



6 LEE BOULEVARD • MALVERN, PA 19355

Lot/Building Size:	+/- 3.25 AC; +/- 32,416 SF (+/- 900 SF of which is office)
Zoning:	Office/Business Park District (O/BP)
Zoning Jurisdiction:	East Whiteland Township
Year Built:	1974
Construction:	
Foundation:	Concrete
Building Frame:	Concrete block
Exterior Walls:	Concrete block
Roof:	Flat roof with steel trusses and modified bitumen/built-up roof covering (estimated age +/- 15 years)
Parking:	Twenty (20) surface spaces
Clear Height:	20.0'
Loading:	Four (4) manually operated tailgate doors, each with dock seals and a load leveler
Sprinkler:	100% sprinklered. VESDA (Very Early Smoke Detection Apparatus) system by Xtralis is used in the warehouse
Water & Sewer:	Public
HVAC:	Five (5) Reznor gas heaters in the warehouse supplemented by high-intensity gas heaters near the overhead doors. A separate Lennox gas furnace supplies heat to the +/- 900 SF office. Central air conditioning supplied to the office space only.

SUBURBAN

2490 Boulevard of the Generals, Suite 100
Norristown, PA 19403
610-631-0333

CITY

2001 Market Street, Suite 2550
Philadelphia, PA 19103
800-794-4652

DATA SHEET

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Lighting:	Mix of fluorescent and LED lighting in the warehouse; fluorescent lighting in the office space.
Tax Parcel Number:	42-2-10.2B
Permitted Uses:	- Warehouse and distributing - Research, development, and testing of new products, laboratories - Light manufacturing or previously prepared components and/or drugs, medicine, and other pharmaceutical products - Processing of food, beverages, medicine and personal care products - Print of paper, plastic, and metal - Medical or Other Professional Office (including adult/child daycare) - Nursery School - Not-For-Profit Recreational Use - Public Utilities Facility



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Disclaimer: Information contained herein has been obtained from the owner of the property or some other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it

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