



## INDUSTRIAL PROPERTY FOR LEASE

7,982-35,613 RSF | Full Building Opportunity | Under New Ownership  
3600 Horizon Drive, Suites 110, 150 & 180  
King of Prussia, PA 19406



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

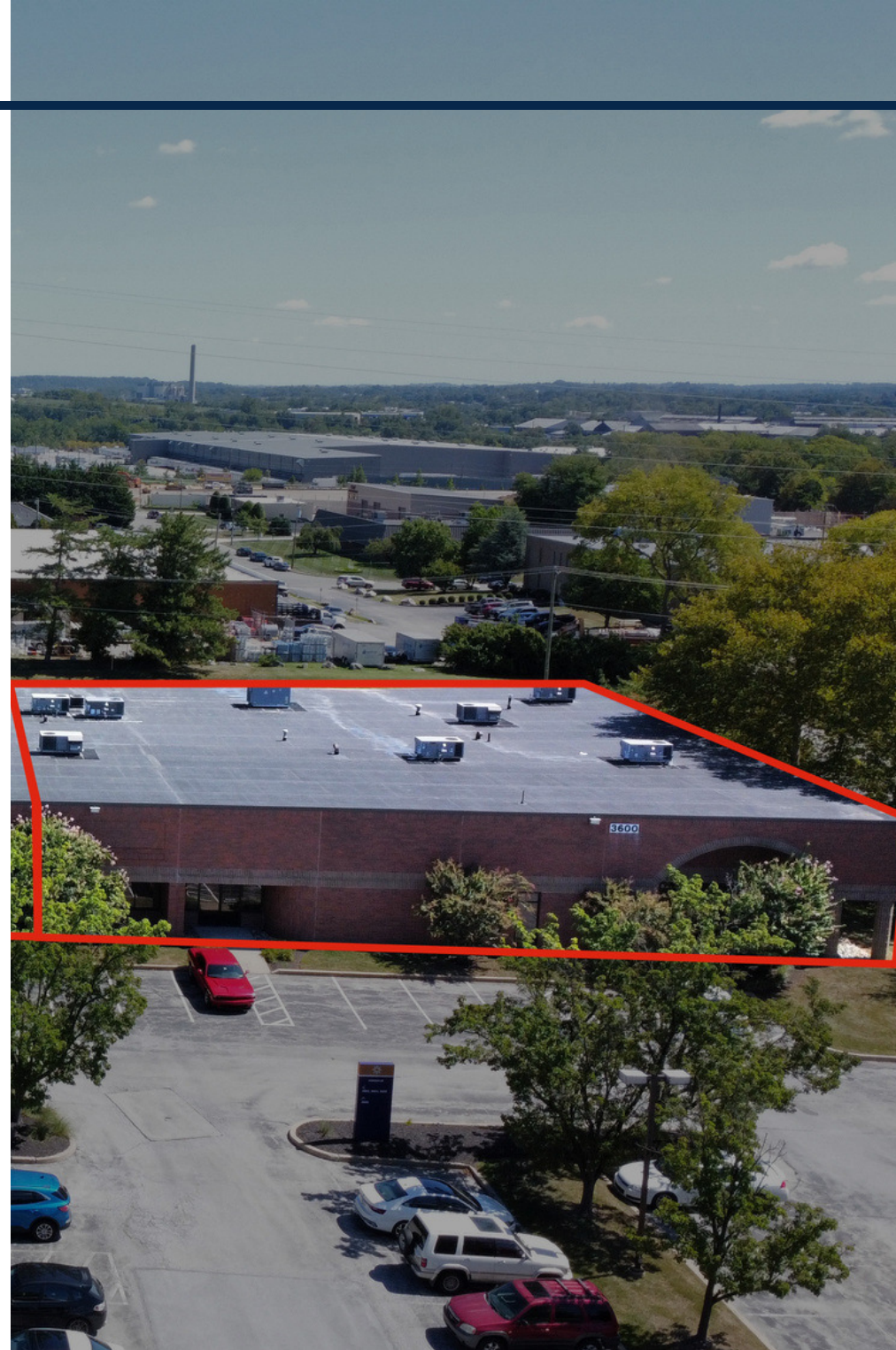
- **Available RSF:**  
7,982 - 35,613 SF
- **Clear Height:**  
16' 4"
- **Recent Capital Improvements:**  
Truck Court Repaved
- **Zoning:**  
SM-1 (Upper Merion Township)



# SUITE HIGHLIGHTS

## SUITE 110

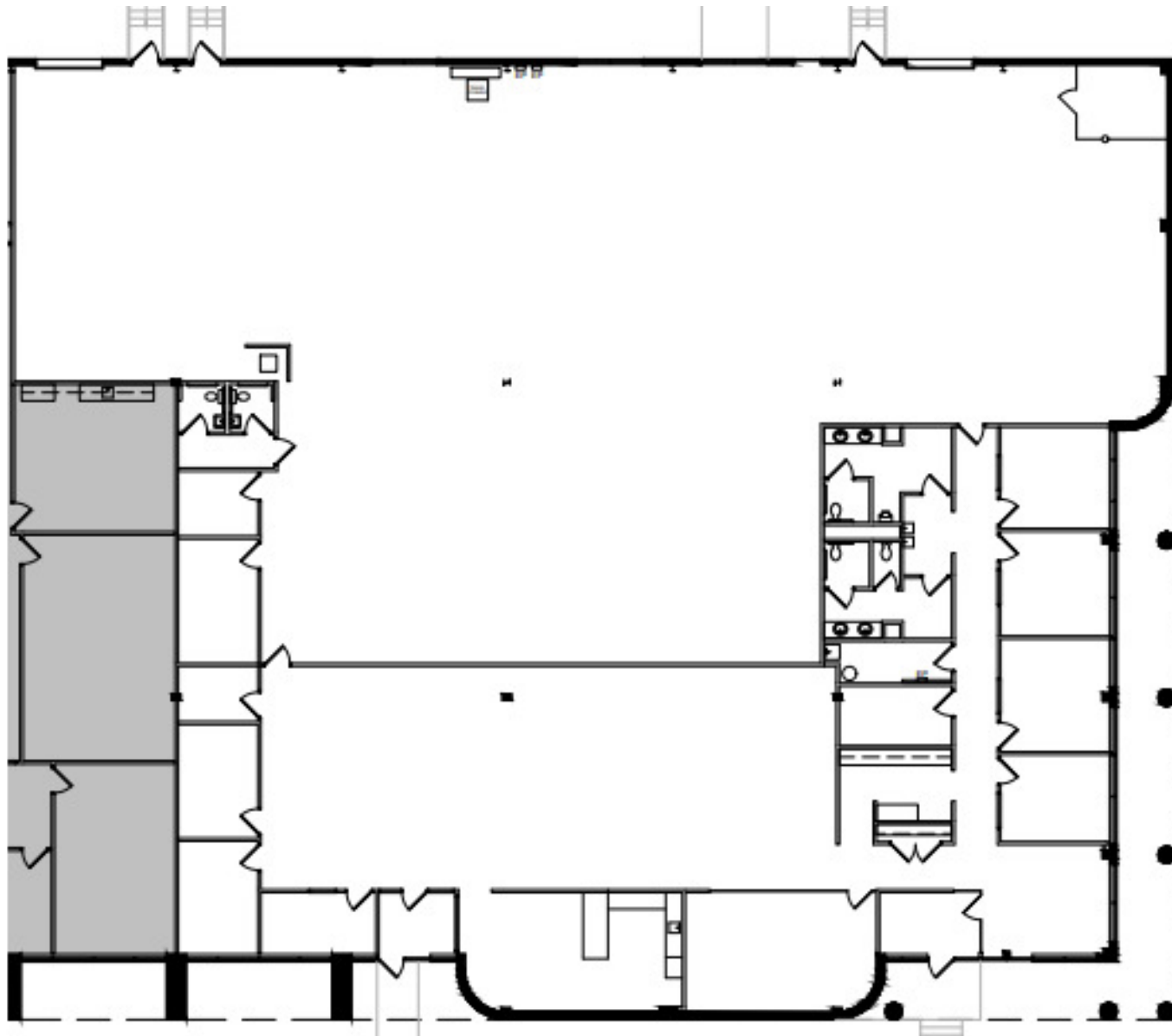
- **Available RSF:**  
13,958 RSF
- **Power:**  
3 Phase, 225 AMPS, 480Y/277V
- **Clear Height:**  
16'4"
- **Loading:**  
Two (2) total loading docks, one equipped with levelers (8'x10')
- **Light:**  
LED lighting
- **Heaters:**  
Four (4) Modine heaters in warehouse space
- **Offices:**  
Eight (8) private offices
- **Restrooms:**  
In-suite restrooms in office and warehouse



# SUITE 110



# SUITE 110 FLOOR PLAN



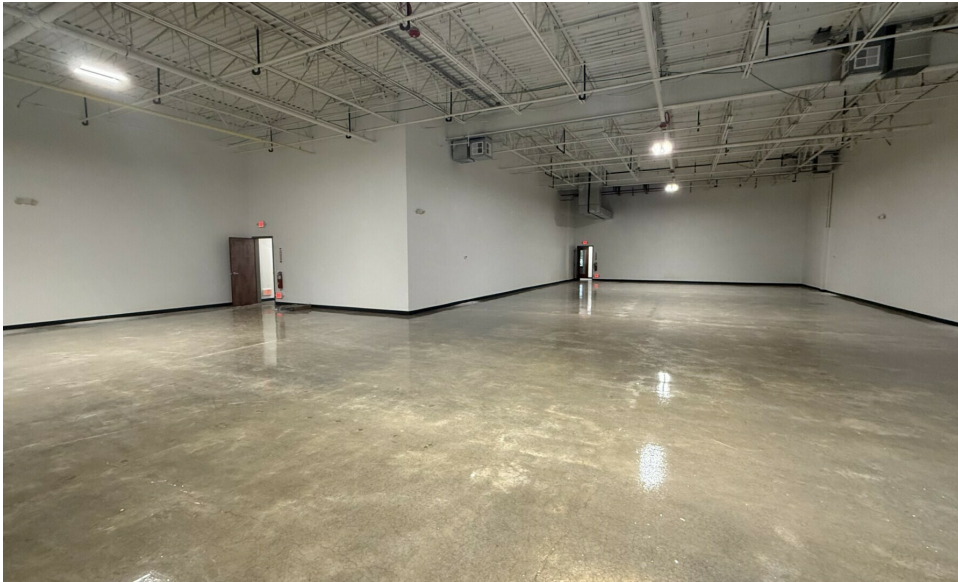
# PROPERTY DETAILS

## SUITE 150

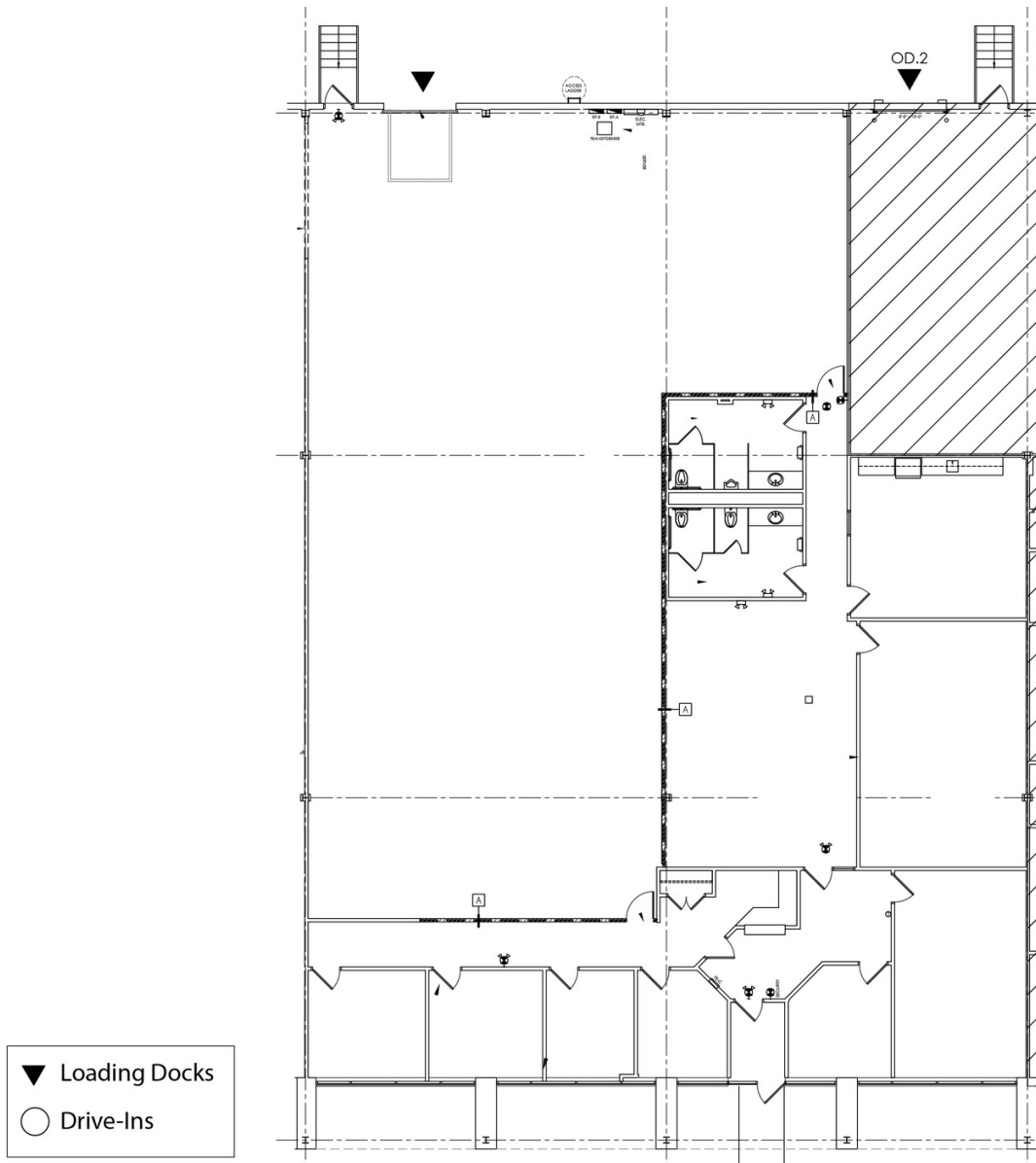
- **Available RSF:**  
7,982 RSF
- **Power:**  
3 Phase, 250 AMPS, 480Y/277
- **Clear Height:**  
16' 4"
- **Sprinklers:**  
Wet Sprinkler System
- **Offices:**  
Six (6) Private Offices
- **Loading:**  
One (1) Loading Dock (8'x10')



# ADDITIONAL PHOTOS



# SUITE 150 FLOOR PLAN



# SUITE HIGHLIGHTS

## SUITE 180

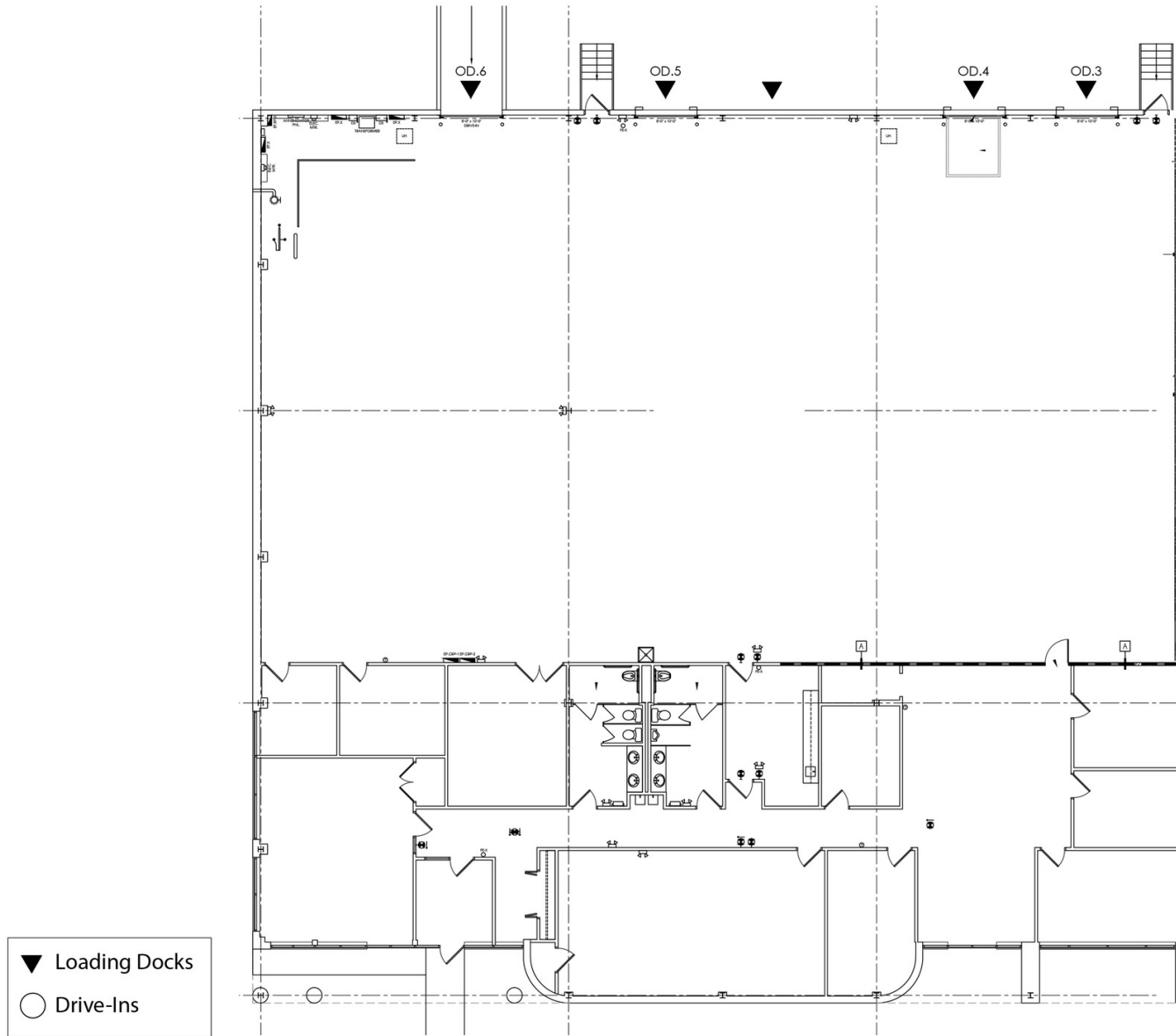
- **Available RSF:**  
13,673 RSF
- **Power:**  
3 Phase, 250 AMPS, 480Y/277
- **Clear Height:**  
16' 4"
- **Sprinklers:**  
Wet Sprinkler System
- **Loading:**  
Four (4) Total Loading Docks (8'x10')
- **Drive-Ins:**  
One (1) Ramped Drive-In Door (8'x10')
- **Heaters:**  
Three (3) Modine Heaters in the Warehouse Space
- **Conditioned:**  
Fully



# SUITE 180



# SUITE 180 FLOOR PLAN



# LOCATION MAP



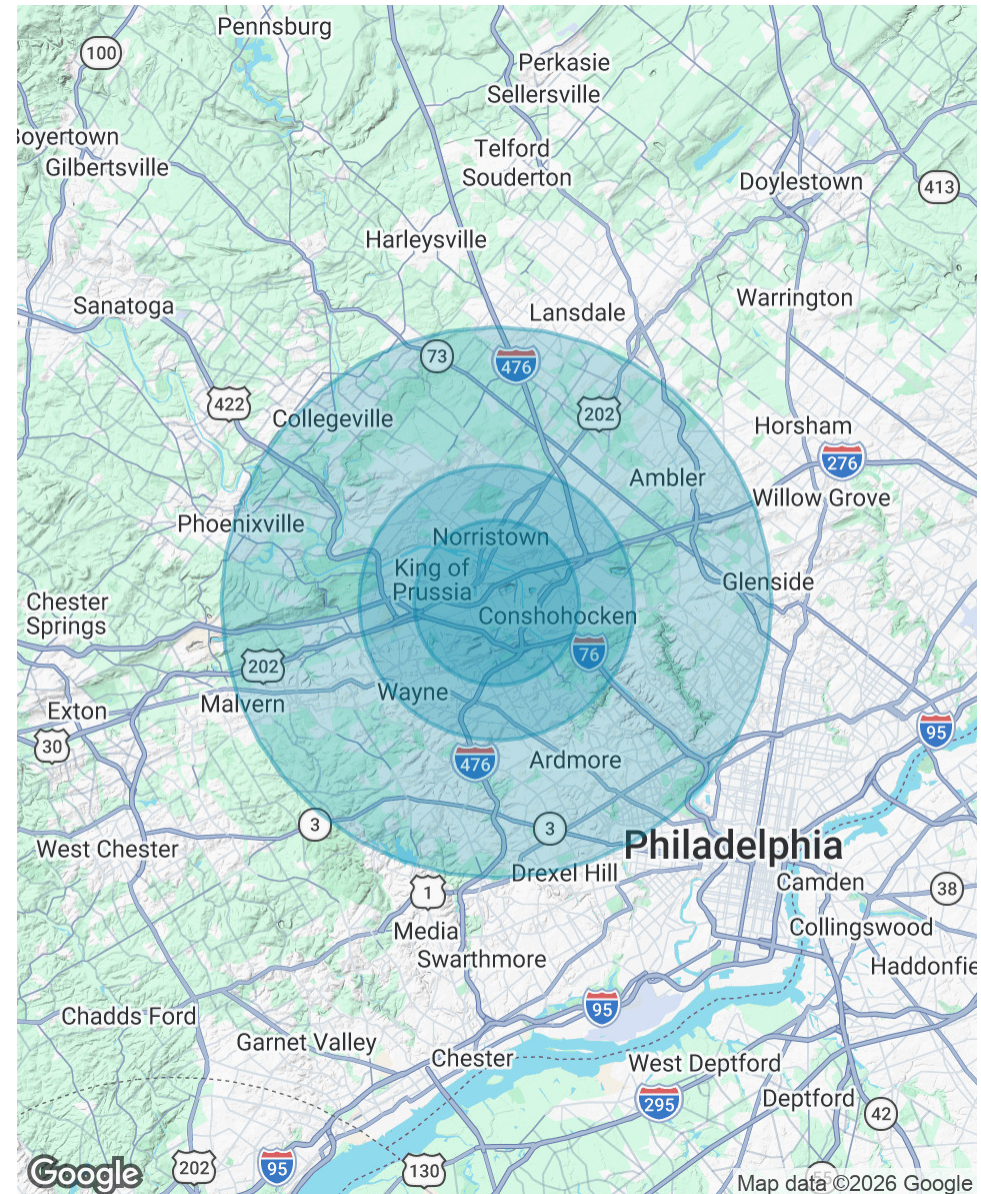
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	95,572	198,725	846,530
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	37,449	77,119	331,867
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$124,499	\$154,119	\$154,341
Average House Value	\$414,963	\$543,592	\$518,977

2020 American Community Survey (ACS)



# PRIMARY CONTACTS



**Timothy Pennington**  
Partner & Senior Vice President  
215.448.6266  
tpennington@binswanger.com



**Matt Corrigan**  
Senior Vice President  
215.448.6018  
mcorrigan@binswanger.com



**Sean Stitz**  
Vice President  
215.448.6016  
sstitz@binswanger.com



**Kevin Wang**  
Sales Associate  
215.448.6014  
kwang@binswanger.com



**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>