

FOR LEASE FLEX / INDUSTRIAL PROPERTY

KENNETT SQUARE, PA



738 W. CYPRESS STREET | KENNETT SQUARE, PA

PROPERTY DETAILS

- 15,000–36,600 SF of Flex/Industrial Space
- Multiple Office Configurations Available
- Loading Docks & Drive-In Doors
- Flexible Space Options
- High-Capacity Power Available
- RT-1 Corridor with Access to PA, DE, and MD
- High Ceiling Clearance Available
- Ideal for Warehousing & Distribution
- Tractor-Trailer Access & Parking
- Zoned C-1 with Pending Additional Uses “By Right”
- Substantial Workforce Parking On-Site
- NNN = +/- \$2.25 PSF
- Additional Parking & Drive Lanes Pending

LEASE RATE: \$10-12 PSF



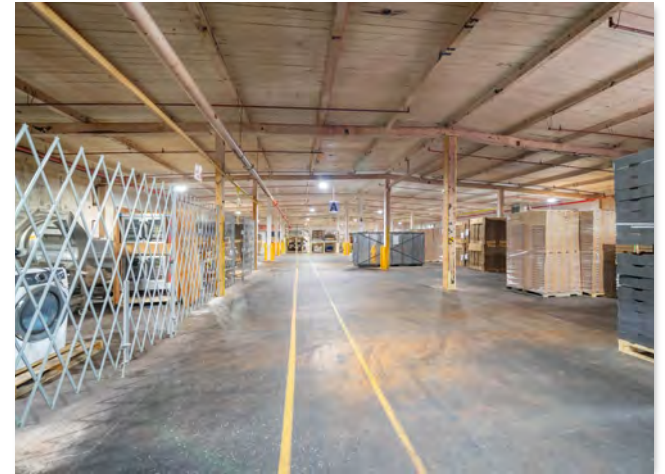
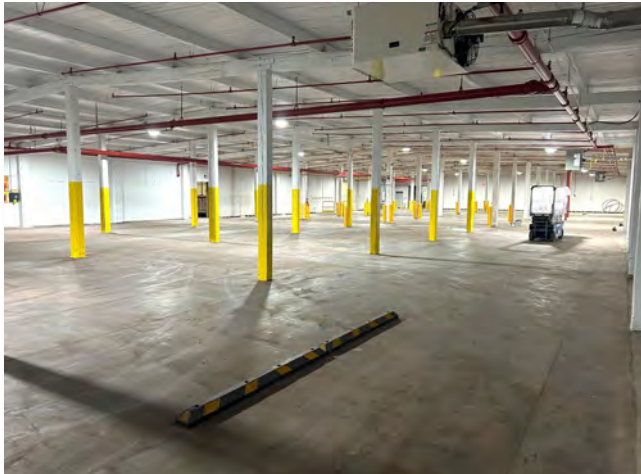


Aerial view of an industrial property. A large white-roofed building is outlined in yellow. To its right, a rectangular area of grass is highlighted in yellow. The surrounding area includes other industrial buildings, parking lots with cars and trucks, and green fields. The word 'AERIAL' is written in large white letters in the top right corner, and 'ADDITIONAL PARKING' is written in white letters over the highlighted grass area.

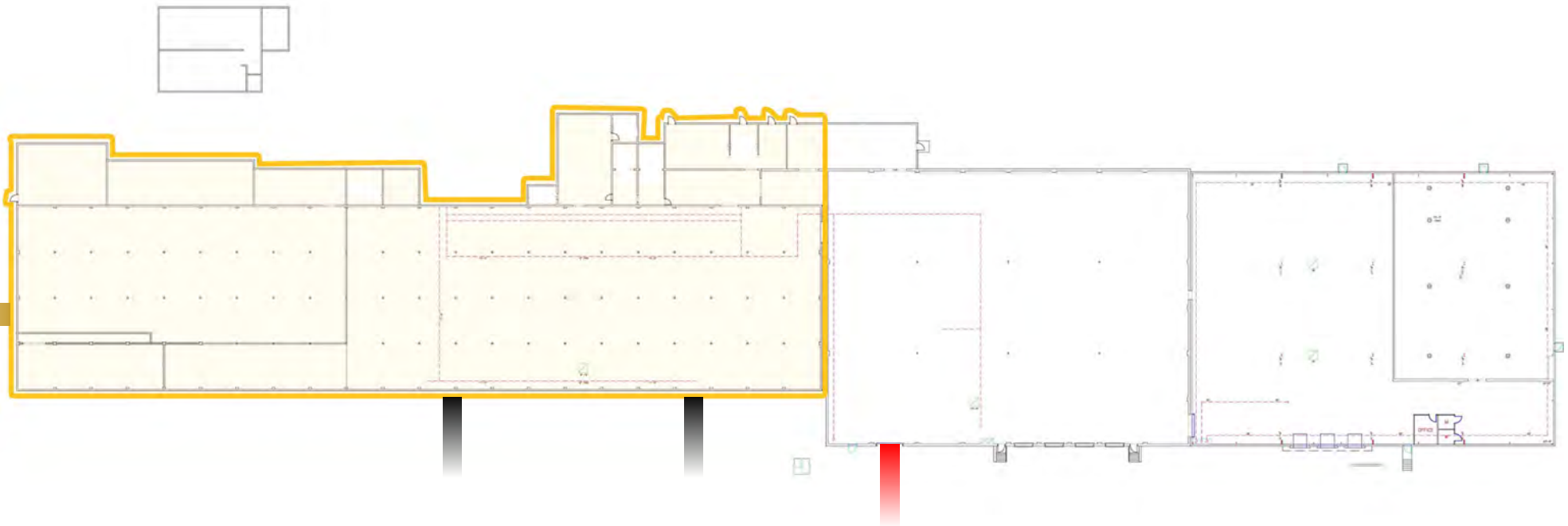
AERIAL

ADDITIONAL
PARKING

PROPERTY PHOTOS



FLOOR PLAN



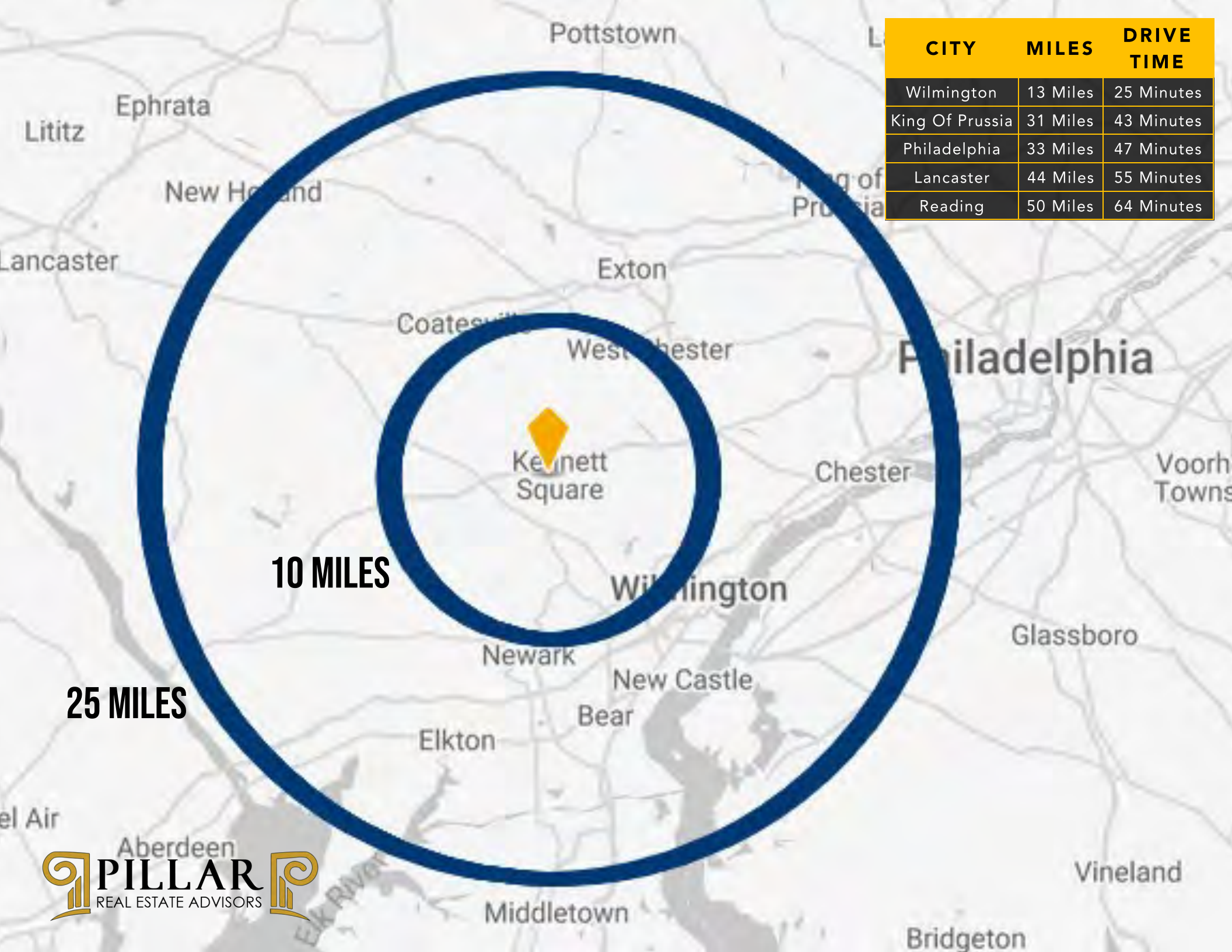
KEY:

-  DRIVE-IN DOORS
-  LOADING DOCK
-  SHARED LOADING DOCK

TOTAL: +/- 76,000 SF
SPACE AVAILABLE: 15,000-36,000 SF

REG





CITY	MILES	DRIVE TIME
Wilmington	13 Miles	25 Minutes
King Of Prussia	31 Miles	43 Minutes
Philadelphia	33 Miles	47 Minutes
Lancaster	44 Miles	55 Minutes
Reading	50 Miles	64 Minutes



738 W CYPRESS STREET | KENNETT SQUARE, PA

RYAN DODDS

(484) 887-8202 | EXT. 104

RDODDS@PILLARREALESTATEADVISORS.COM

ERIC KUHN

(484) 887-8202 | EXT. 101

EKUHN@PILLARREALESTATEADVISORS.COM

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."