

► **AVAILABLE**

300 KIMBERTON ROAD
PHOENIXVILLE, PA 19460



67,724 SF ON 9.5 ACRES AVAILABLE FOR LEASE OR SALE

HIGHLIGHTS

- 2-story flex building
- Bio-Tech/Lab Space
- Wet Labs include flume hoods, casework, gas distribution, negative air pressure, and epoxy floors
- 9' Ceiling height
- Florescent lighting
- Roof Rubber Membrane
- Heat Natural Gas
- Air Conditioning Supplied via roof-top units
- Four (4) loading docks
- Four (4) drive-ins
- Zoning LI (Light Industrial)
- Taxes 2020: \$1.49/SF

LOCATION



The subject property offers easy access to the PA Turnpike, Route 422, and Route 202.



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