

AVAILABLE  
For  
SALE



35

# INDUSTRIAL BOULEVARD

PAOLI, PENNSYLVANIA



**FOR SALE: \$2,300,000**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT:**

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Licensed: PA

- 35,300 SF Single story building, can be divided into 11,300 SF and 24,000 SF
- Zoning: Willistown Township - "I" Restricted Industrial Districts / Tredyffrin Township - "LI" Limited Industrial
- Acreage: 4.211 acres
- Column Spacing: 30' x 38'
- HVAC: Gas fired heat and electric air conditioning, 100% A/C
- Electric: 277/480 volt with a step down 120/208 volt, 800 amp, 3-phase
- Dock Doors: (5) 9' x 10' dock doors with two levelers
- Drive In: (1) 12' x 14' with electric roll up door
- Public Utilities

**CBRE, Inc.**

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Licensed Real Estate Broker

**CBRE**

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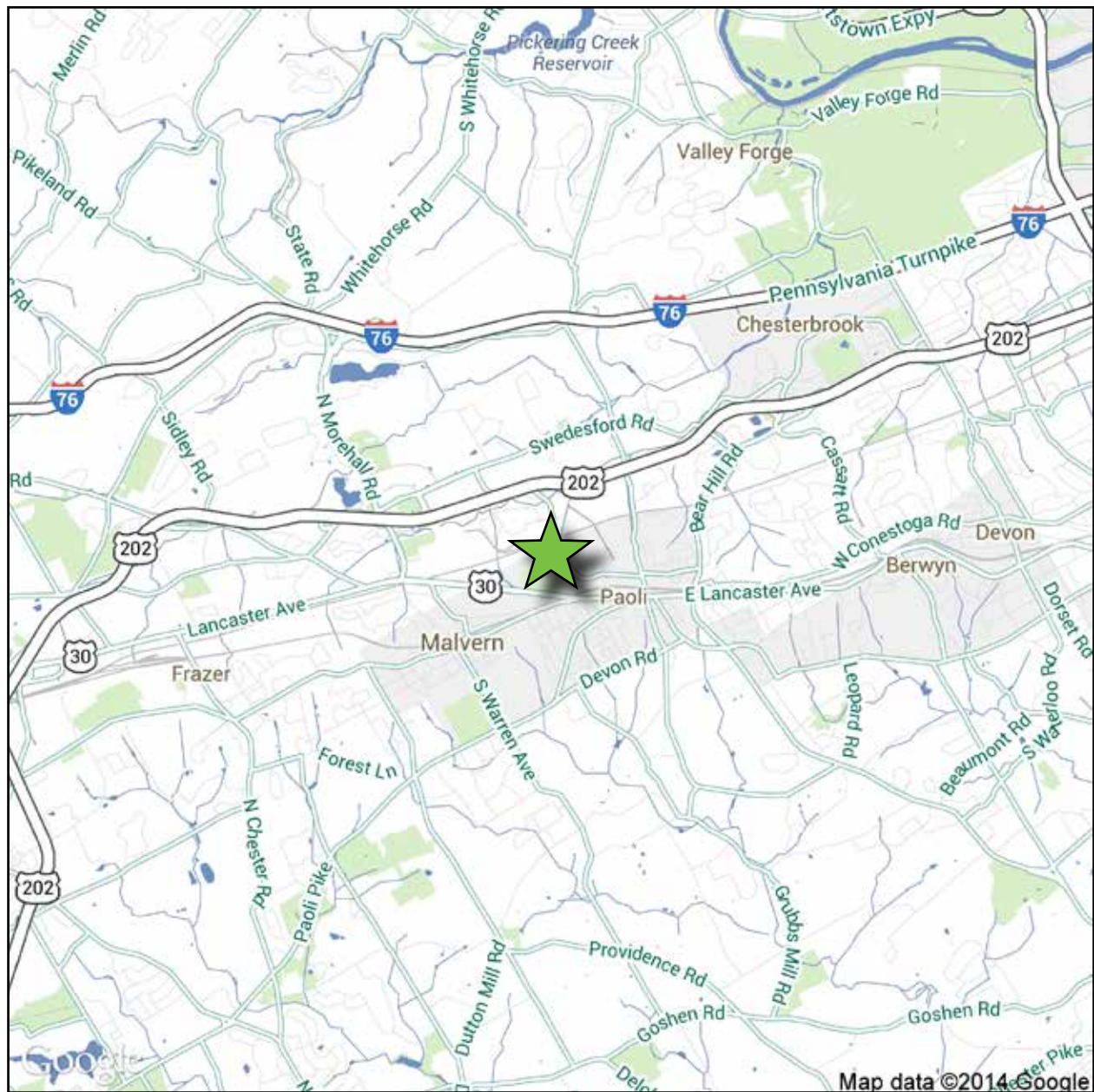
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