



**AVAILABLE
FOR LEASE!**

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FLEX SPACE FOR LEASE IN MALVERN!



LOCATION: 34 PENNSYLVANIA AVENUE - MALVERN, PA 19355

PROPERTY HIGHLIGHTS:

- ◆ +/- 4,050 SQ.FT OF FLEX SPACE FOR LEASE!
- ◆ 10'-12' CEILING HEIGHT
- ◆ 1 LOADING DOCK [10']
- ◆ HEATED/AIR-CONDITIONED
- ◆ 3 PHASE POWER
- ◆ ON-SITE PARKING
- ◆ ZONED LIMITED INDUSTRIAL [LI]
- ◆ CLOSE PROXIMITY TO US-202 AND US-30!

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