



# For Sale

580 Lancaster Avenue  
Malvern, Pennsylvania



Accelerating success.

Colliers International  
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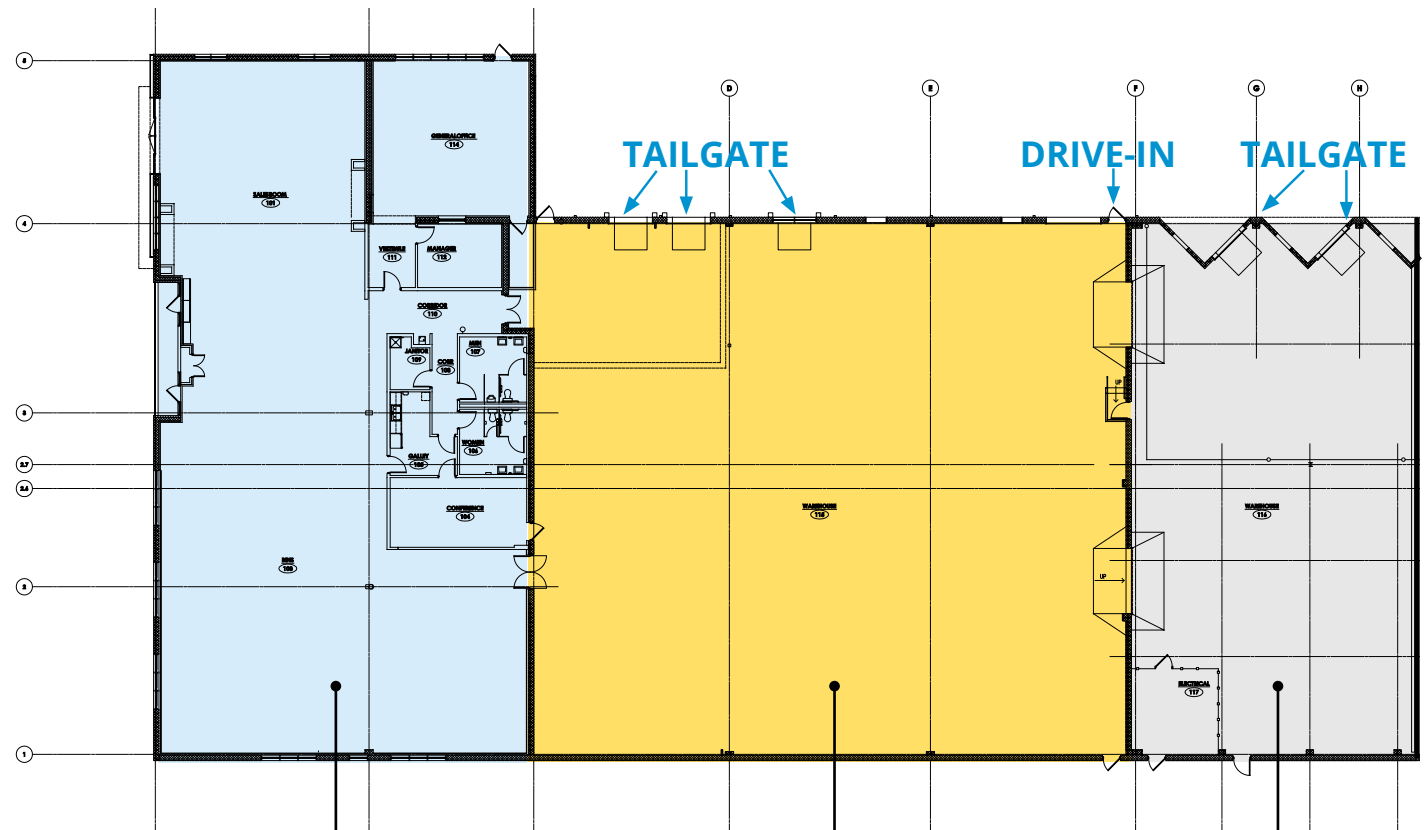
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## Property Features

- Premier, well-maintained ±25,000 facility
  - 5,000 +/- SF warehouse
    - > 30' ceiling height
    - > Two loading docks
  - 11,000 +/- SF flex/warehouse
    - > 16' ceiling height
    - > Two loading docks
    - > One drive-in door
  - 9,000 +/- SF office/showroom
    - > Fully air-conditioned
- Municipal utilities
- Fully sprinklered
- New roof installed in 2018
- Heavy three-phase electrical service
- Ample paved parking
- Excellent condition
- Easily divisible
- Half-mile from Route 202 and Route 30 bypass

# Floor Plan



**OFFICE AREA**  
9,000 SF  
MODERN,  
OPEN PLAN

**WAREHOUSE**  
11,000 SF  
16' CEILING

**HI-BAY  
WAREHOUSE**  
5,000 SF  
30' CEILING





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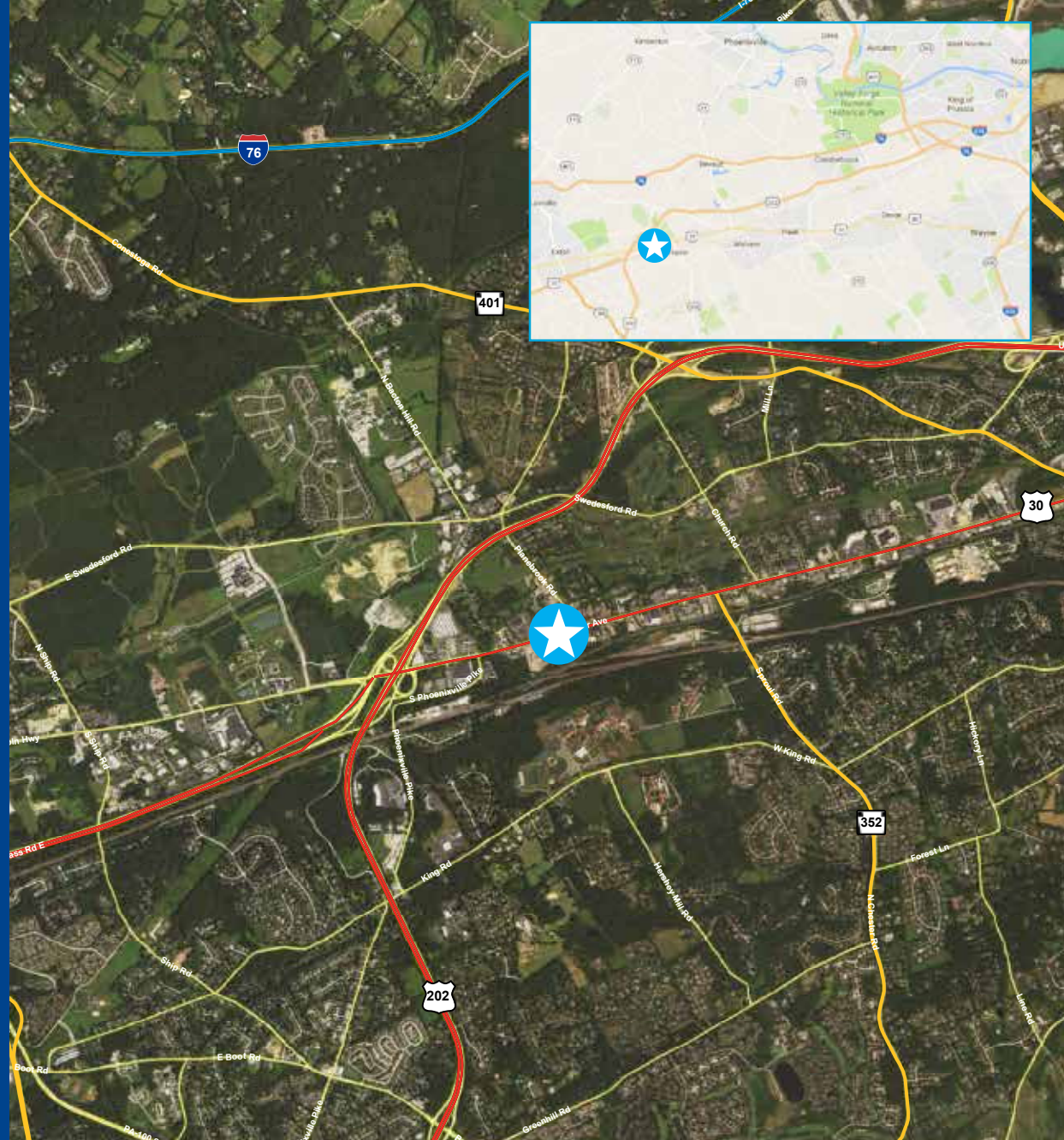
## Contact Us:

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