



# 1 LEE BLVD

MALVERN  
PA

**FOR LEASE**  
UP TO 440,400 SF AVAILABLE



**CBRE**



# PROPERTY HIGHLIGHTS

- Prime location 25 miles from Philadelphia
- Quick access to Route 202, I-76, and I-276
- Divisible from 110,000 SF-440,400 SF
- Office space available

# BUILDING SPECIFICATIONS



**BUILDING SIZE**  
**440,400 SF**



**SPRINKLER**  
**ESFR**



**OFFICE AREA**  
**5,000 SF**



**DOCK DOORS**  
**42 Dock doors with**  
**levelers and sealers**



**CLEAR HEIGHT**  
**23' - 27'**



**DRIVE-IN DOOR**  
**1**



**COLUMN SPACING**  
**43'-6" X 27'-10"**



**LIGHTING**  
**20-Foot candles LED**



**POWER**  
**1,200a/277 - 480v**



**CAR PARKING**  
**229 Spaces**



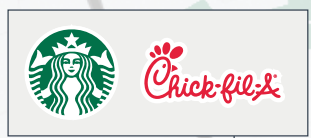


— Inbound I-76 E - 2.6 miles  
— Outbound I-76 W - 2.8 miles



# & LOCAL AMENITIES

## NEARBY HIGHWAY ACCESS





# REGIONAL

## ACCESSIBILITY

### CITY

Philadelphia – 29 miles

Harrisburg – 84 miles

Baltimore – 99 miles

New York City – 113 miles

Washington, D.C. – 130 miles

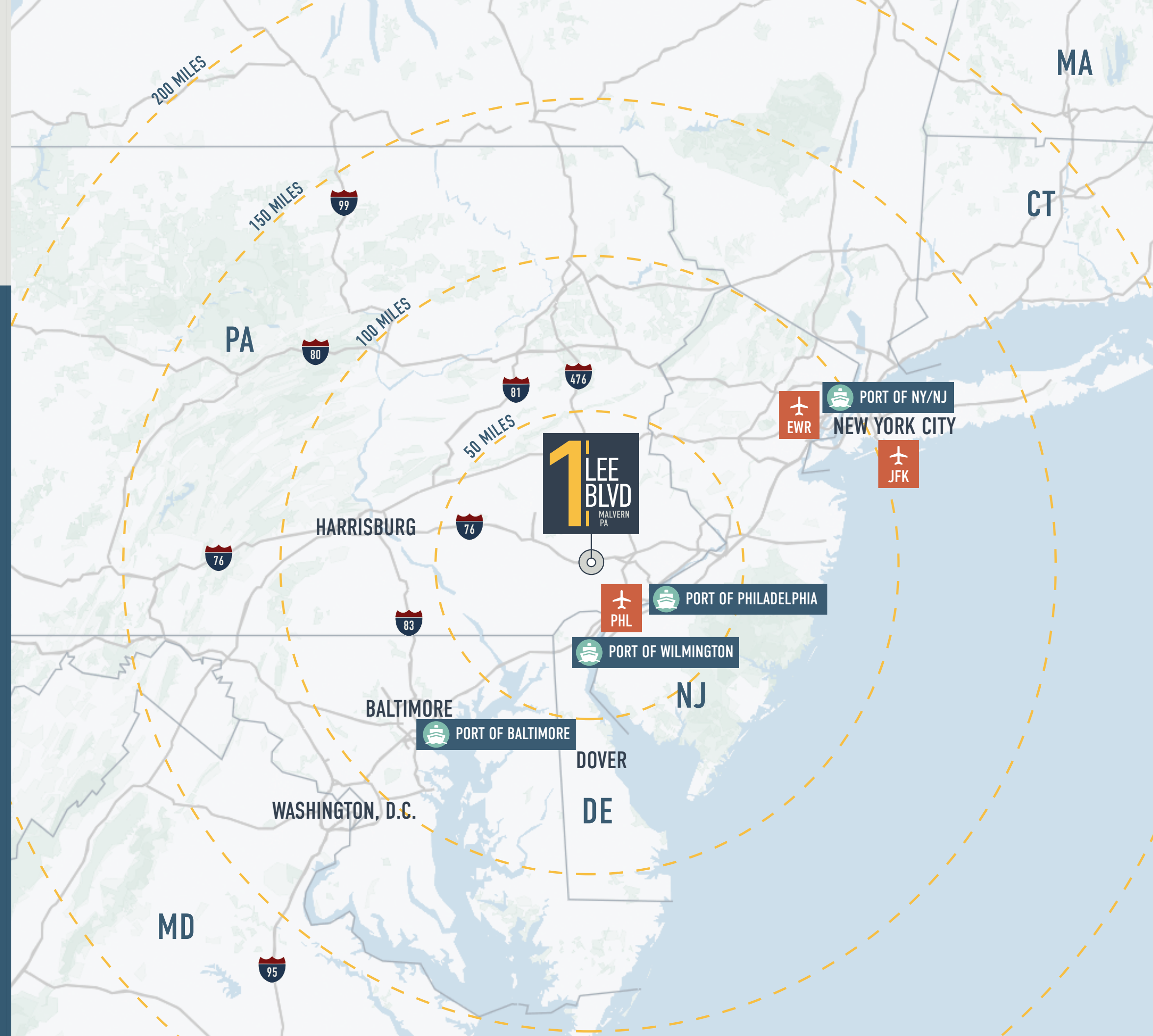
### PORTS

Port of Wilmington – 25 miles

Port of Philadelphia – 33 miles

Port of Baltimore – 99 miles

Port of NY/NJ – 110 miles







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