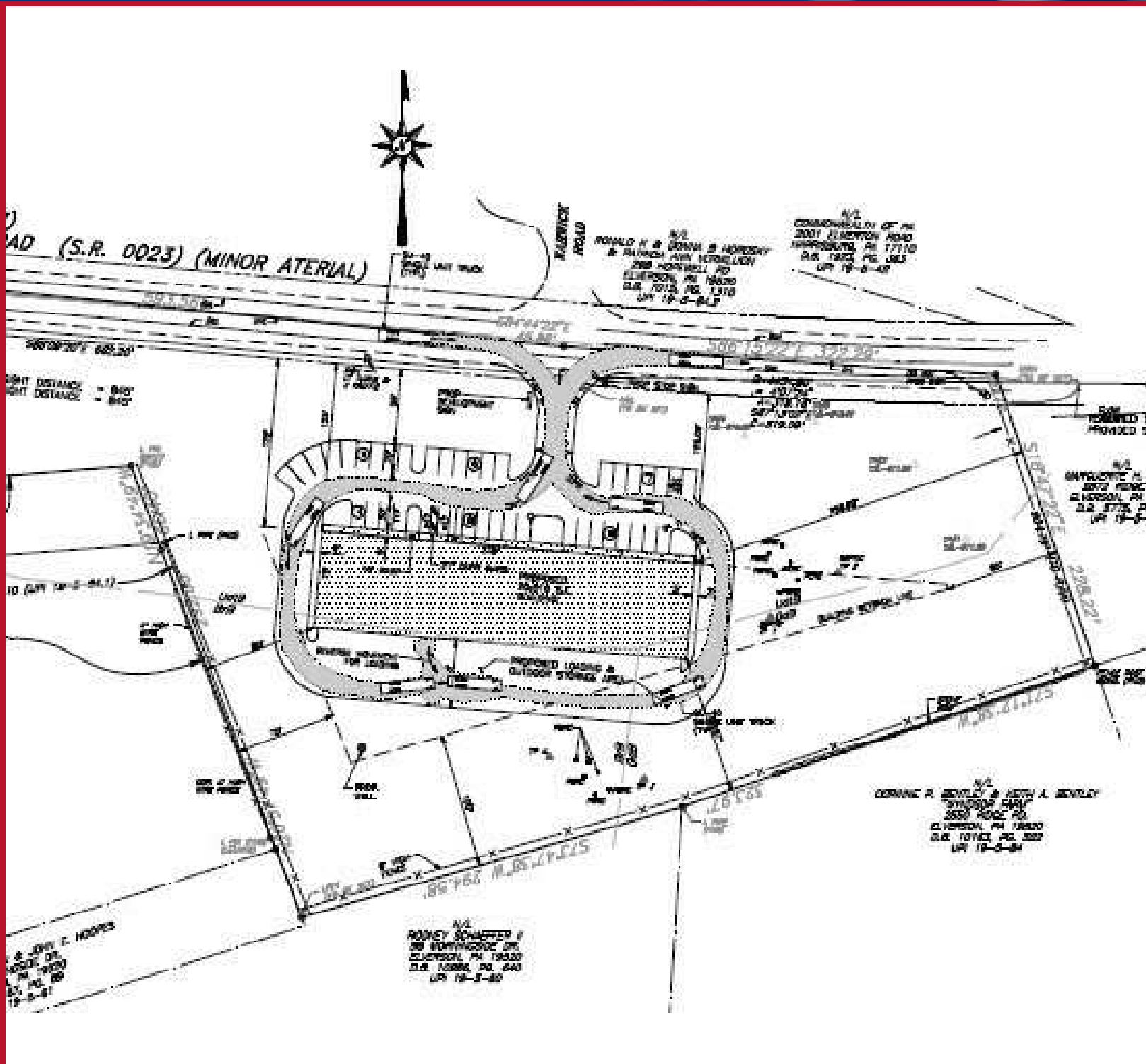
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## Site Plan



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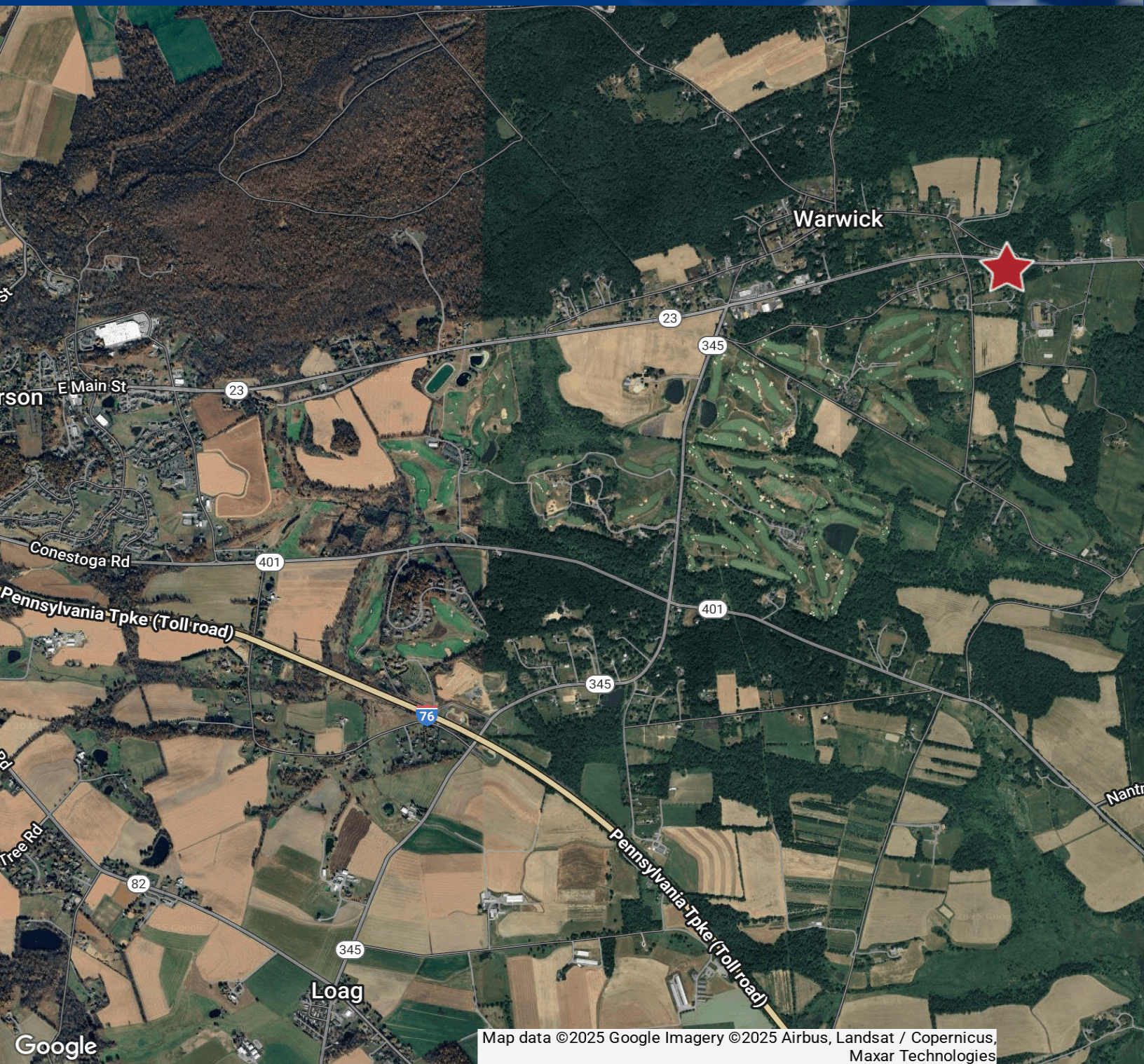
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## Location Map



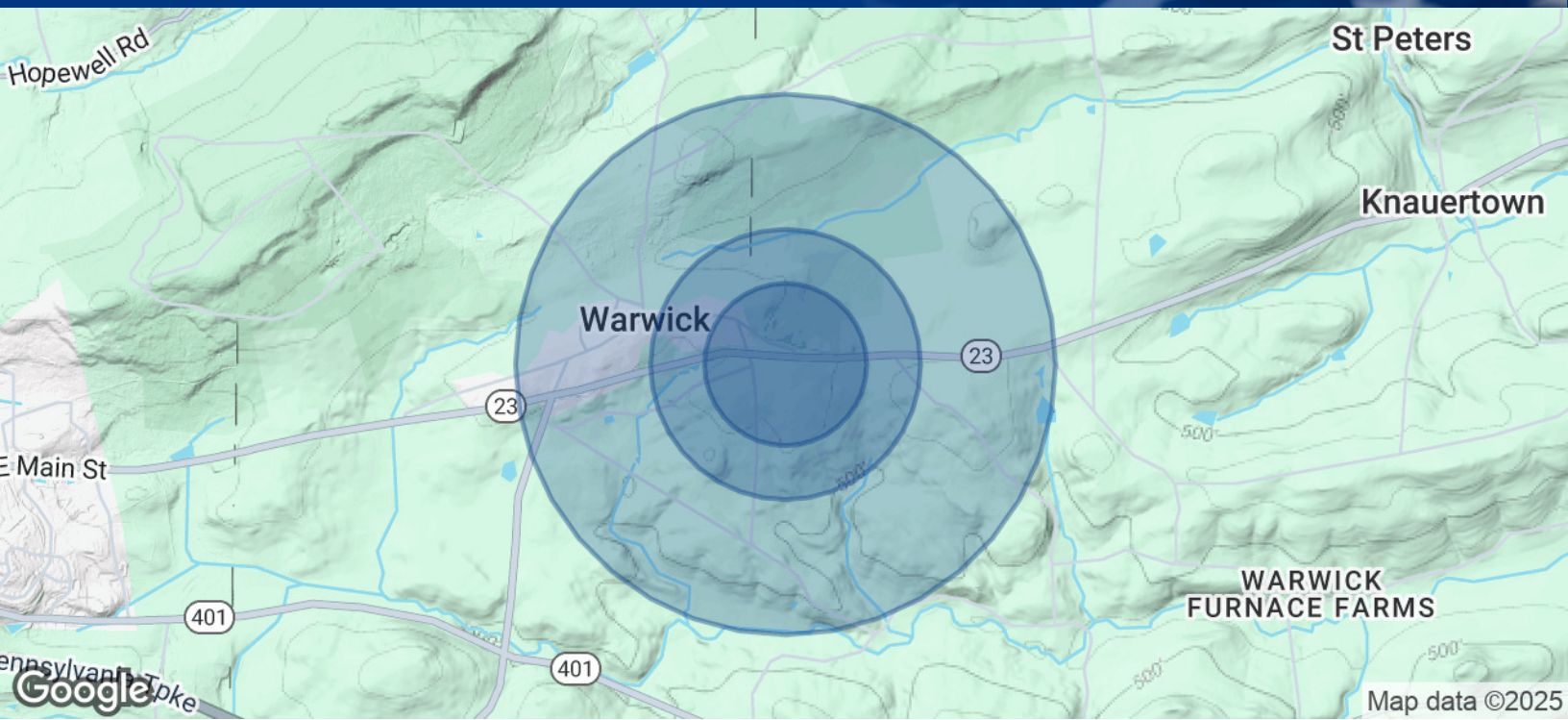
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	47	137	431
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	53	166
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$102,217	\$102,217	\$102,519
Average House Value	\$429,013	\$429,013	\$429,975

Demographics data derived from AlphaMap

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