

INDUSTRIAL INVESTMENTS

202 CORRIDOR LOCATION 3103 & 3119 PHOENIXVILLE PIKE MALVERN, PA 19355 (215) 542-8017



3119 Phoenixville Pike

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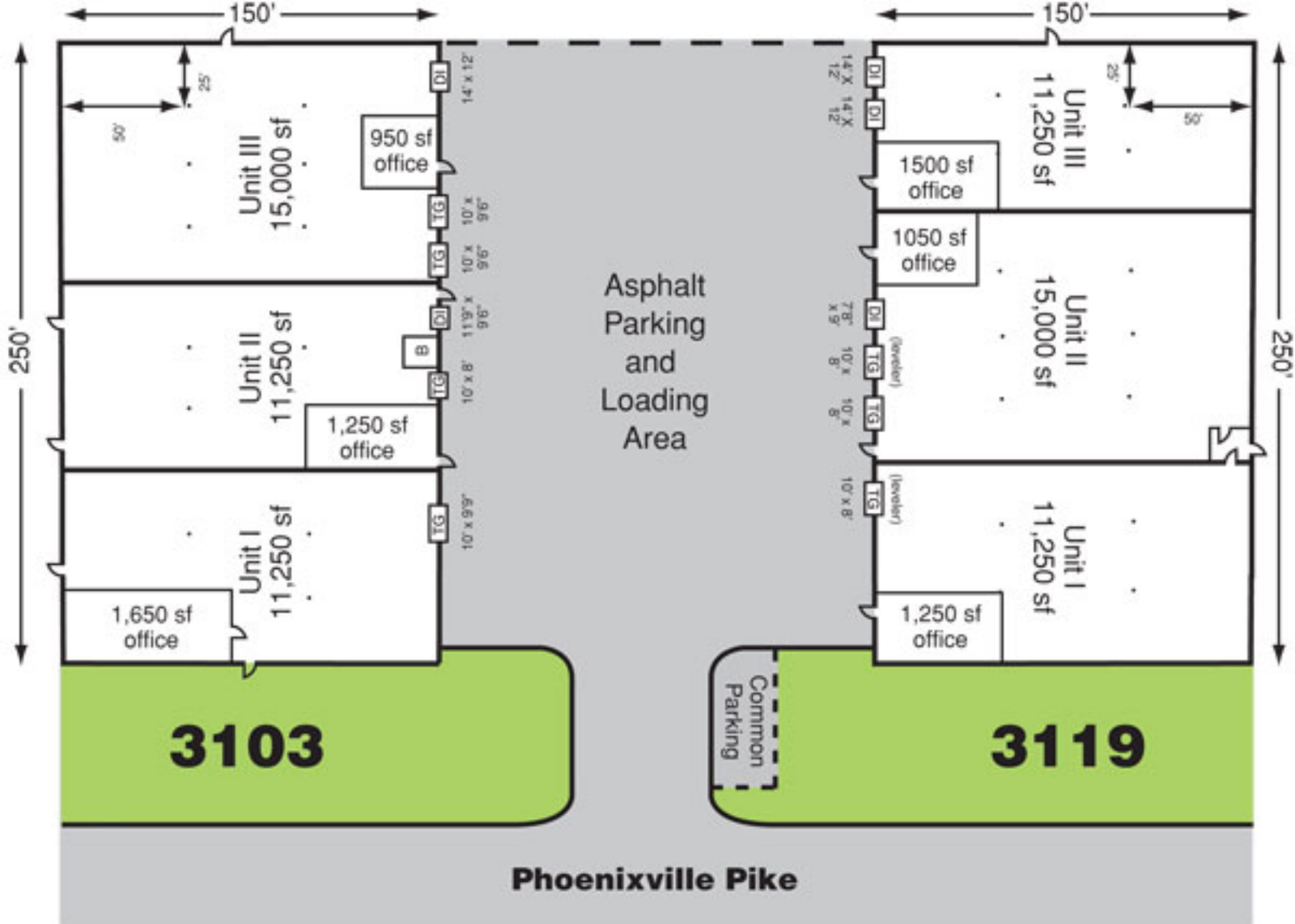


- Two 37,500 sq. ft. high-ceiling buildings on 11.2 acres
- Warehouse/light industrial rental units from 11,250 sq. ft. with offices to suit



- Centrally located with quick access to several major roadways





FEATURES

- Masonry & Steel Construction
- Reinforced Concrete Floors
- 18' x 25' Clear Ceilings
- 25' x 50' Bays
- Tailgate & Drive-In Loading
- Newly Installed EPDM Roofs
- 3103 Building - Dry Sprinklered
- 3-Phase Power
- Gas Heat
- Fluorescent & Metal Halide Lighting
- Public Water & Sewer
- Industrial/Office (I/O) Zoning
- Owner-Operated

INDUSTRIAL INVESTMENTS, INC.

CONTACT OWNER (215) 542-8017

BROKERS PROTECTED

www.industrialinvestments.com