

43 General Warren Blvd.  
Exton, PA

Flex for Lease



**Phil Earley, CCIM**

610.225.0900

Philearley@liebermanearley.com

www.liebermanearley.com | 610-688-4300

**LIEBERMAN EARLEY & COMPANY**

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

# EXECUTIVE SUMMARY

43 General Warren Blvd. | Malvern, PA

Located within the Commons at Great Valley, this 4,000 SF Space is surrounded by the Great Valley Corporate Center and is zoned NC-2, Neighborhood Commercial 2.

<b>SQUARE FEET:</b>	3,200 SF Office 800 SF Storage with Loading Dock
<b>LOCATION</b>	Malvern
<b>TOWNSHIP:</b>	Charlestown
<b>UTILITES:</b>	Public Water/Sewer
<b>HVAC:</b>	Roof Mounted HVAC
<b>ELECTRIC:</b>	Individual 400 amp Backup Generator
<b>SPRINKLER:</b>	Wet System Throughtout



Lease Price: 19.75/SF gross plus utilites and janitorial

# LOCATION HIGHLIGHTS

43 General Warren Blvd. | Malvern, PA



▶ Located Next to Malvern Interchange (Exit 320) of PA Turnpike.

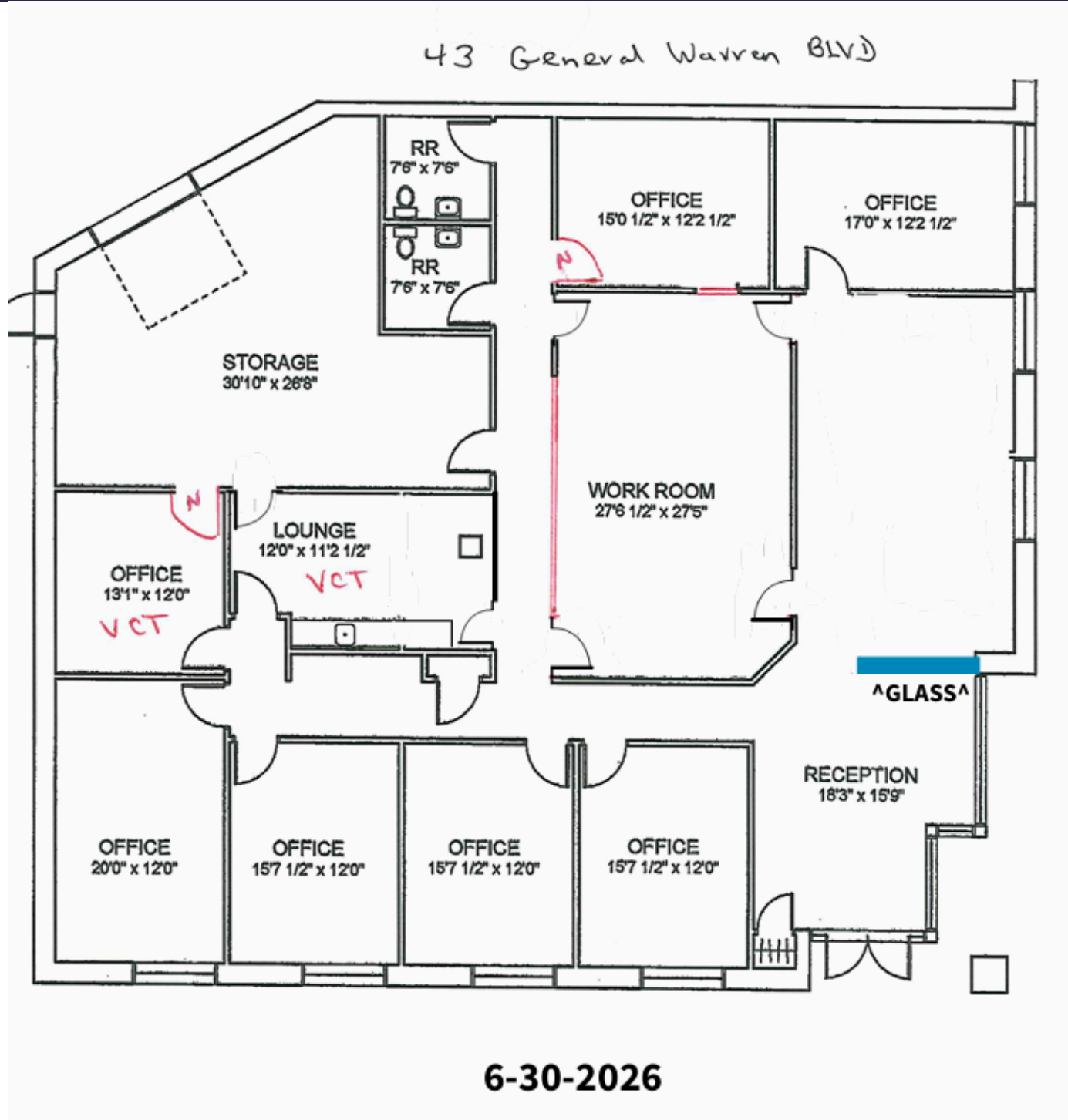
▶ Easy access to PA-29, with nearby access to US-202.

▶ Restaurants and shopping nearby.

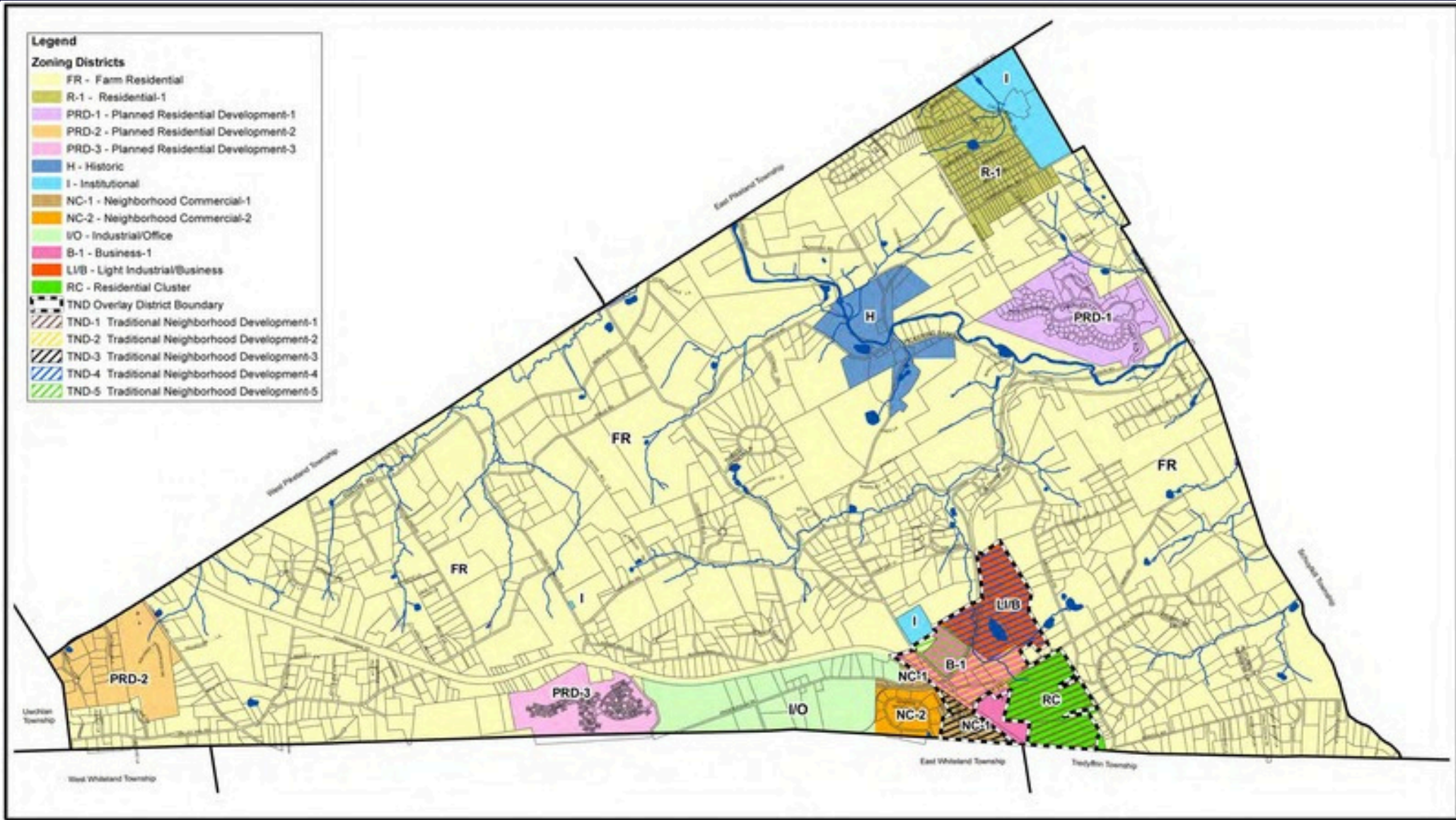
# INTERIOR PHOTOS



# Space Plan



# ZONING MAP



## ZONING MAP CHARLESTOWN TOWNSHIP Chester County, Pennsylvania

Date: May 13, 2008      Adopted: June 21, 2010



Data Sources:

Base Features: Chester County  
GIS Department, February 2005

Prepared By:  
Thomas Comitta Associates, Inc.  
Town Planners & Landscape Architects  
18 West Chestnut Street  
West Chester, Pennsylvania 19380

43 General Warren Blvd.  
Malvern, PA

Flex For Lease



**Phil Earley, CCIM**

610.225.0900

[Philearley@liebermanearley.com](mailto:Philearley@liebermanearley.com)

[www.liebermanearley.com](http://www.liebermanearley.com) | 610-688-4300

**LIEBERMAN EARLEY & COMPANY**

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