



For Sale

580 Lancaster Avenue
Malvern, Pennsylvania



Accelerating success.

Colliers International
Ten Penn Center
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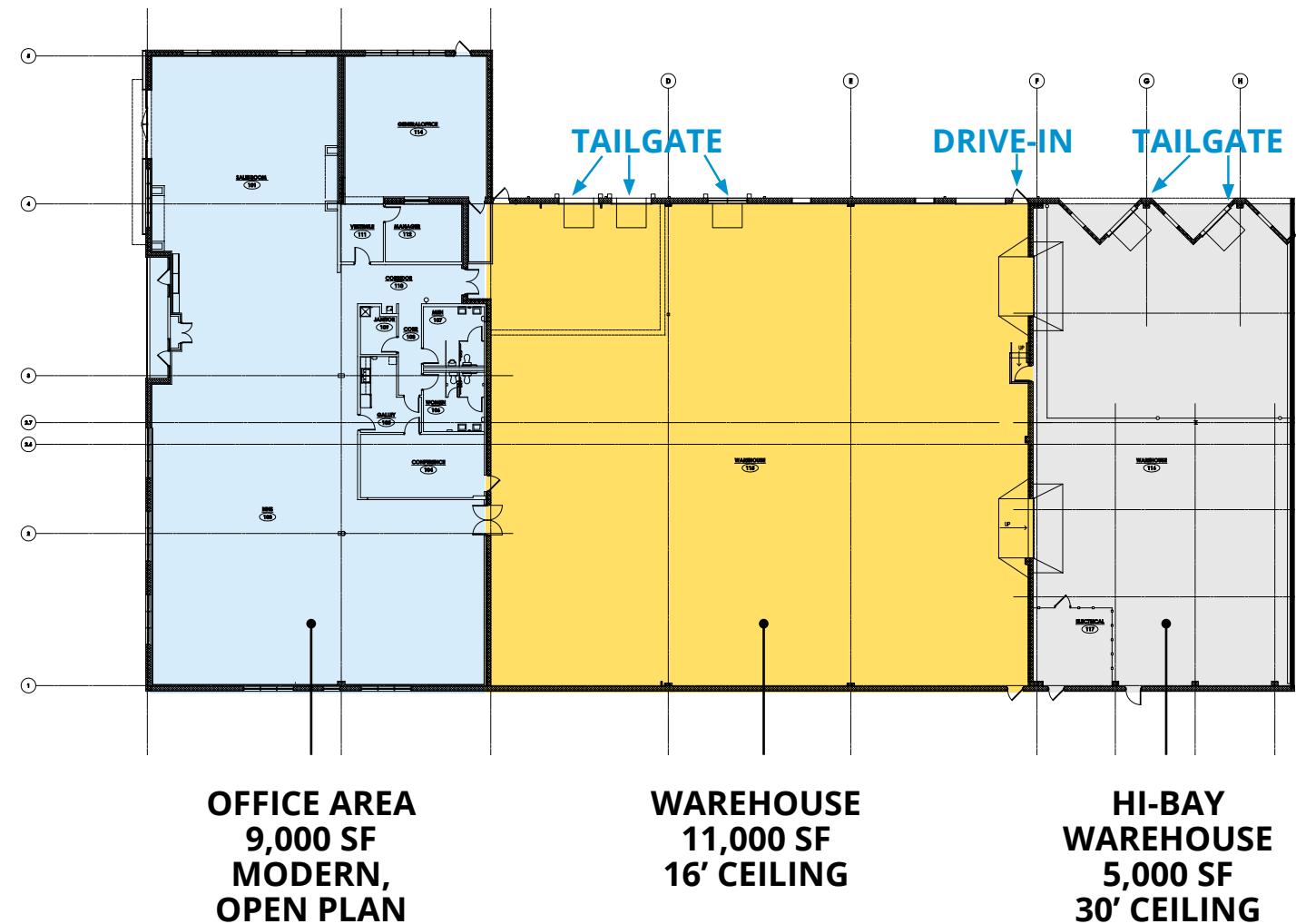
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Property Features

- 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



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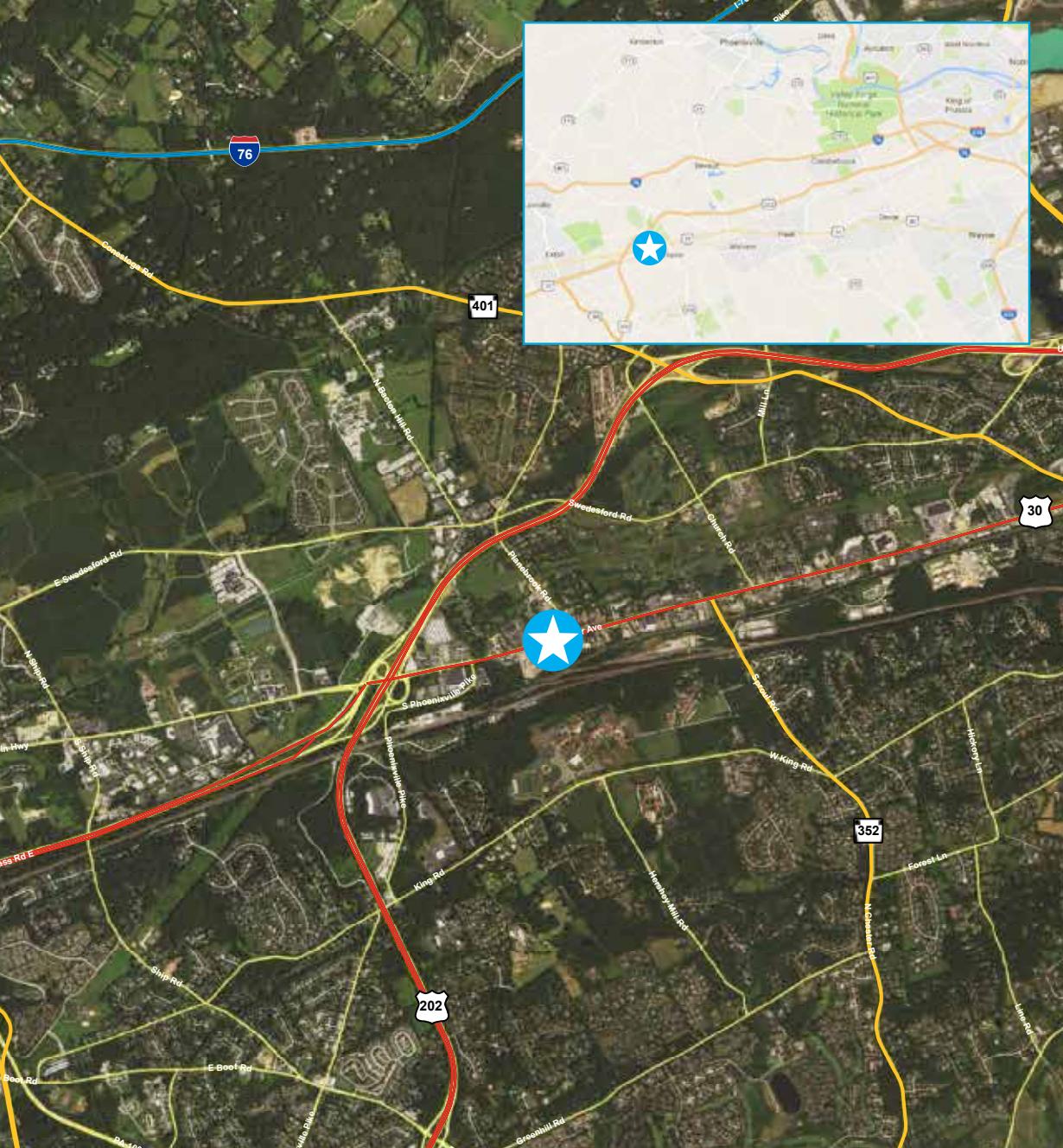
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