



Goldman
Sachs

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For lease

**125 Green Tree Road
Phoenixville, PA**

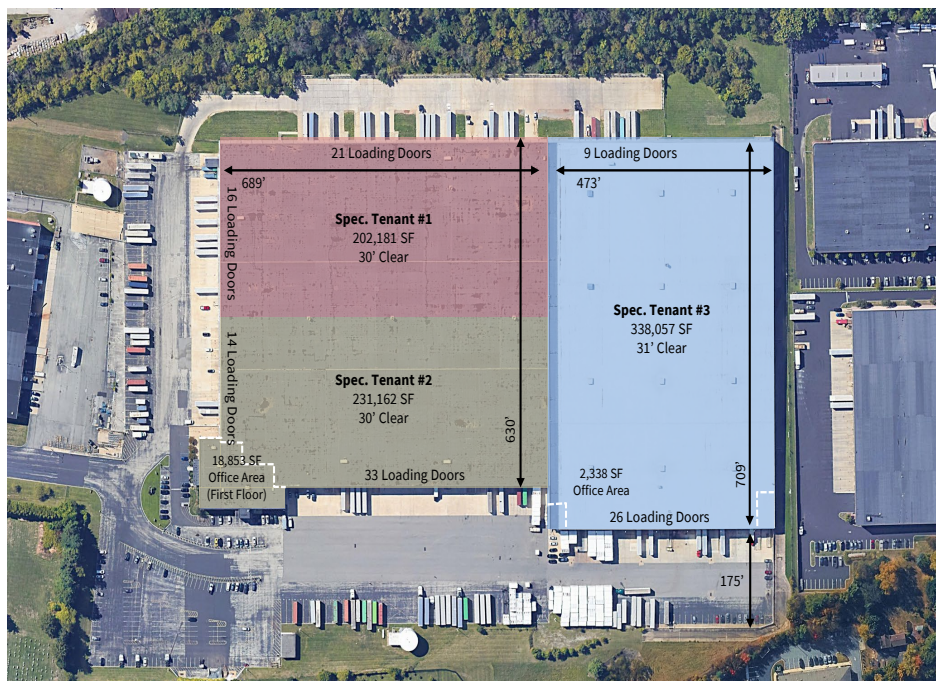
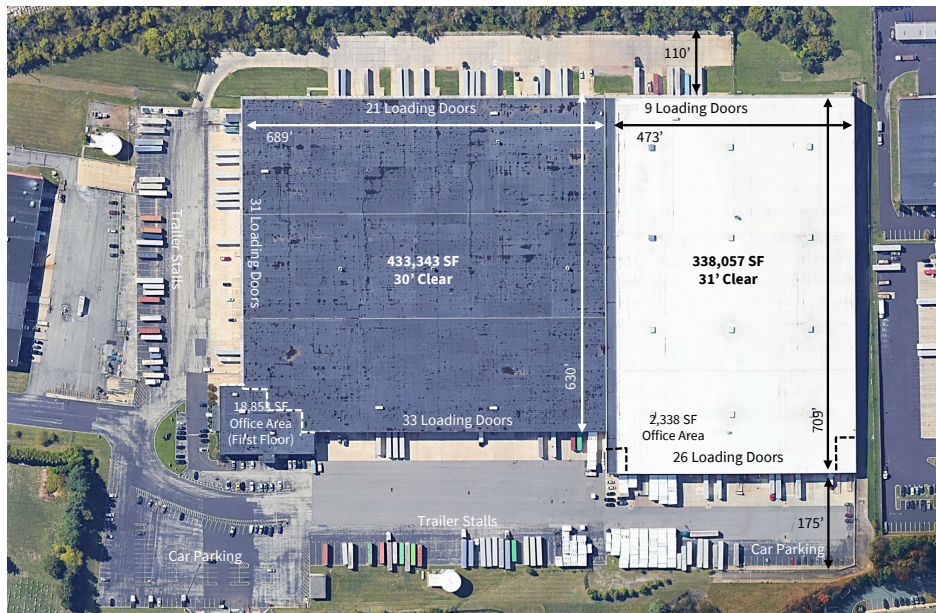
Available immediately
Capital Improvements Completed

±792,591 SF (divisible)

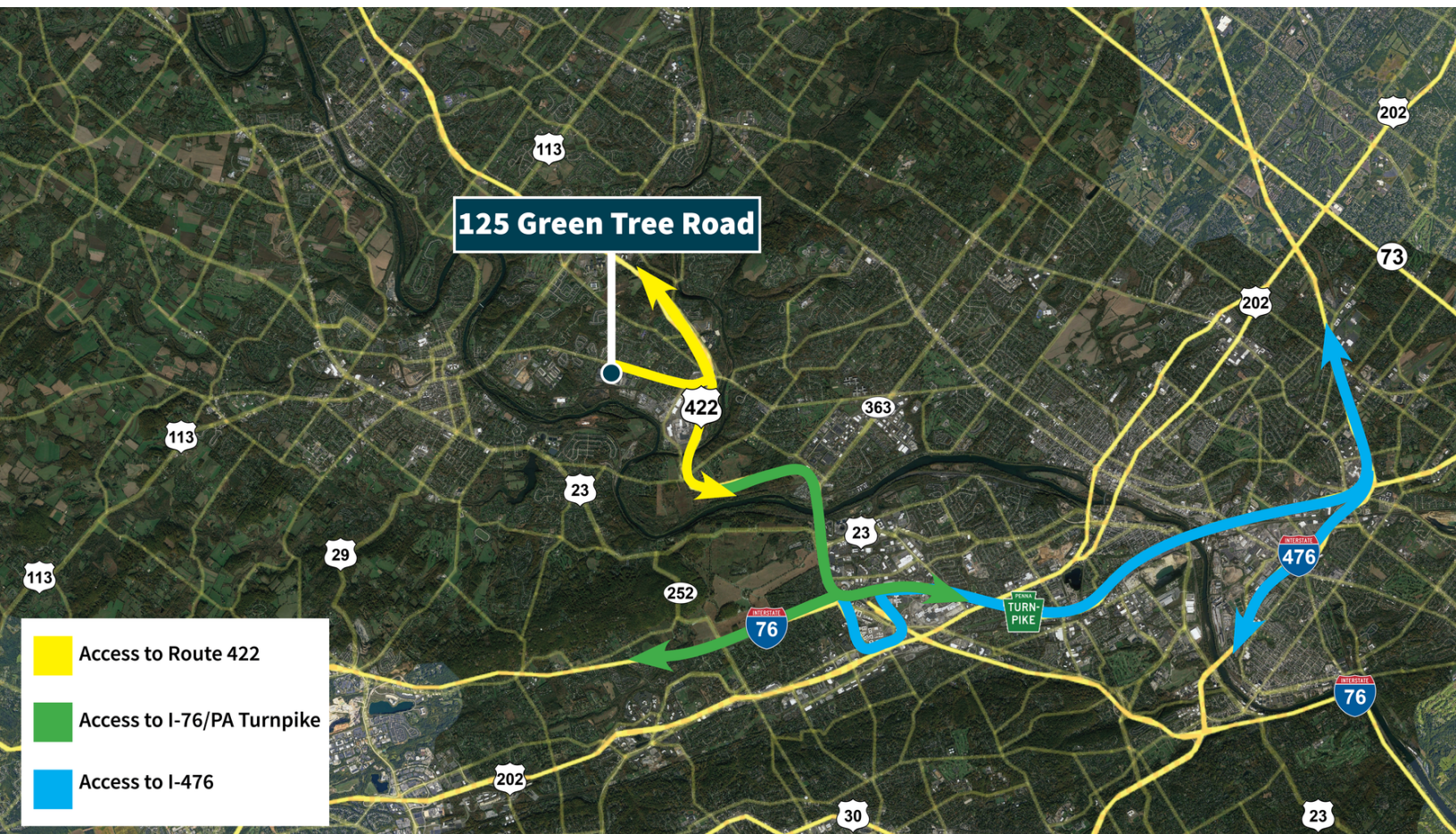
Site Plan

Property Highlights

- ±792,591 SF total available (1,161'w x 709'd)
 - 771,400 SF of warehouse space
 - 21,191 SF of existing office space
- 44' x 42' standard column spacing
- 29'6" clear height
- 250' truck court
- 124 dock high doors
- 4 drive-in doors
- 125 trailer parking spaces
- 210 car parking spaces
- LED lighting throughout warehouse
- Fully sprinklered
- 6,000 amps of power

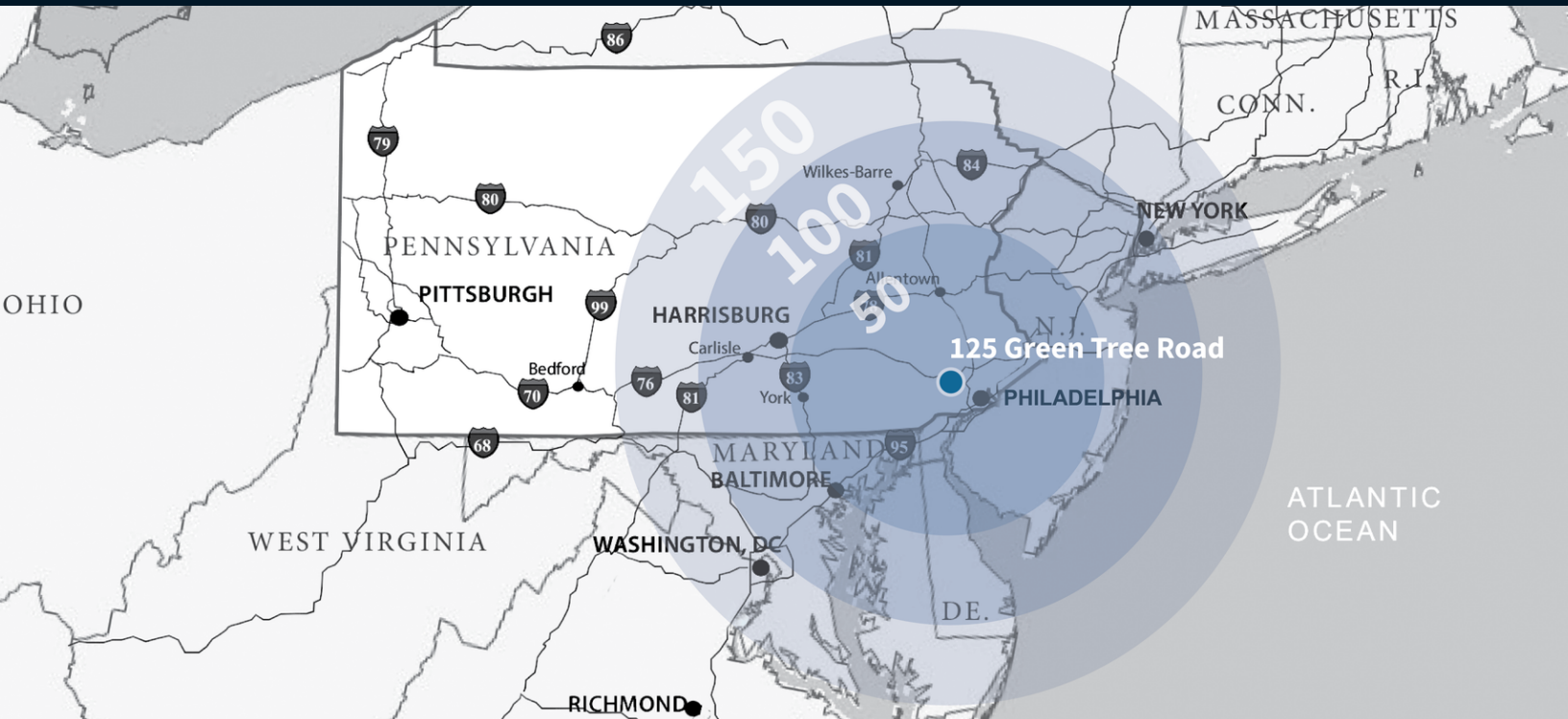


Location Overview



Labor Overview

	<u>15 minutes</u>	<u>30 minutes</u>	<u>45 minutes</u>
	186,482 total population	903,288 total population	5,793,195 total population
	107,530 total labor force	506,731 total labor force	3,060,136 total labor force
	12.2% blue collar %	12.1% blue collar %	17.9% blue collar %



125 Green Tree Road

PHOENIXVILLE, PA

DISTANCES TO CITIES

	Distance (mi)	Drive Time (min./hrs.)
King of Prussia, PA	6	10 min.
Philadelphia, PA	27	55 min.
Baltimore, MD	107	2 hr. 15 min.
New York, NY	112	2 hr. 11 min.
Washington D.C.	163	2 hr. 40 min.

DISTANCES TO PORTS

PhilaPort	30	1 hr.
Port of NY/NJ	106	1 hr. 44 min.

- 4 minutes from Route 422, 10 minutes from the PA Turnpike and 18 minutes from the Northeast Extension (I-476)
- Located in an established industrial park

DISTANCE TO AIRPORT

Philadelphia Airport	33	50 min.
Baltimore/Washington Airport	122	2 hr.
JFK Airport	125	2 hr. 10 min.

DISTANCE TO INTERMODAL

CSX Philadelphia	32	40 min.
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