

29,294 SF Warehouse

Low-Cost Sublease

2563 Industry Lane
Norristown, PA 19605
www.cbre.com

\$8.50/SF NNN

- Close Proximity to Major Highways - Route 202, I-76 and I-276
- Desirable Industrial Park
- Option for Direct Deal with Landlord



29,294 SF

2563 Industry Lane, Norristown, PA

Low-Cost Sublease | \$8.50/SF NNN

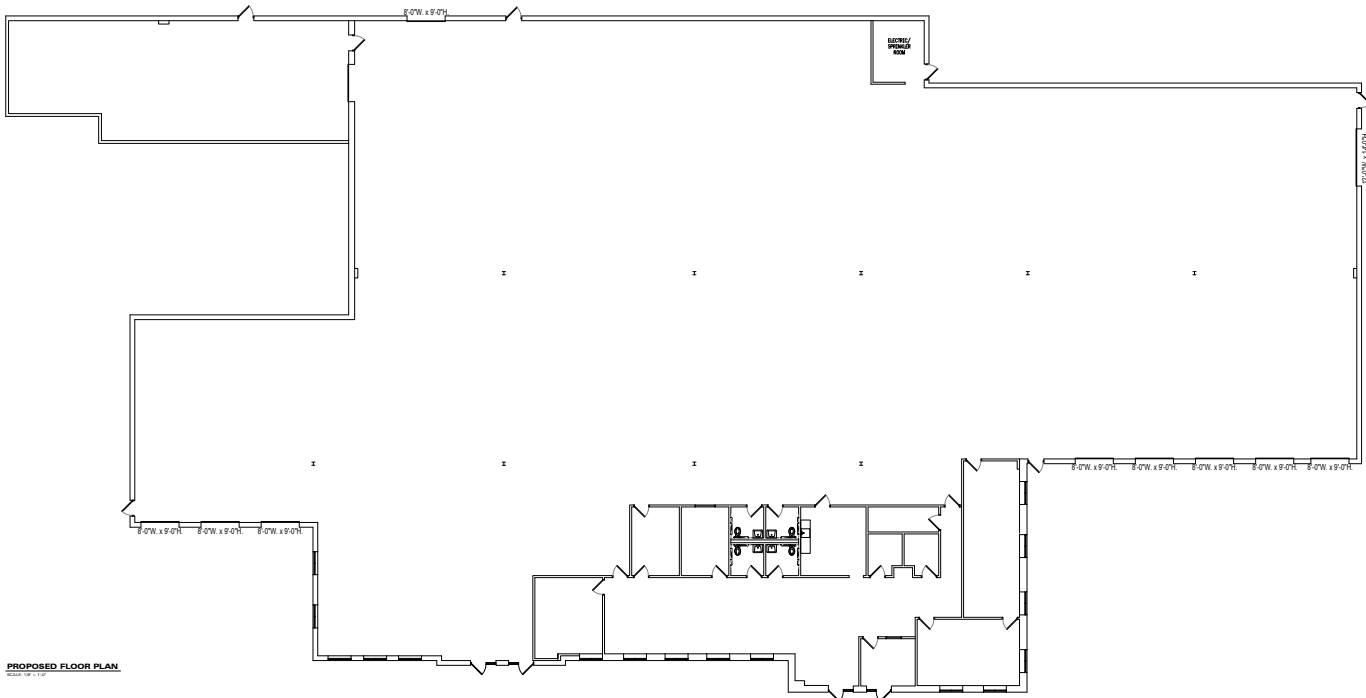


29,294
Square Feet

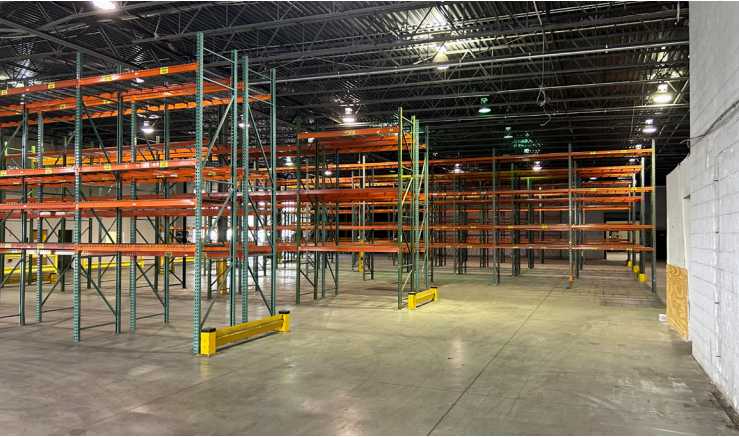
04/30/2029
Lease Expiration

Sublease Specifications

SIZE:	29,294 SF	DOCKS	8
SPACE DESCRIPTION	Break Room, conference room, 3 offices, warehouse & office bathrooms	DRIVE-INS	2
CLEAR HEIGHT	20'	OWNERSHIP	MRP
		COMMENTS	Racking can be included



PROPOSED FLOOR PLAN





29,294 SF

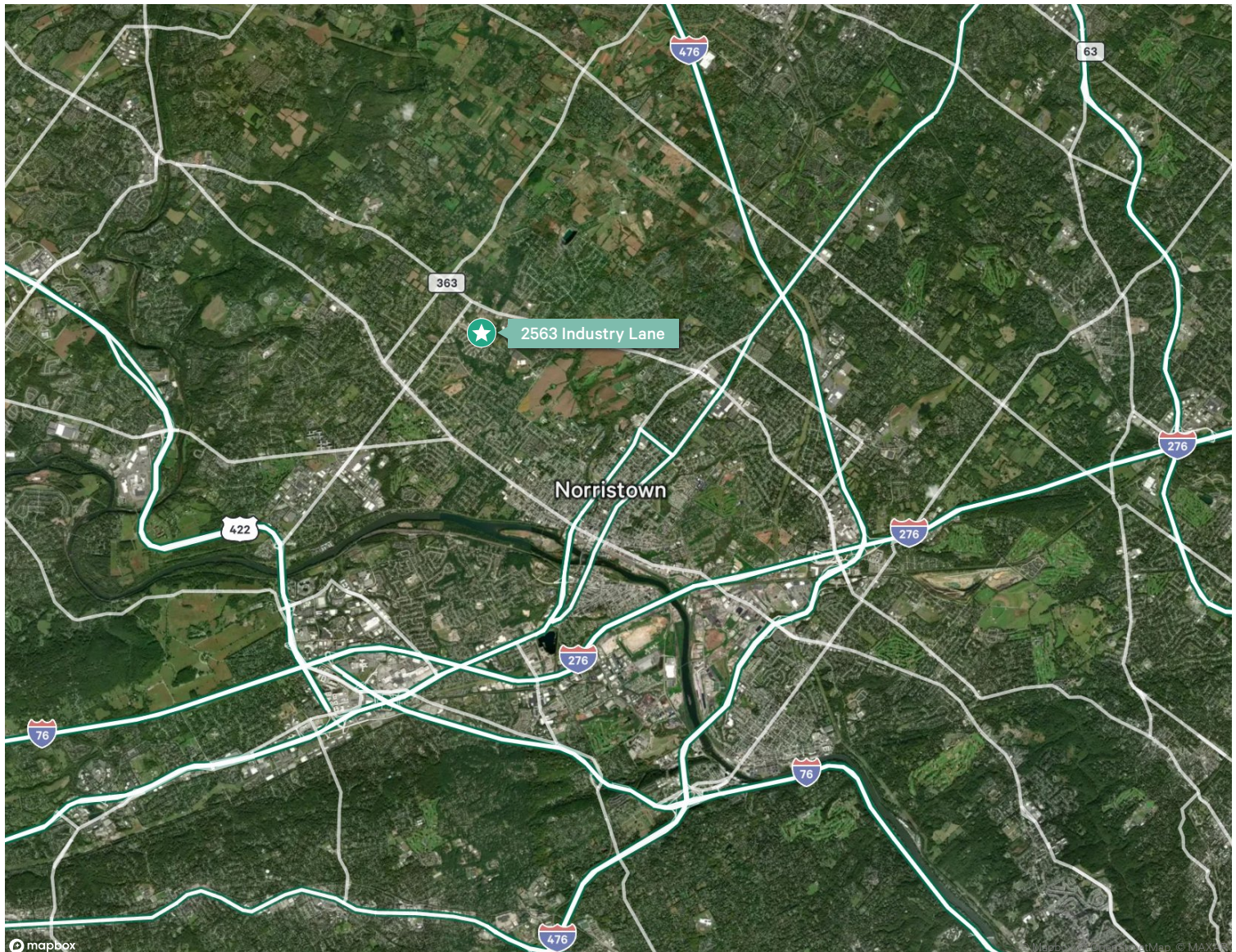
2563 Industry Lane, Norristown, PA

For Sublease

Strategic Location

Demographics	DRIVE TIMES		
	15 Minutes	30 Minutes	60 Minutes
Household Spending	\$123,520	\$138,857	\$105,820
Population	170,712	855,480	6,158,404
Workforce	92,929	479,295	3,262,302

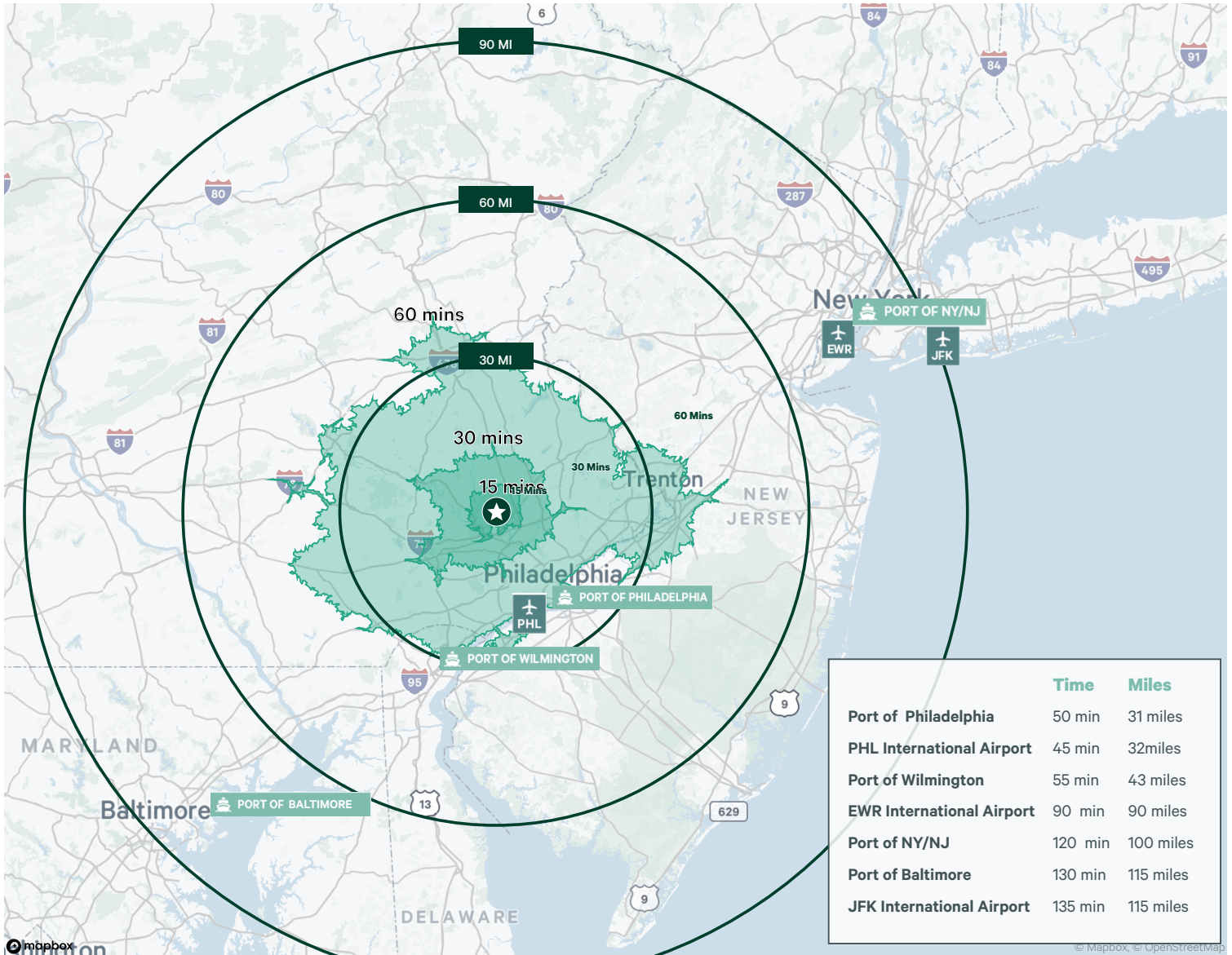
This logistics facility, in the Berks PA Submarket, has access to a strong local workforce. The building is located just 4 miles from Route 202, and 7 miles to the I-276 and I-476 interchange.



29,294 SF

2563 Industry Lane, Norristown, PA

For Sublease



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