



For lease

**208 Welsh Pool Road
Exton, PA**

Industrial Outdoor Storage

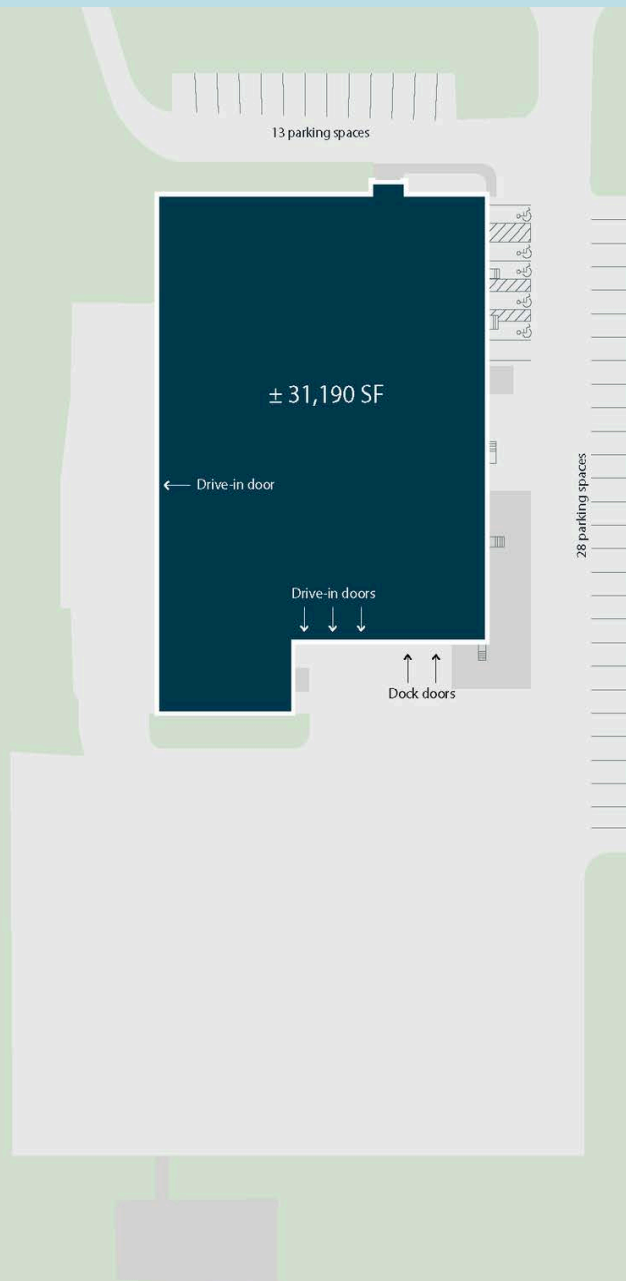
±41,000 SF warehouse

±4.25 Acres

Site Plan

Property Highlights

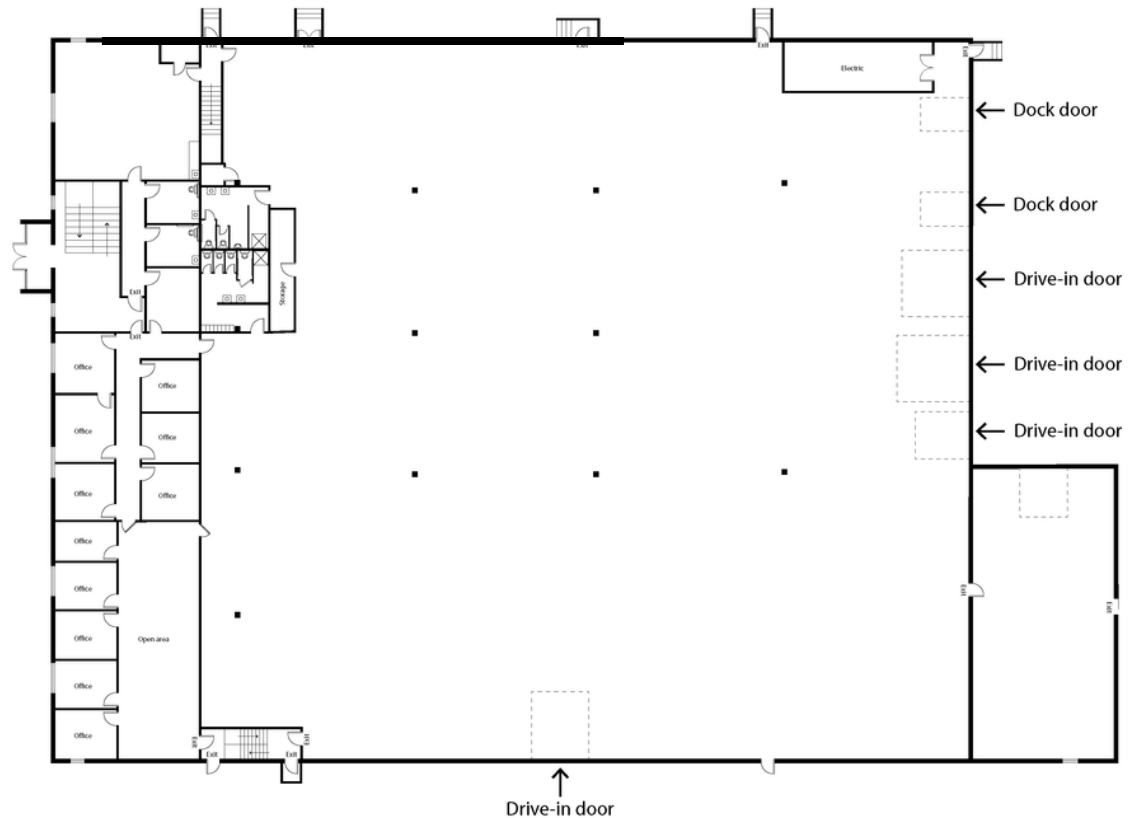
- Site Size: 4.25 acres
- Building Size: 41,000 SF
- Zoning: Planned Industrial (PI)
- Fully paved and lit with potential for site fencing
- Under new, professional ownership
- Multiple egress points with full circulation

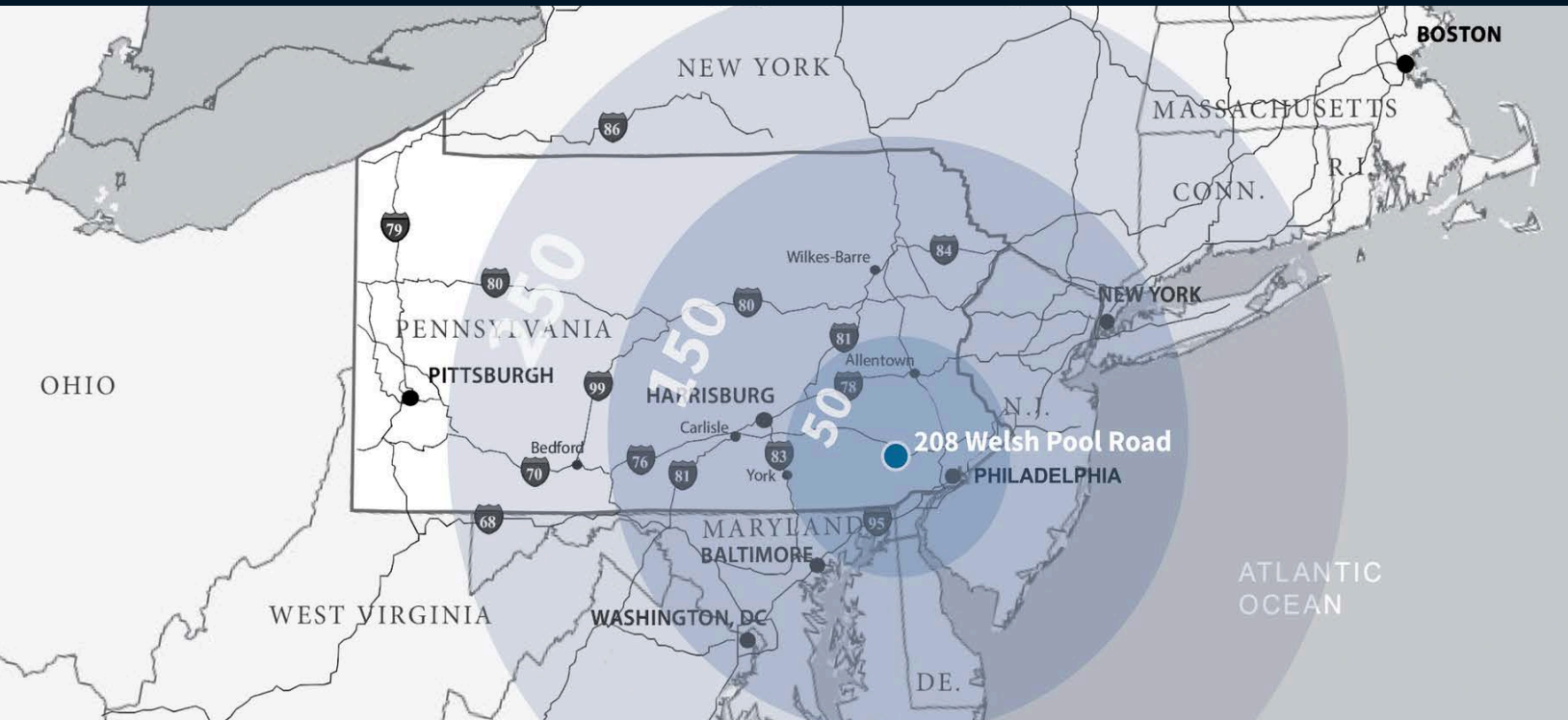


Building Plan

Building Highlights

- ±41,000 SF
- New roof
- Fully sprinklered
- 4 drive-in doors
- 2 dock doors
- 18' clear height
- Bi-level office space





208 Welsh Pool Road

EXTON, PA

DISTANCES TO CITIES

	Distance (mi)	Drive Time (hrs)
Philadelphia, PA	35	40 min.
New York, NY	87	1 hr 40 min.
Baltimore, MD	119	1 hr. 50 min.
Washington, DC	126	2 hr. 30 min.
Boston, MA	331	5 hr. 30 min.

DISTANCES TO PORTS

Port of Philadelphia	27	45 min.
Port of Wilmington	40	50 min.
Port of Baltimore	91	1 hr 40 min.
Ports of NY/NJ	117	1 hr. 40 min.

- 8.2 million population within a 50-mile radius
- 395,295 labor force within a 30-minute drive time
- Efficient access to Route 202, Route 422, Pennsylvania Turnpike, & I-476
- Proximity to large industrial pockets in PA & NJ

DISTANCE TO AIRPORT

Philadelphia Airport	41	45 min.
JFK Airport	132	2 hr. 10 min.

DISTANCE TO INTERMODAL

CSX Philadelphia	41	50 min.
Norfolk Southern Morrisville	50	50 min.

Mitch Russell
mitch.russell@jll.com
+1 610 249 2274

Kyle Lockard
kyle.lockard@jll.com
+1 610 249 2299

Larry Maister
larry.maister@jll.com
+1 610 249 2297

jll.com

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