

485 ST JOHN'S CHURCH ROAD

SHIREMANSTOWN, PA

137,938 Leasable SQ FT | Infill Warehouse Facility





BUILDING HIGHLIGHTS

- Premier infill location
- Strong labor demographics
- Close proximity to shipping hubs
- Lowest stabilized real estate taxes in the region
- Provides access to I-81, I-83 and Pennsylvania
 Turnpike in less than 5 minutes

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550 E Swedesford Road | Suite 260 Wayne, PA 19087



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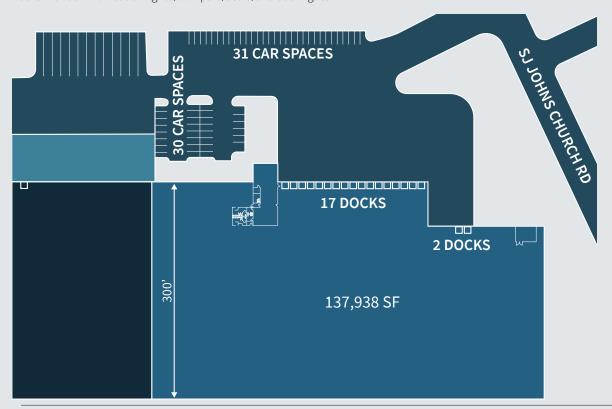
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Property Features

- 456,810 SF building size/137,938 SF available space
- · 300' building depth (241.5' small section)
- 27' minimum clear height
- 3.430 SF office area
- One (1) 12' x 14' drive-in door
- 19 (8' x 10') dock positions equipped with 45,000 lb. pneumatic levelers,

locks with communication lights, bumpers, seals, and dock lights

- 61 car parking spaces
- · LED fixtures
- ESFR w/ K-17 heads
- · Heat: Floor-mounted air rotation units



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