

# For lease

**8 Lee Boulevard**  
**Malvern, PA**

121,575 SF available





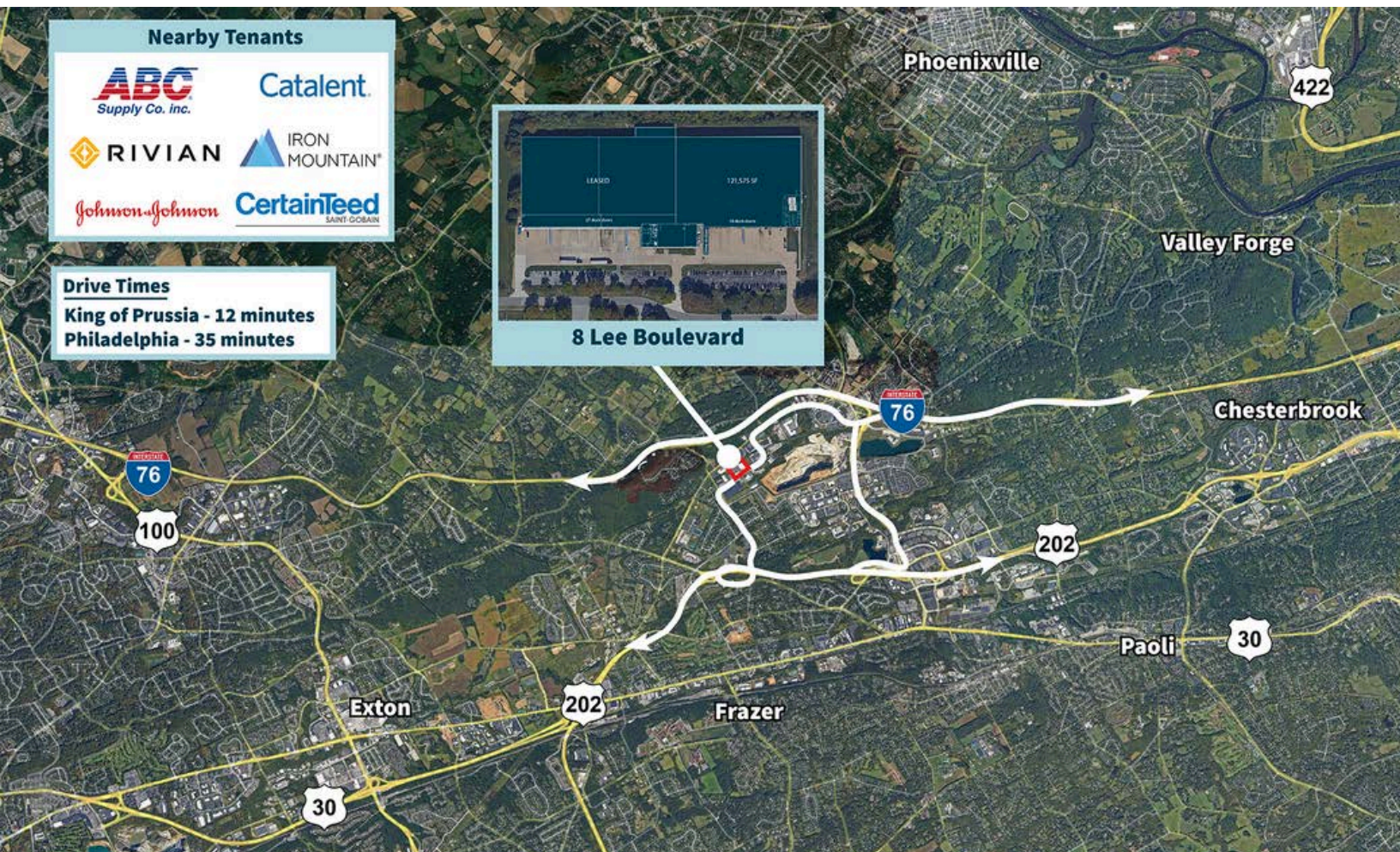
# Building Site Plan & Specifications



<b>Total Square Feet</b>	121,575 SF
<b>Office Space</b>	±3,771 SF
<b>Available</b>	Immediately
<b>Space Dimensions</b>	414' x 295'
<b>Clear Height</b>	28'
<b>Column Spacing</b>	50'w x 47'd typical; 60'd speed bay
<b>Truck Court</b>	Fully secured and concrete
<b>Dock Doors</b>	18
<b>Drive-In Doors</b>	1
<b>Lighting</b>	LED
<b>Sprinkler</b>	ESFR system



# Location Overview



**4**  
minutes to

**5**  
minutes to

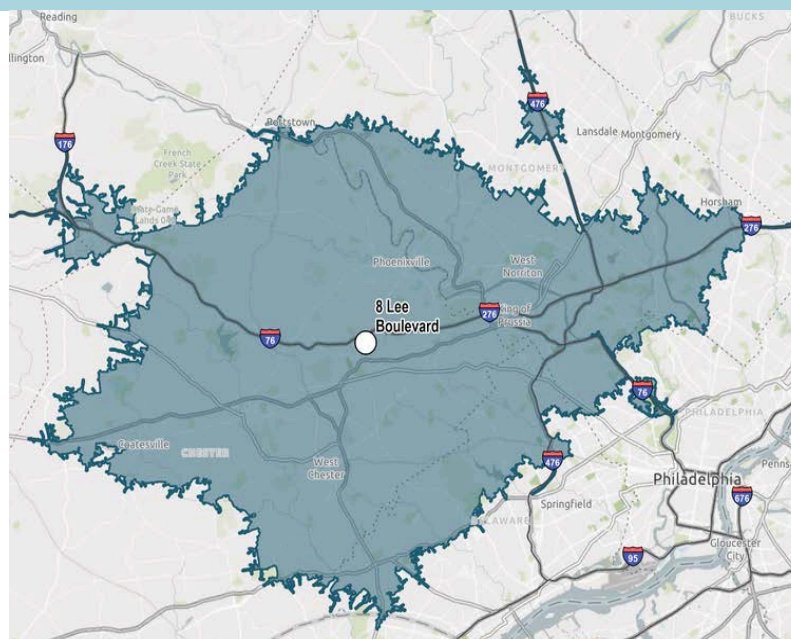
**11**  
minutes to

**17**  
minutes to

**Total Population**  
957,621

**Total Labor Force**  
547,500

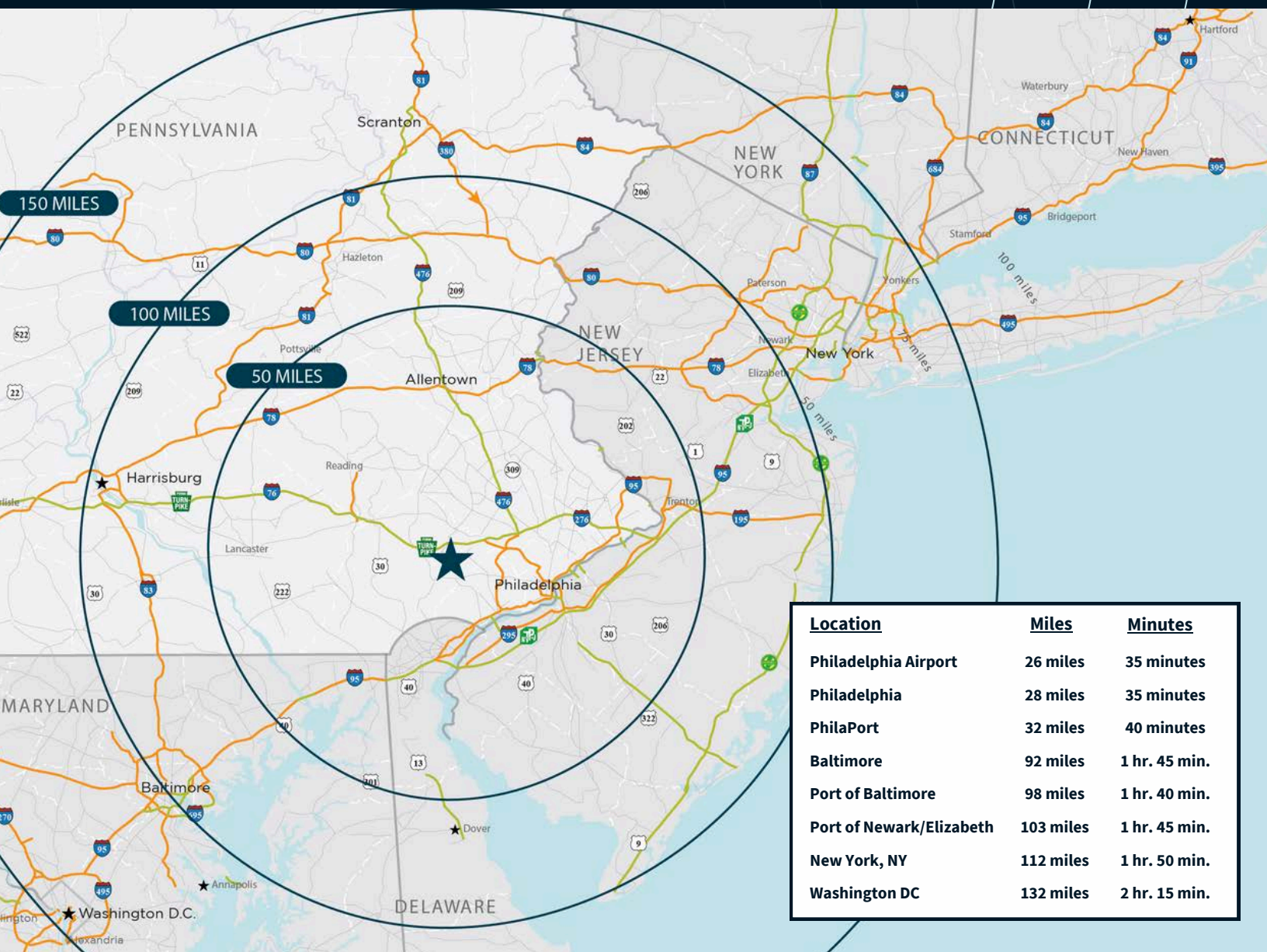
**Blue Collar %**  
11%



\*30 minute drive-time



# Regional Overview



**JLL**

**Jeff Lockard**  
[jeff.lockard@jll.com](mailto:jeff.lockard@jll.com)  
 +1 215 990 1889

**Kyle Lockard**  
[kyle.lockard@jll.com](mailto:kyle.lockard@jll.com)  
 +1 610 249 2299

**Mitch Russell**  
[mitch.russell@jll.com](mailto:mitch.russell@jll.com)  
 +1 610 249 2274

**550 E Swedesford Road**  
**Suite 260**  
**Wayne, PA 19087**