



FLEX/WAREHOUSE SPACE FOR LEASE IN MALVERN, PA



30 THREE TUN ROAD | MALVERN, PA 19335



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- +/- 12,000 SF Industrial Unit Off Three Tun Road
- +/- 1,500 SF of Office Space
- Space 80% Air Conditioned
- 3-Phase Electric
- +/- 14' Clear in the Warehouse
- (1) 10'x10' Drive-In Door
- (1) Tailgate Loading Dock
- Tractor Trailer/18 Wheeler Accessible
- Convenient Access to Route 30, Route 202, and PA Turnpike I-76

LEASE RATE: \$11 PSF NNN



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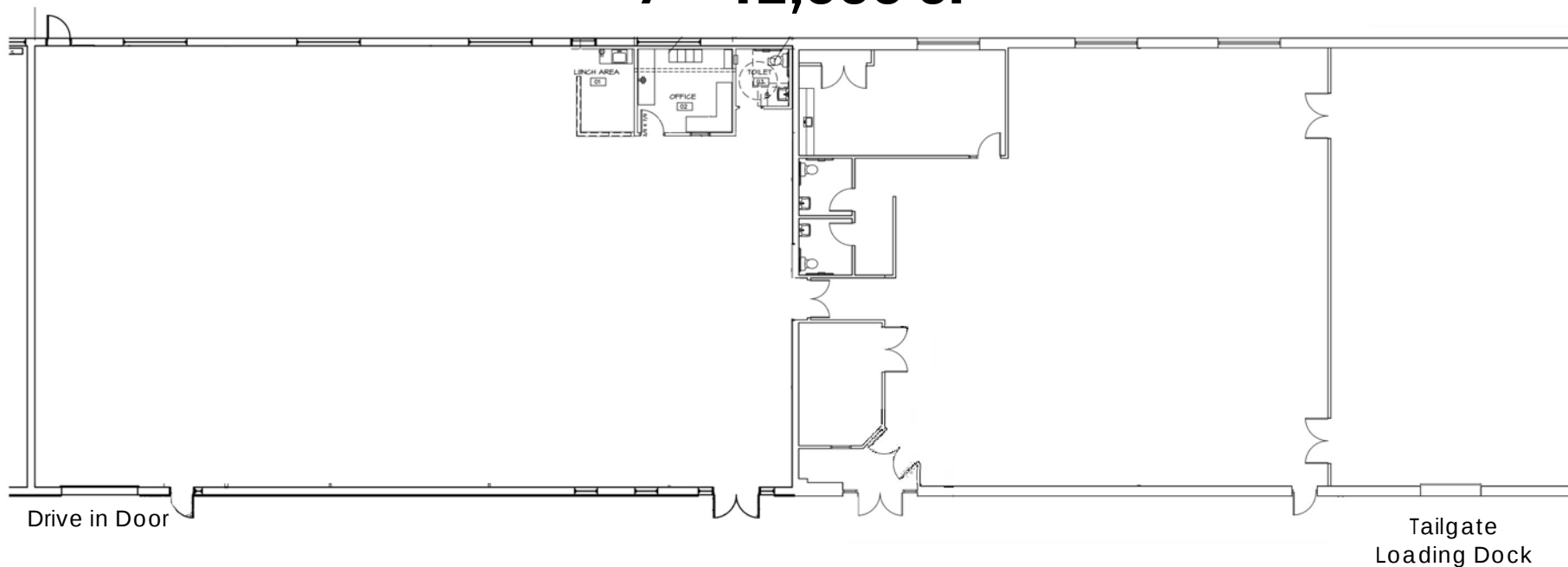


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UNIT 4: +/- 12,000 SF



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30 THREE TUN ROAD & 35 SPROUL ROAD | MALVERN, PA 19335



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A black and white photograph of two hands shaking, symbolizing a business deal or agreement. The hands are wearing white shirts and dark suits. The image is overlaid with a semi-transparent dark band containing text.

PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

ANDREW CARLINO

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