

380 LAPP ROAD

FOR SALE



**380 Lapp Road,
Malvern, PA**

**30,036 SF FLEX/INDUSTRIAL
BUILDING ON 3.6 ACRES**

**RARE OPPORTUNITY TO PURCHASE A
FLEX/INDUSTRIAL BUILDING IN MALVERN, PA
PERFECT OPPORTUNITY FOR AN OWNER USER OR AN INVESTOR**



PROPERTY OVERVIEW

30,036 SF Flex/Industrial
Building for Sale



INFILL FLEX/INDUSTRIAL



22'6" – 25' CLEAR HEIGHT IN WAREHOUSE AREA



3.6 ACRES



**LARGE TRUCK COURT WHICH CAN ACCOMMODATE
TRACTOR TRAILER ACCESS**



POTENTIAL OUTSIDE STORAGE



FULLY SPRINKLERED



14,357 SF AVAILABLE FOR OCCUPANCY IMMEDIATELY

- One (1) 10'x14' drive-in door
- Ability to add an additional loading position
- +/- 4,700 SF Office Space
- Heated: Gas Fired Reznors



15,679 SF LEASED THROUGH FEBRUARY 26, 2026

***WILL BE VACANT UPON LEASE EXPIRATION**

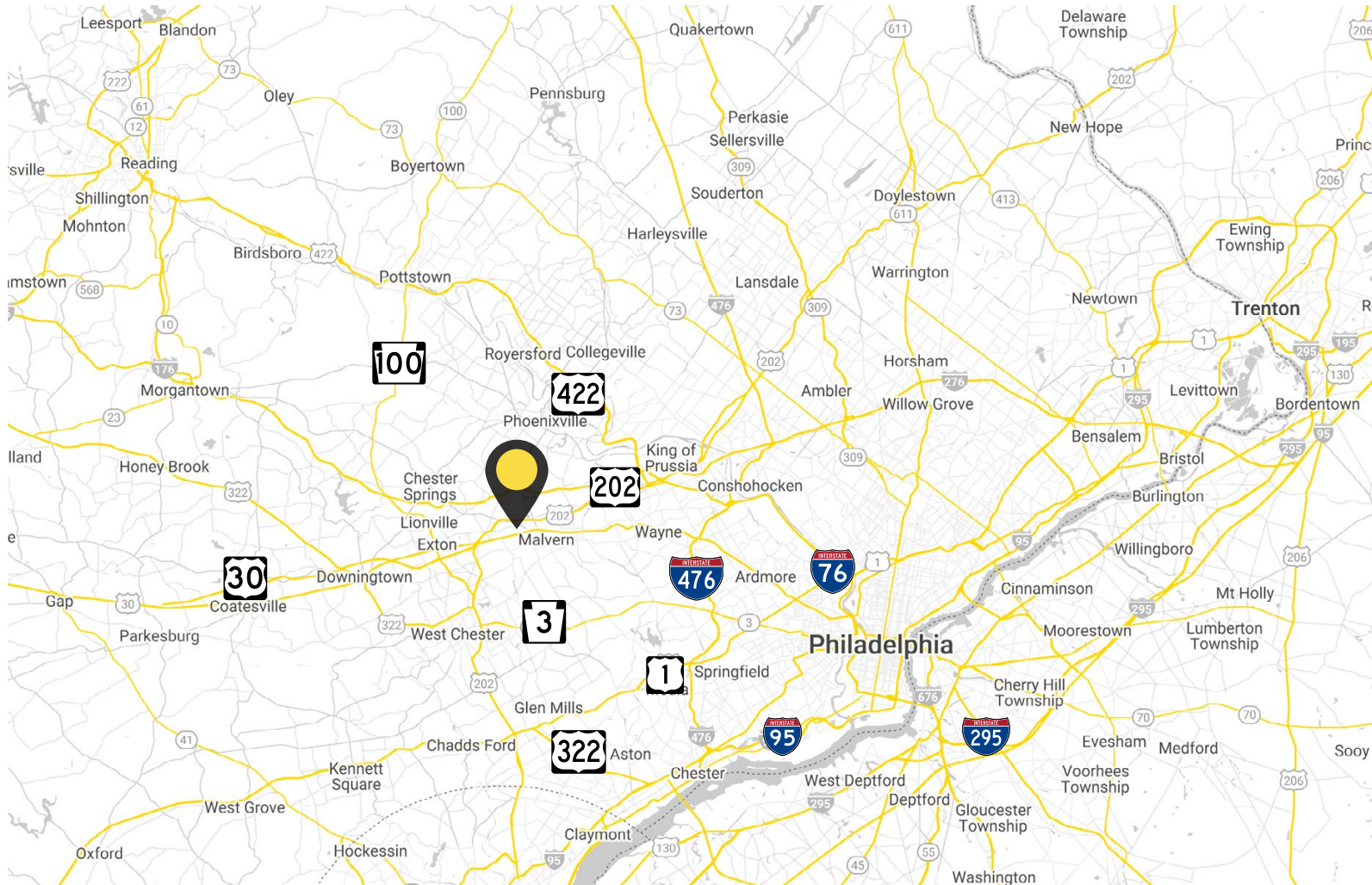
- One (1) 10'x10' loading dock door with seals and a leveler
- One (1) 10'x14' drive-in door
- +/- 4,200 SF Office Space
- Warehouse Area Fully Conditioned



**ZONING: O/BP (OFFICE BUSINESS PARK) – EAST
WHITELAND TOWNSHIP**

- Permitted Uses Include Warehousing & Distributing, Light Manufacturing, R&D, Processing, and more

LOCATION OVERVIEW





DON GRIMES

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