

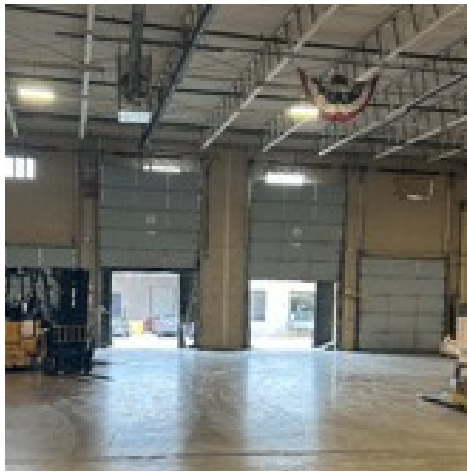
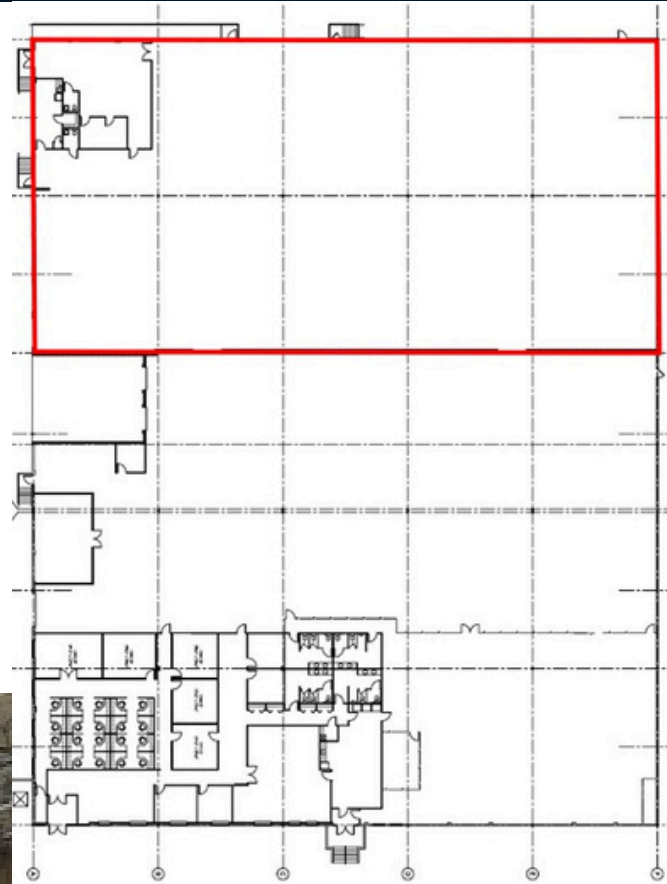
# For sublease

21,000 SF fully demised

419 Boot Road  
Downingtown, PA

## Property specifications

- Warehouse/FLEX sublease
- 4 loading docks
- 21' clear height
- Fully sprinklered
- Racking could be made available
- Available immediately
- Asking \$8.90/SF NNN



### Eric Wahlers

Senior Managing Director  
eric.wahlers@jll.com  
+1 610 585 7114

### TJ Romano

Associate Vice President  
tj.romano@jll.com  
+1 609 658 7266

### Jones Lang LaSalle Brokerage, Inc.

550 E. Swedesford Road, Suite 260  
Wayne, PA 19087  
+1 610 249 2255

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.