



## ***Flex Building For Lease***

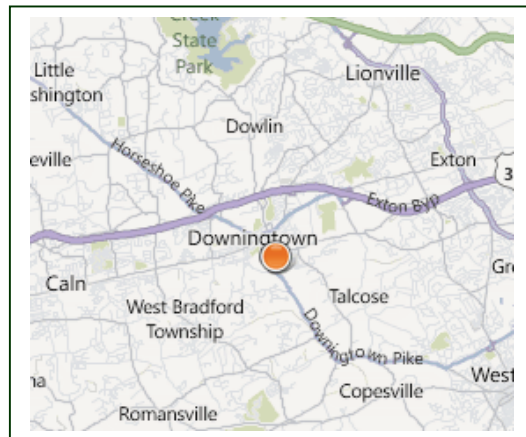
### **Industrial Property Highlights**

- 25,000 S/F Flex Building
- For Lease: \$6.50 per S/F NNN
- 2 Units Available
- 5,000 – 7,500 S/F
- 10% Office Built-Out
- 1 Dock / 3 Drive-Ins
- 20 Ft. Ceilings
- Ample Parking On-Site
- Central Heat & AC

- Situated in Trestle Bridge
- Route 322 & Boot Road
- Excellent Highway Access
- Routes 202, 30 & Bypass
- Public Transportation
- Prime Location

For additional information contact:  
Dan Labes @ Office: 610-647-8800  
Email: Properties@ADLCRE.com

***170-190 Robbins Road***  
***Caln Township, Chester County***  
***Downingtown, Pennsylvania 19335***  
***Trestle Bridge Business Center***



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, or other conditions, prior sale, or lease, or withdrawal without notice.

1500 E. Lancaster Avenue, Suite 103, Paoli, PA 19301  
Office: (610) 647-8800 Facsimile: (610) 647-8016