



# AVAILABLE FOR LEASE

262-264 BALTIMORE PIKE, GLEN MILLS, PA

## HIGHLIGHTS

- Class A Medical Office Building Available for Lease
- 2-story, 17,768 SF Building
- 89 parking spaces
- Prominent signage opportunity
- Frontage 360 Feet on Rt. 1
- Public Water and Sewer



**BUILDING SIZE**  
17,768 SF



**ACREAGE**  
2.95 Acres



**ZONING**  
C-2

## CONTACTS



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**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	17,768 SF
Lot Size:	2.95 Acres
Building Size:	17,768 SF

**LOCATION DESCRIPTION**

The building is located in Glen Mills, Pennsylvania - just 30 minutes outside of Philadelphia with convenient access to major roadways. The Site features prominent Route 1 (Baltimore Pike) exposure with a high daily traffic count. The location benefits from strong median household income and rising population with many notable new commercial and residential developments nearby.

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