



1 LEE BLVD

MALVERN
PA

FOR LEASE
UP TO 440,400 SF AVAILABLE



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

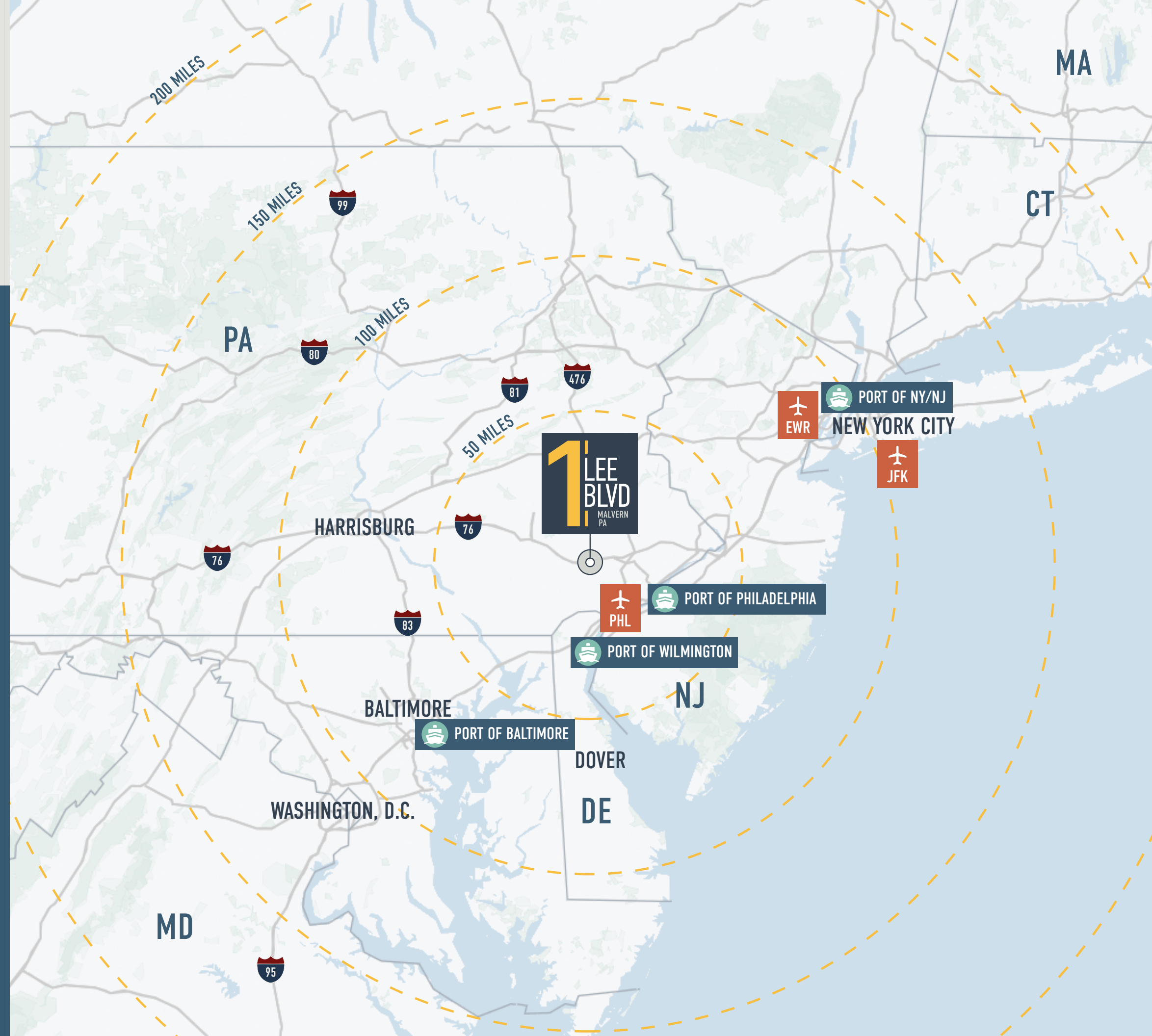
PORTS

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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