

**FOR SALE**

EKAHN  
DEVELOPMENT

JLOEW

# 83 GENERAL WARREN BLVD

MALVERN, PA 19355



**TWO-STORY 40,000 SF BUILDING ON 4.4 ACRES WITH  
ADDITIONAL 1.33 ACRE PARCEL**

REPRESENTED BY  
THE FLYNN COMPANY

KEVIN FLYNN JR  
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215-561-6565 X 121

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The  
Flynn  
Company

## PROPERTY DETAILS:



**Building Size:** 40,000 SF

**Available:** 40,000 SF; divisible for a single floor user or the entire property



2-story class A headquarters office building; built in 2001 by Hough/Loew Associates, one of the regions most respected builder/developers.



Excellent move in ready condition



Immediate access to PA Turnpike, Routes 29, 202, 30, 401

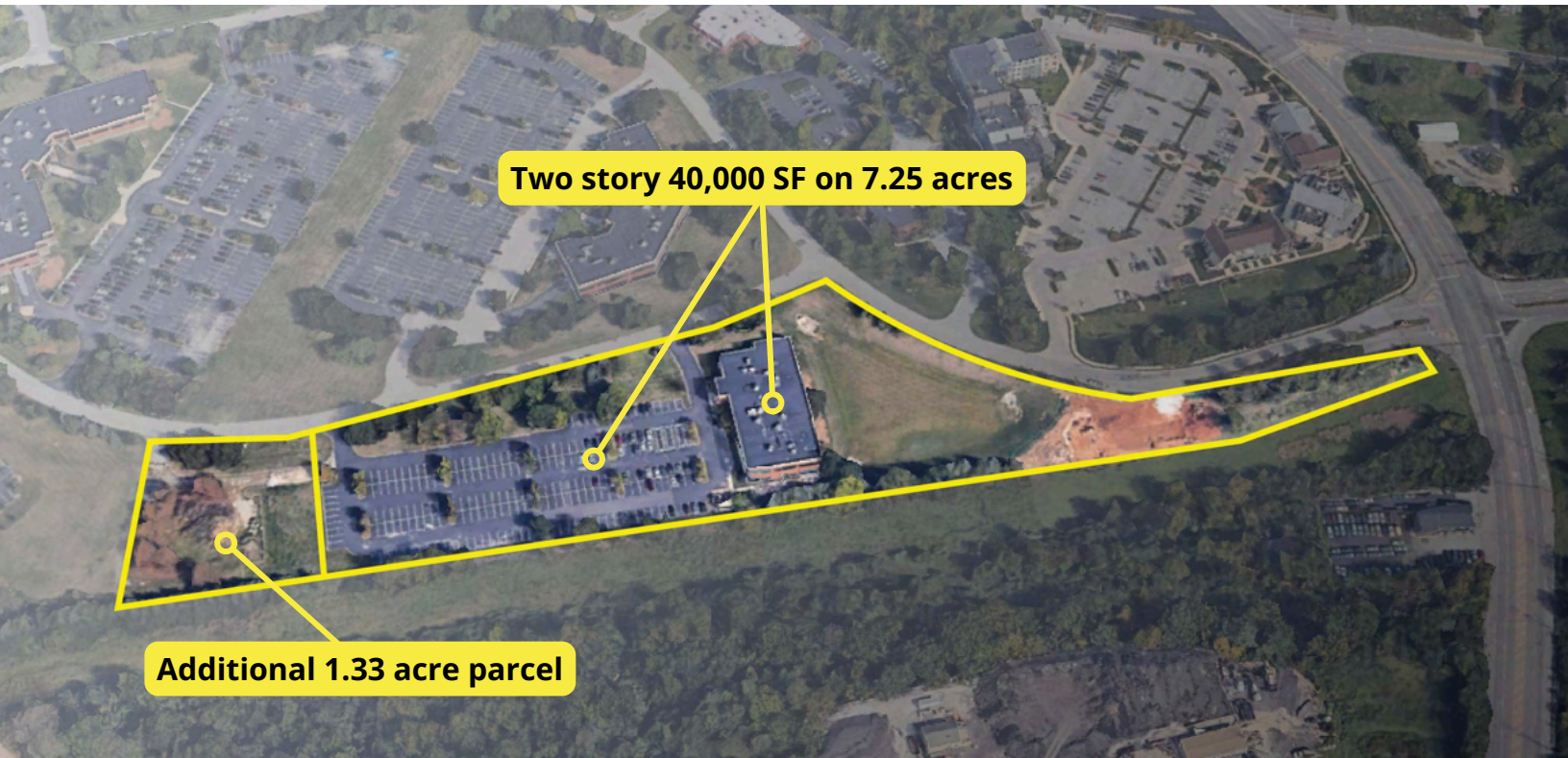


Local amenities include Residence Inn, Dunkin, PJ Whelihans, Wawa, Farm Boy BBQ, The Valley House Bar & Restaurant

THE FLYNN COMPANY

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## AVAILABLE FOR SALE



**\*Ability to add 8,000 SF flex addition\***

## PERMITTED USES

\*Following are just some of the permitted uses

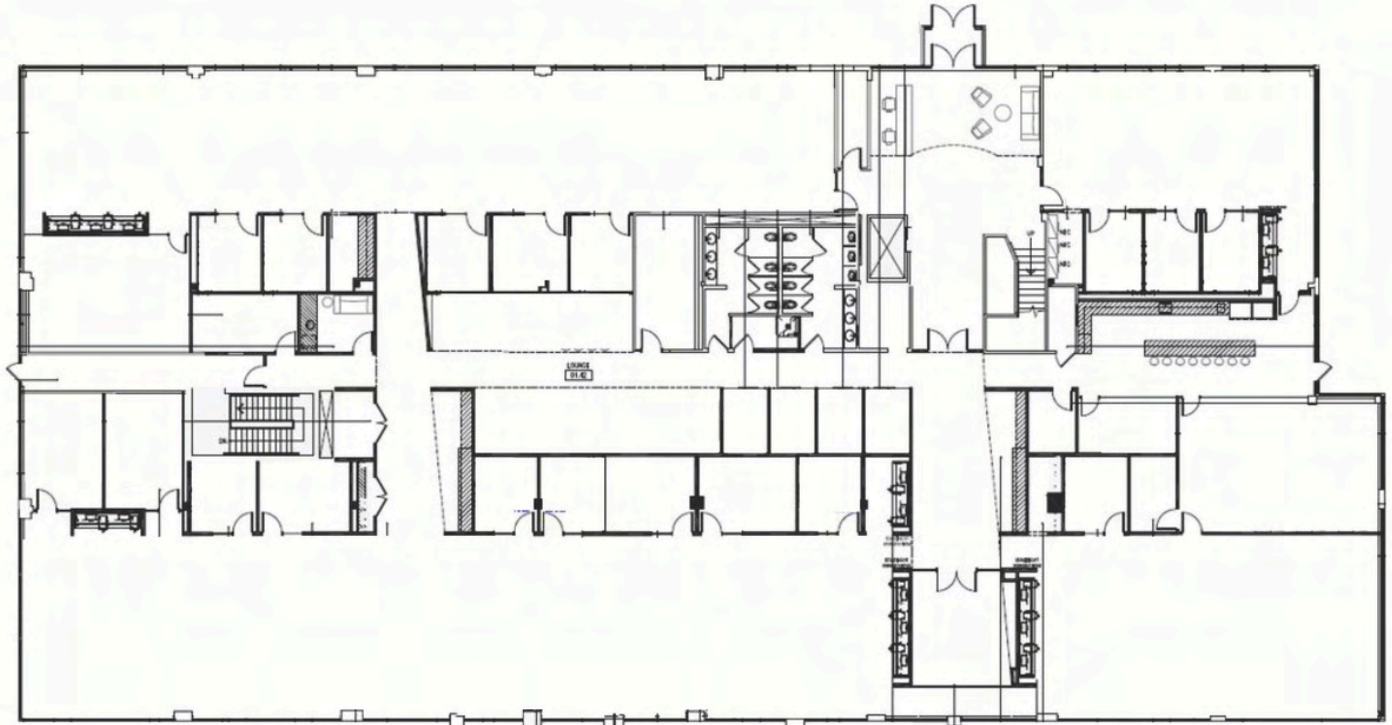
- **Research, Development, Laboratories**
- **Light Manufacturing**
- **Medical Office**
- **Specialty Hospital**
- **Business or Professional Office**
- **Warehouse (accessory)**

*Conceptual depiction of converting a portion of the building for high-end flex users which includes the ability to add 8,000 SF if desired.*

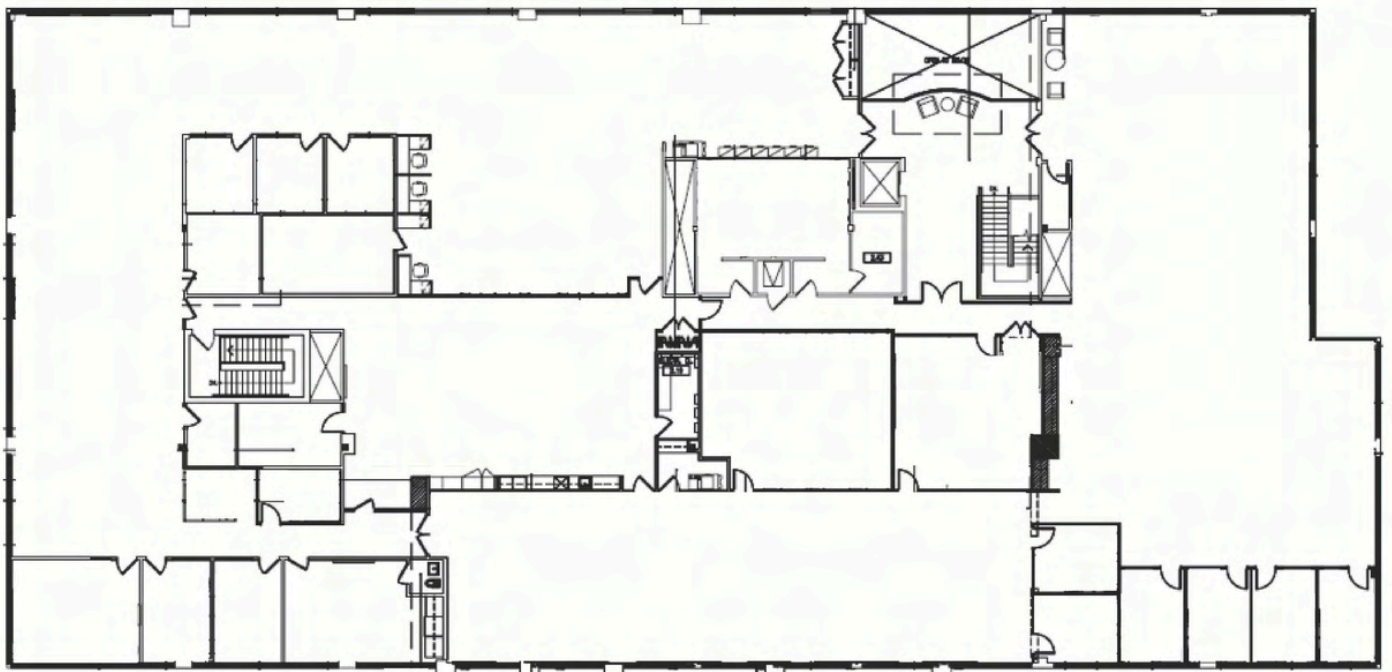


## FLOOR PLANS

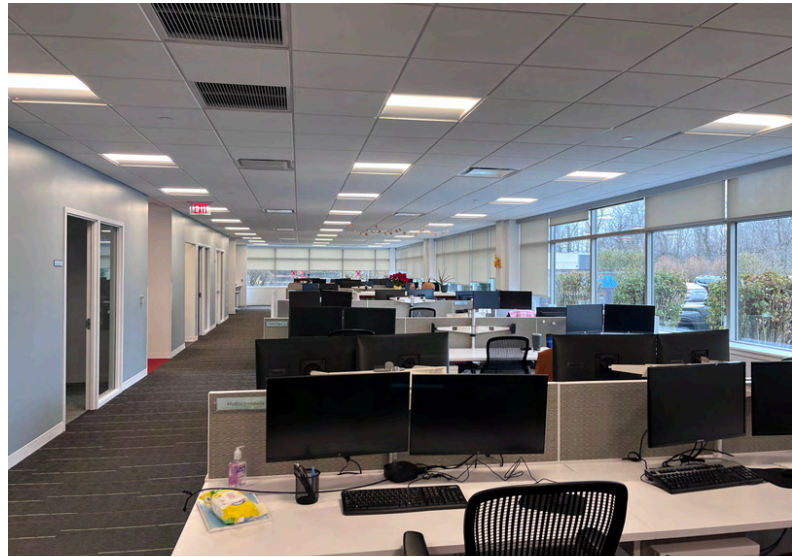
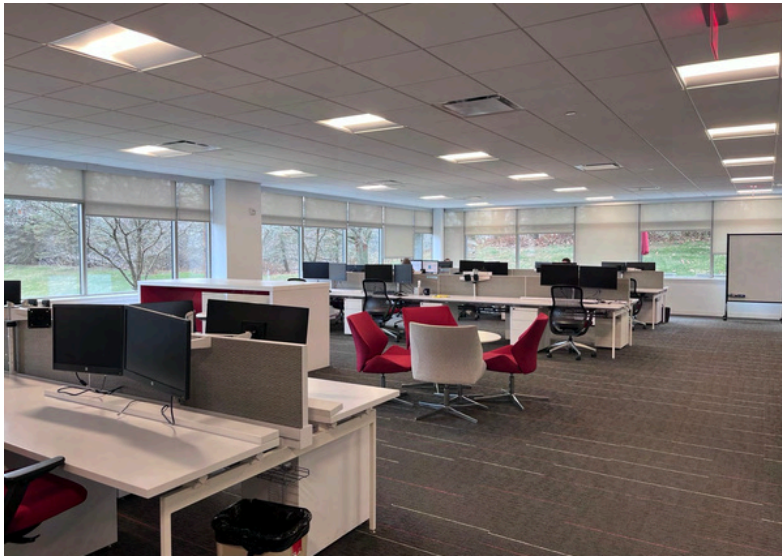
### FIRST FLOOR



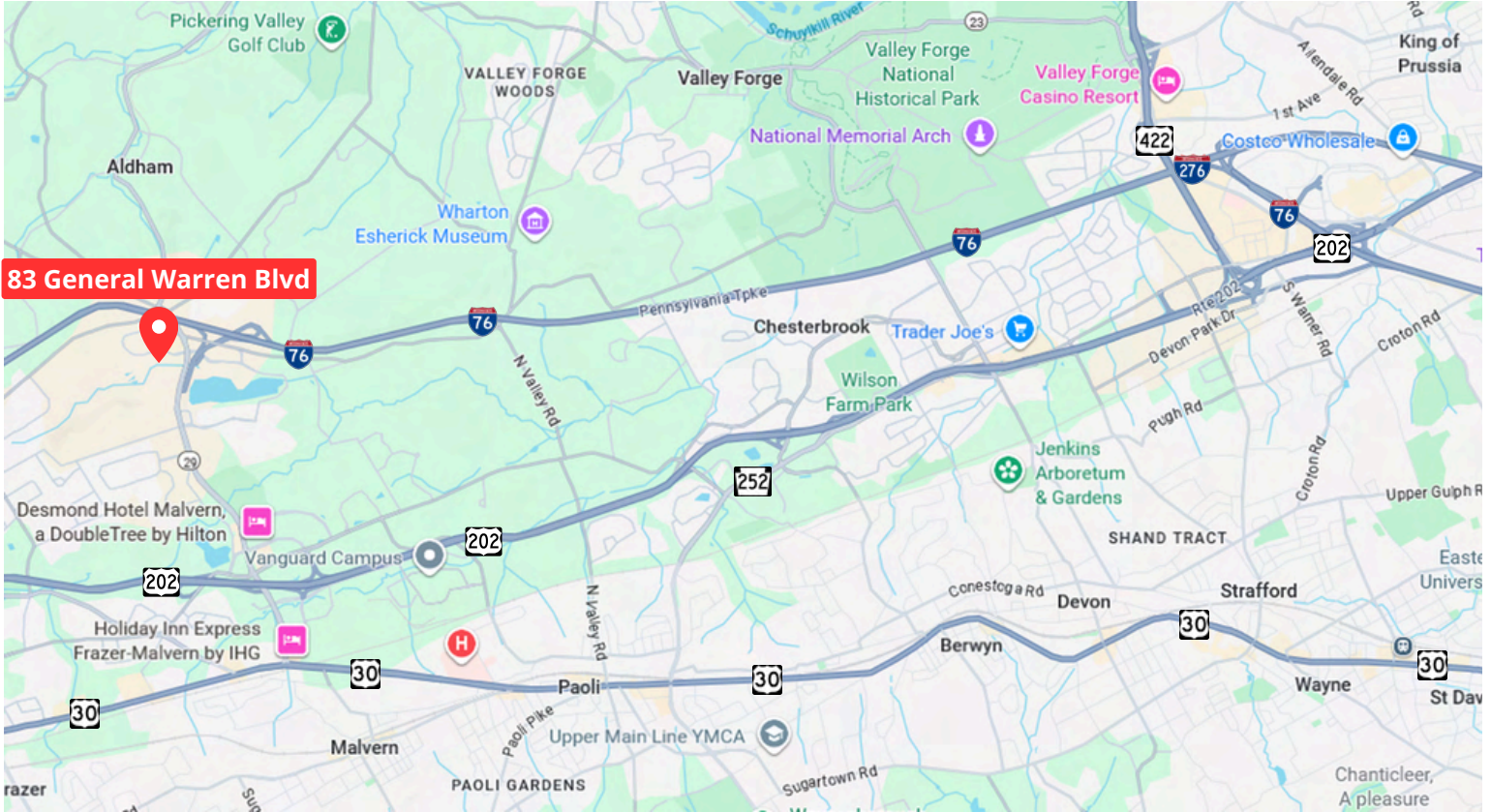
### SECOND FLOOR



## PROPERTY PHOTOS



## LOCATION





## CONTACT INFORMATION

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### THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE

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