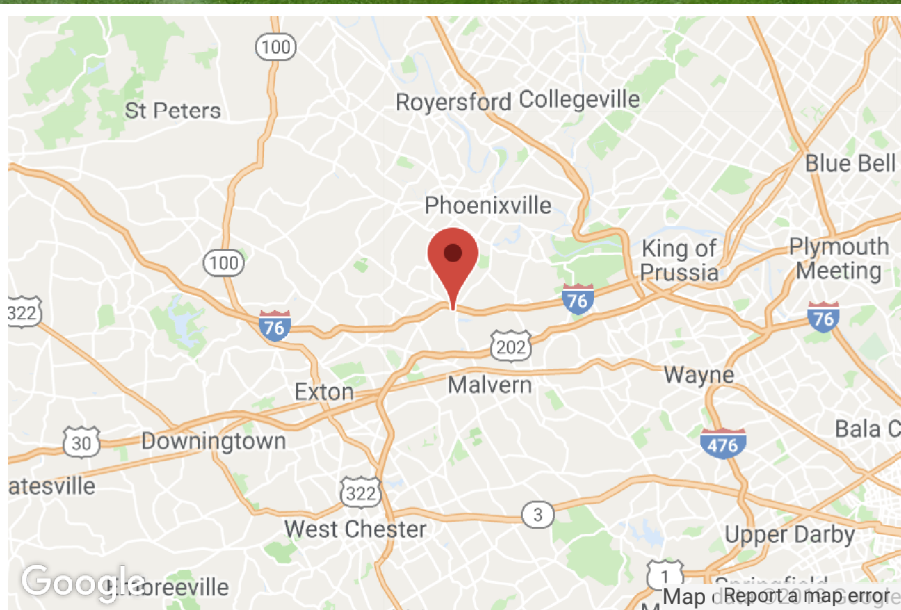


11 General Warren Boulevard Malvern, PA

SALE OR LEASE



SIZE	ACREAGE	PROPERTY TYPE
10,080 SF	1.85 AC	OFFICE, FLEX

BUY \$1,800,000.

LEASE 18.50 NNN.

DESCRIPTION

Rare—High Image Brick Flex Building for sale or lease. Ideal for *Flex-Office-R&D* Users or User/Investor.

Located off Route 29, the property is only **1/4 mile from the PA Turnpike and minutes from Route 202 & King of Prussia.**

FEATURES

- 3181 sf warehouse and 6900 sf office space
- 17' Ceilings and Dock Loading
- Divisible into 2 units for rent
- High Parking Ratio
- Near Hotels, Restaurants, Housing
- Potential Partial Building Current Tenant Lease Renewal
- Updated and renovated space



ITALIANO COMMERCIAL REAL ESTATE SERVICES, LLC

Steve@italianocommercial.com | 610 918 1990 | 302 307 5001

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

