

WAREHOUSE/OFFICE SPACE FOR LEASE

299 BOOT ROAD, DOWNINGTOWN, PA.



**40,700 S.F. AVAILABLE
(DIVISIBLE TO 13,700 S.F.)**

**Located at corner of Boot Road and Chestnut Street, in East
Caln Township, Downingtown, PA**

- 33,300 S.F. of warehouse/7,400 S.F. of office
- 4 - 14' x 14' drive in doors & 2 - 10' x 10' docks
- Heavy Electrical Power, Gas Heat
- 15'6" Ceiling Height
- Close to River Station Project
- \$6.75 per S.F., net of O.E. (Approximately \$.90/S.F.)
- Zoned I-1 Industrial, East Caln Township, Chester Co.

Call Tom Tegler or Cathy Swanson for details

PROFESSIONAL REALTY ADVISORS

161 Pennsylvania Avenue, Wayne, Pa. 19087 (610) 408-8300 Fax 640-4469

Information concerning this property is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price and other conditions without notice.