

**MARSH CREEK CORPORATE CENTER**  
**75 E Uwchlan Avenue, Suite 128, Exton, PA**

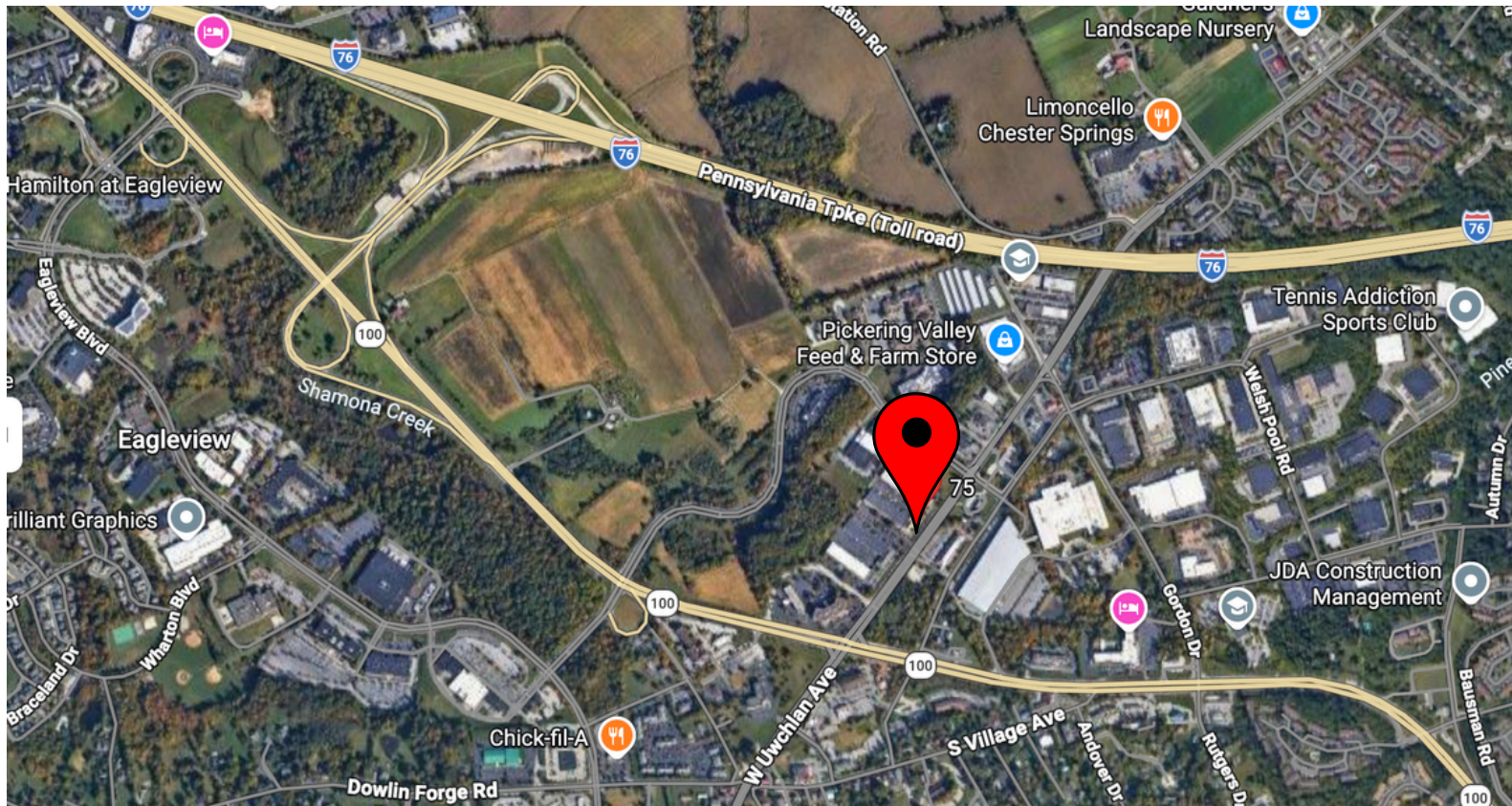
**FLEX SPACE | FOR LEASE**



<b>3,600 SF</b> FLEX SPACE	<b>19'</b> CLEAR HEIGHT	<b>3/1,000 SF</b> PARKING RATIO	<b>Oct 1, 2026</b> AVAILABLE	<b>NNN</b> LEASETYPE
-------------------------------	----------------------------	------------------------------------	---------------------------------	-------------------------

**JESSI AYOUB, CCIM**  
484.459.0557  
jayoub@liebermanearley.com

**LIEBERMAN EARLEY & COMPANY**  
The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087



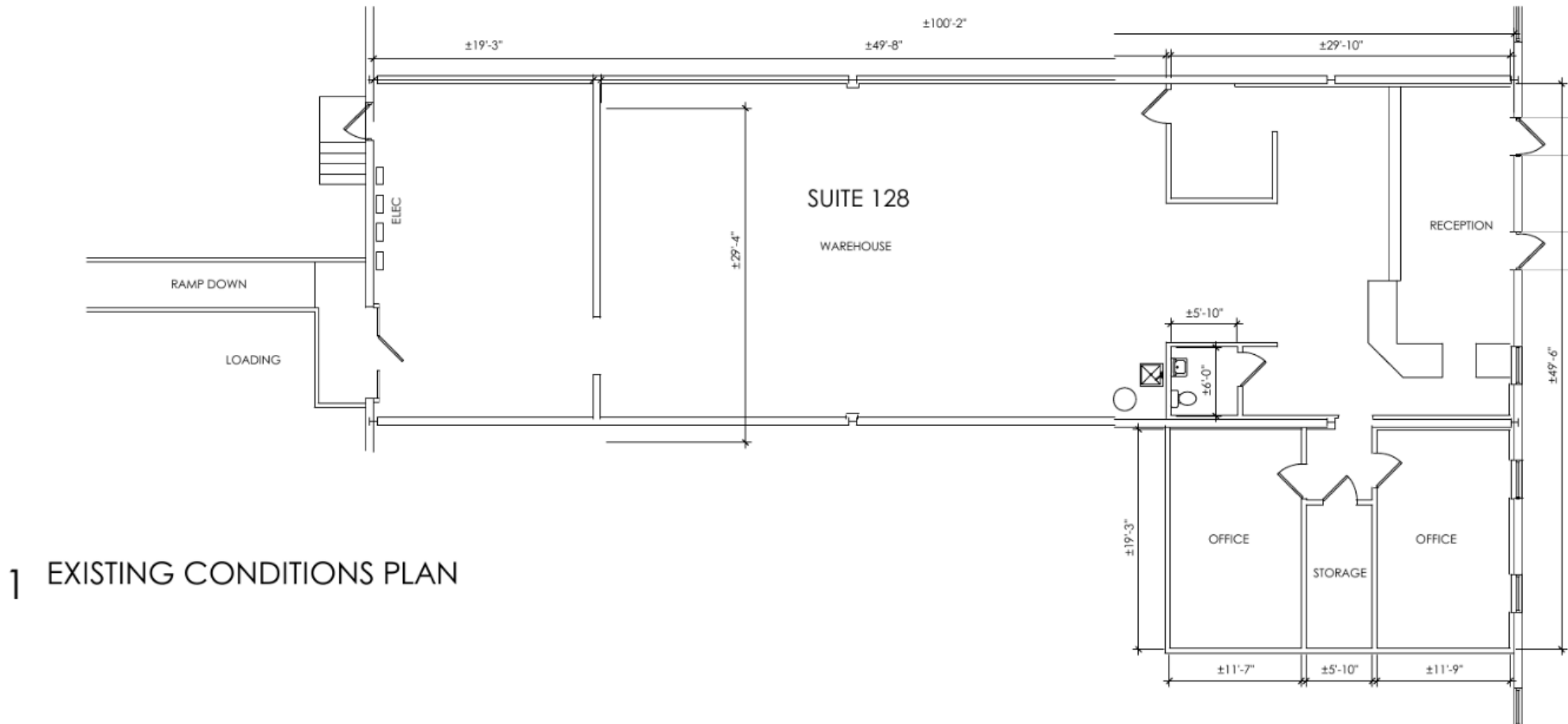
## PRIME LOCATION

- Near the intersection of PA Routes 100 & 113
- Less than 1 mile to PA Turnpike (I-76)
- Minutes from Routes 30, 202 & 401
- Exceptional regional access for employees and clients
- Easy tractor trailer access

## PROPERTY OVERVIEW

<b>Total Size Space</b>	3,600 SF
<b>Type</b>	Flex — Warehouse
<b>Layout</b>	Reception, private restroom, 2 offices
<b>Loading</b>	Dock + grade-level ramp
<b>Zoning</b>	PIC — Uwchlan Township
<b>Available</b>	October 1, 2026
<b>Rent</b>	Call for Pricing

MARSH CREEK  
75 EAST UWCHLAN AVENUE, EXTON, PA



1 EXISTING CONDITIONS PLAN