

# FOR LEASE

# FLEX / INDUSTRIAL PROPERTY

KENNETT SQUARE, PA



738 W. CYPRESS STREET | KENNETT SQUARE, PA

# PROPERTY DETAILS

- 10,000–36,600 SF of Flex/Industrial Space
- Multiple Office Configurations Available
- Loading Docks & Drive-In Doors
- Flexible Space Options
- High-Capacity Power Available
- RT-1 Corridor with Access to PA, DE, and MD
- High Ceiling Clearance Available
- Ideal for Warehousing & Distribution
- Tractor-Trailer Access & Parking
- Zoned C-1 with Pending Additional Uses “By Right”
- Substantial Workforce Parking On-Site
- NNN = +/- \$2.25 PSF
- Additional Parking & Drive Lanes Pending

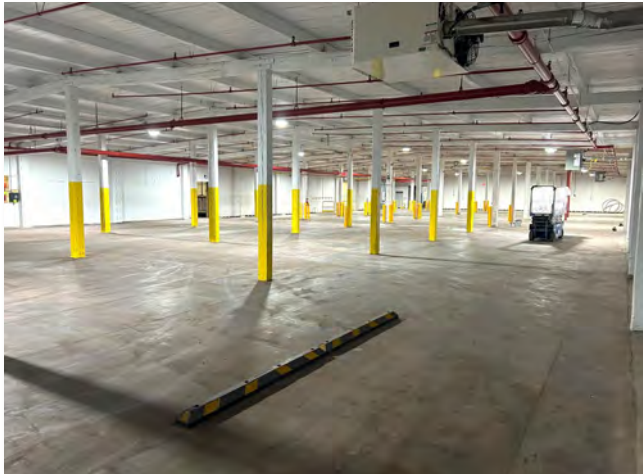
**LEASE RATE: \$9-12 PSF**



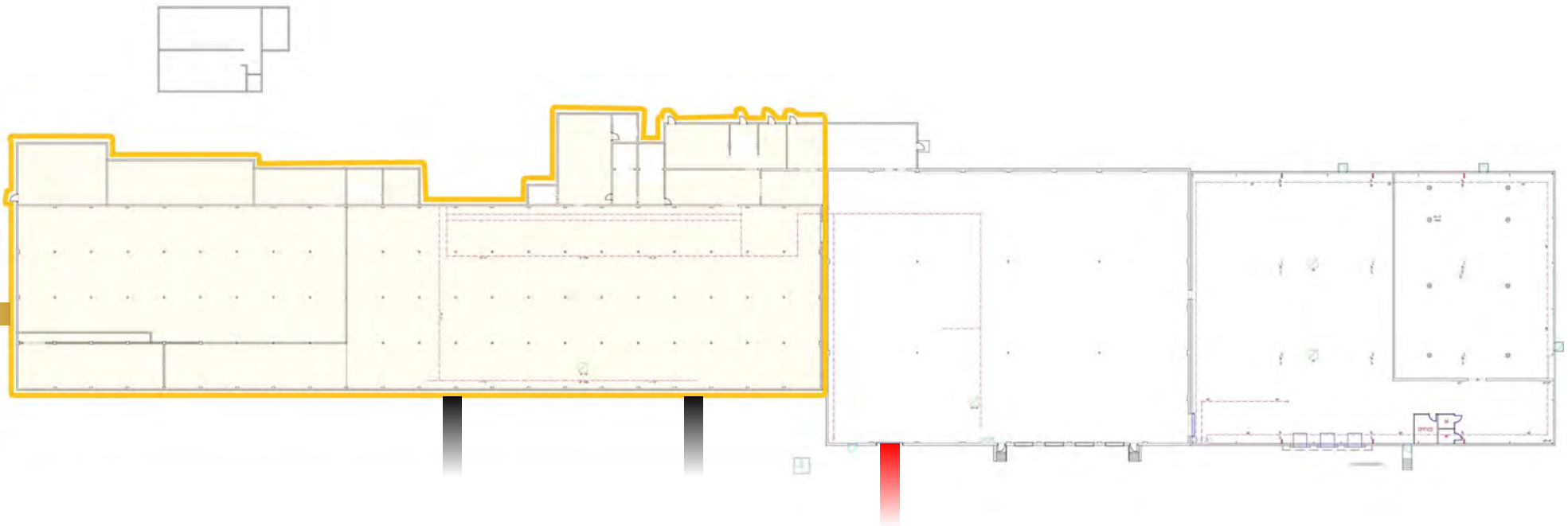
**AERIAL**

ADDITIONAL  
PARKING

# PROPERTY PHOTOS



# FLOOR PLAN



**KEY:**



DRIVE-IN DOORS



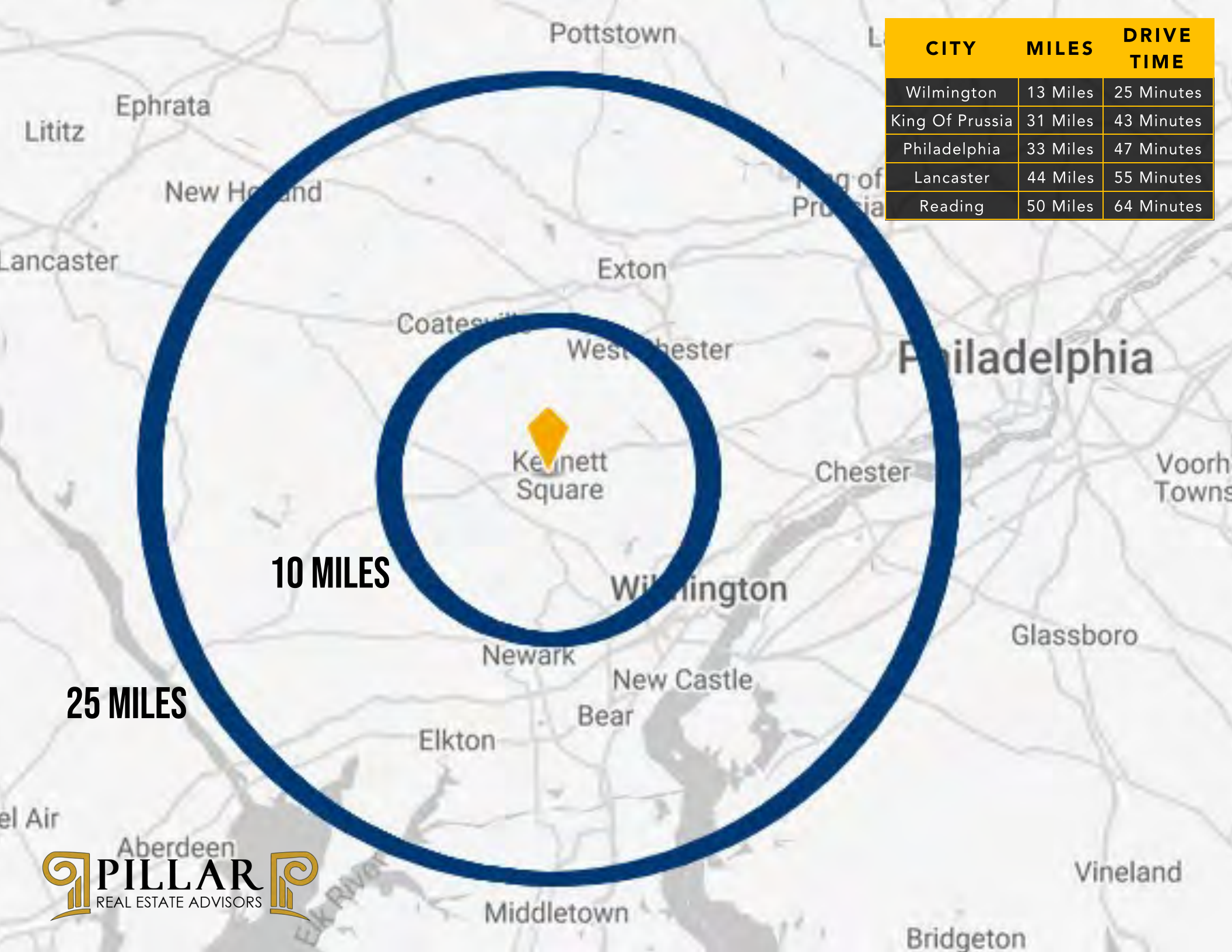
LOADING DOCK



SHARED LOADING DOCK

TOTAL: +/- 76,000 SF  
SPACE AVAILABLE: 10,000-36,000 SF





CITY	MILES	DRIVE TIME
Wilmington	13 Miles	25 Minutes
King Of Prussia	31 Miles	43 Minutes
Philadelphia	33 Miles	47 Minutes
Lancaster	44 Miles	55 Minutes
Reading	50 Miles	64 Minutes

**10 MILES**

**25 MILES**



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