

# NEWMARK

# AVAILABLE

## 220,160 SF

I LEE BOULEVARD, MALVERN, PA

## FEATURES



- 220,160 SF
- 5,000 SF Office
- Clear Height: 23' - 27'
- Power: 1,200 Amps
- ESFR Sprinkler
- 20 Dock High Doors with Levelers and Seals
- Close Proximity to Major Roadways I-76 and Route 202
- ± 1 Acre of Outside Storage Possible



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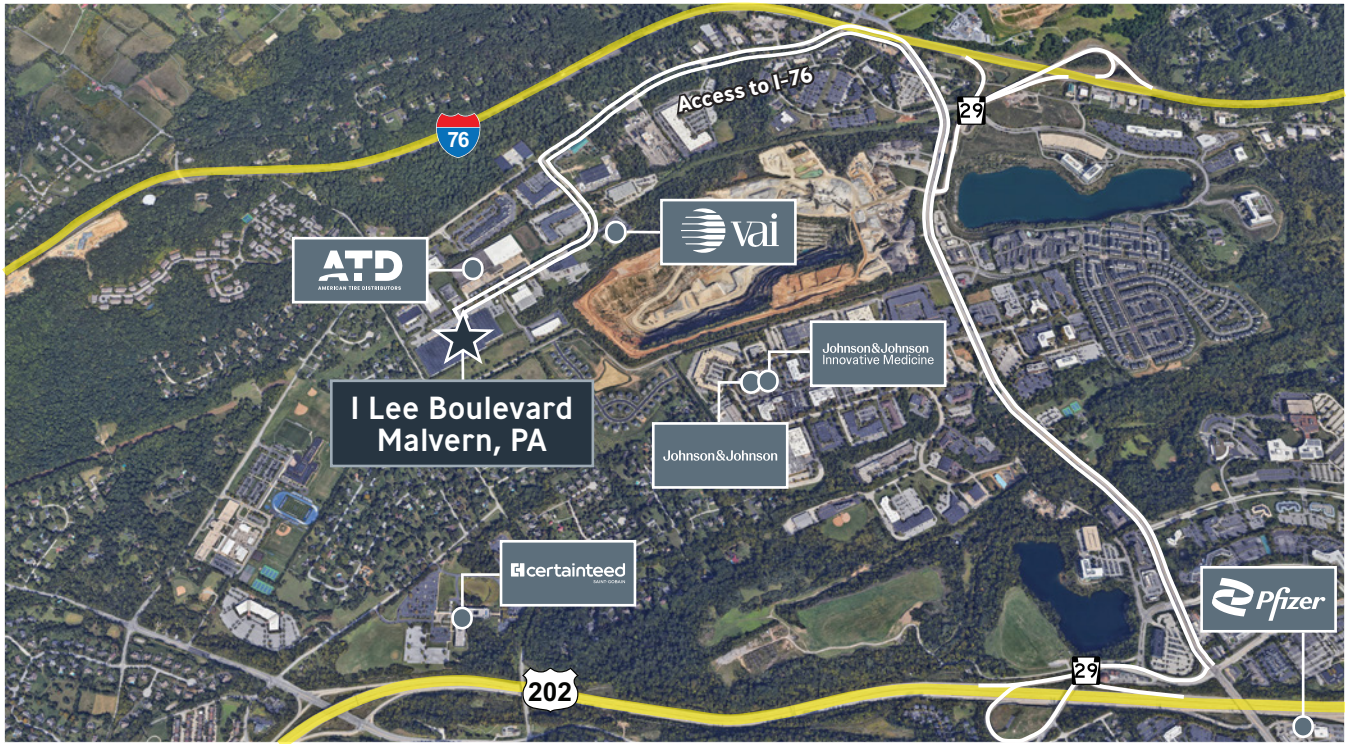
[nmrk.com](http://nmrk.com)



**CARSON**  
COMPANIES

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# SUPERIOR HIGHWAY & LABOR ACCESS



	MINUTES		
	15	30	45
Transportation & Material Moving Workers Population	9,381	53,599	207,568
Unemployment Rate	3.1%	3.5%	4.4%
Median Hourly Wage for Transportation & Material Moving Workers	\$20.92	\$20.81	\$20.68
Median Household Income	\$119,326	\$113,486	\$82,993
Total Population	104,184	875,791	3,575,347

SOURCE: JobsEQ, ESRI



# MARKET ACCESS & INFRASTRUCTURE

## SAME DAY DELIVERY

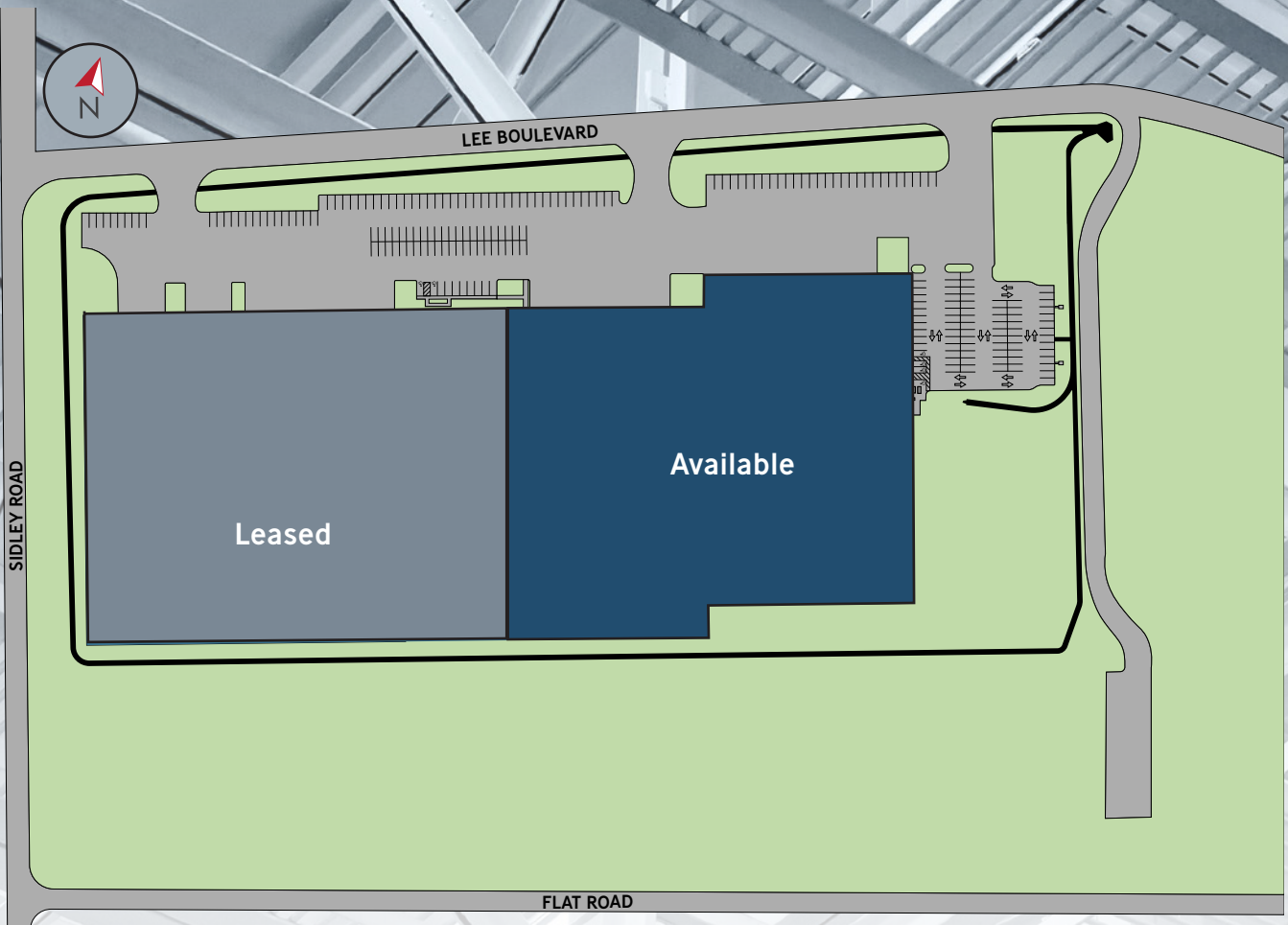
	MILES	MINUTES
Harrisburg	83	82
Philadelphia	29	37
Wilmington	25	43
Baltimore	93	120
Washington, DC	132	162
New York, NY	112	116
Boston	325	322
Toronto	476	478

## PORTS

Port of Philadelphia	39	42
Port of Wilmington	28	49
Port of Baltimore	98	113
Port of Newark	106	107

## AIRPORTS

Lehigh Valley Intl	64	64
Philadelphia Intl	36	37
Baltimore Washington Intl	104	118
Newark Liberty Intl	100	94



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