

# 20,000 SF Warehouse

Sublease through 4/30/2028

2564 Boulevard of the Generals  
Norristown, PA 19403  
[www.cbre.com](http://www.cbre.com)

Available Immediately



**20,000 SF**

2564 Boulevard of the Generals | Norristown, PA



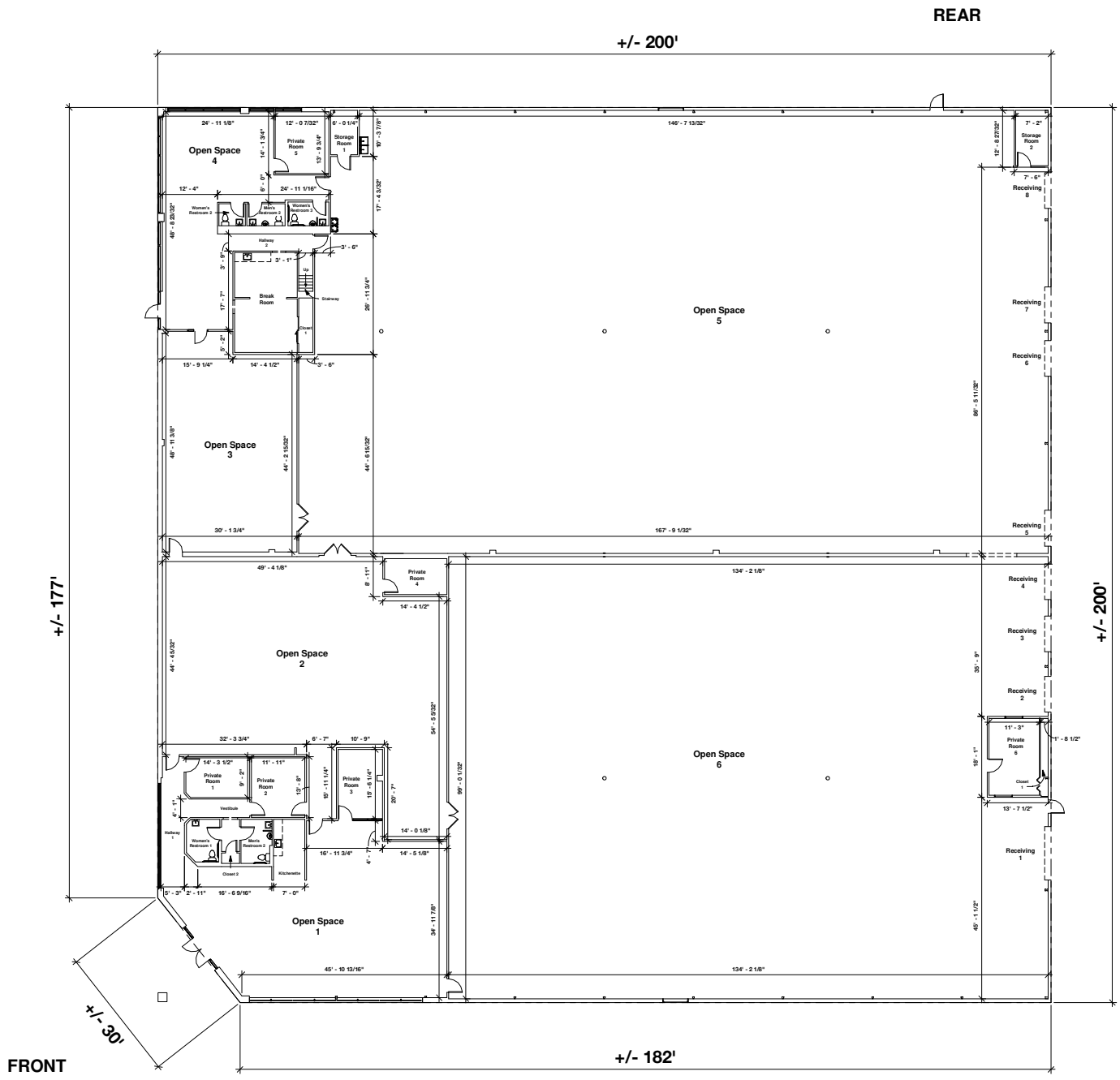
**20,000**  
Square Feet

**4/30/2028**  
Lease Expiration

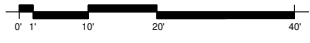
## Sublease Specifications

AVAILABLE SF	20,000 SF	CAR PARKING	26 car parking spaces
OFFICE	+/- 3,000 SF	COLUMN SPACING	50' x 50'
CLEAR HEIGHT	20'	OWNERSHIP	Endurance
DOCKS	Three (3)	COMMENTS	<ul style="list-style-type: none"><li>• Great road frontage</li><li>• Across the street from local amenities including restaurants, coffee shops, multiple hotels.</li></ul>
DRIVE-INS	One (1)		

Floor Plan



A1 MAIN FLOOR





20,000 SF

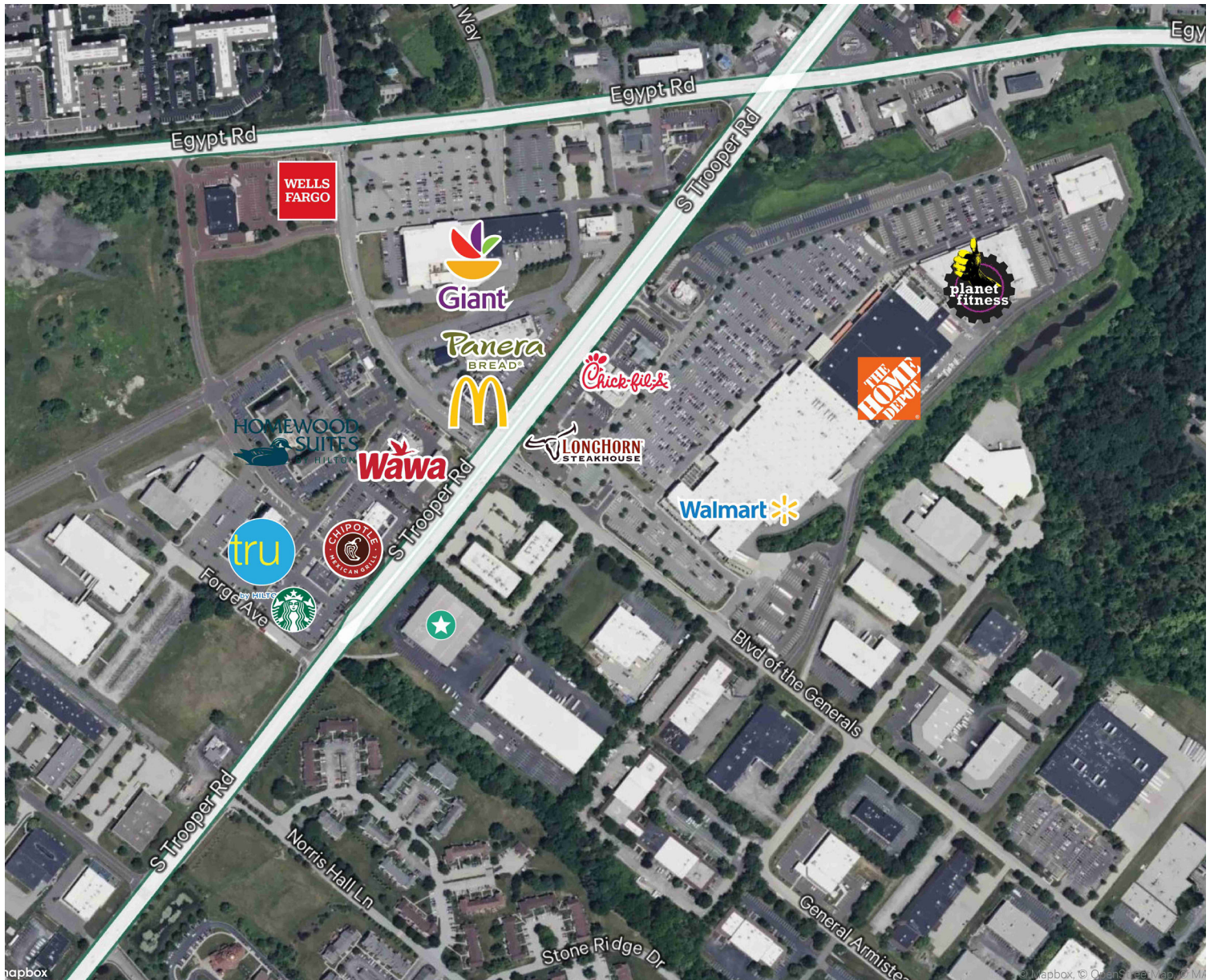
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# Strategic Location

This logistics facility, in the Southeast PA market, has access to a strong local workforce. The building has ample parking and modern features ideal for industrial warehouse environments. The warehouse is 1.4 miles from Route 422, 3.4 miles to I-76 and 6.3 miles to Route 202

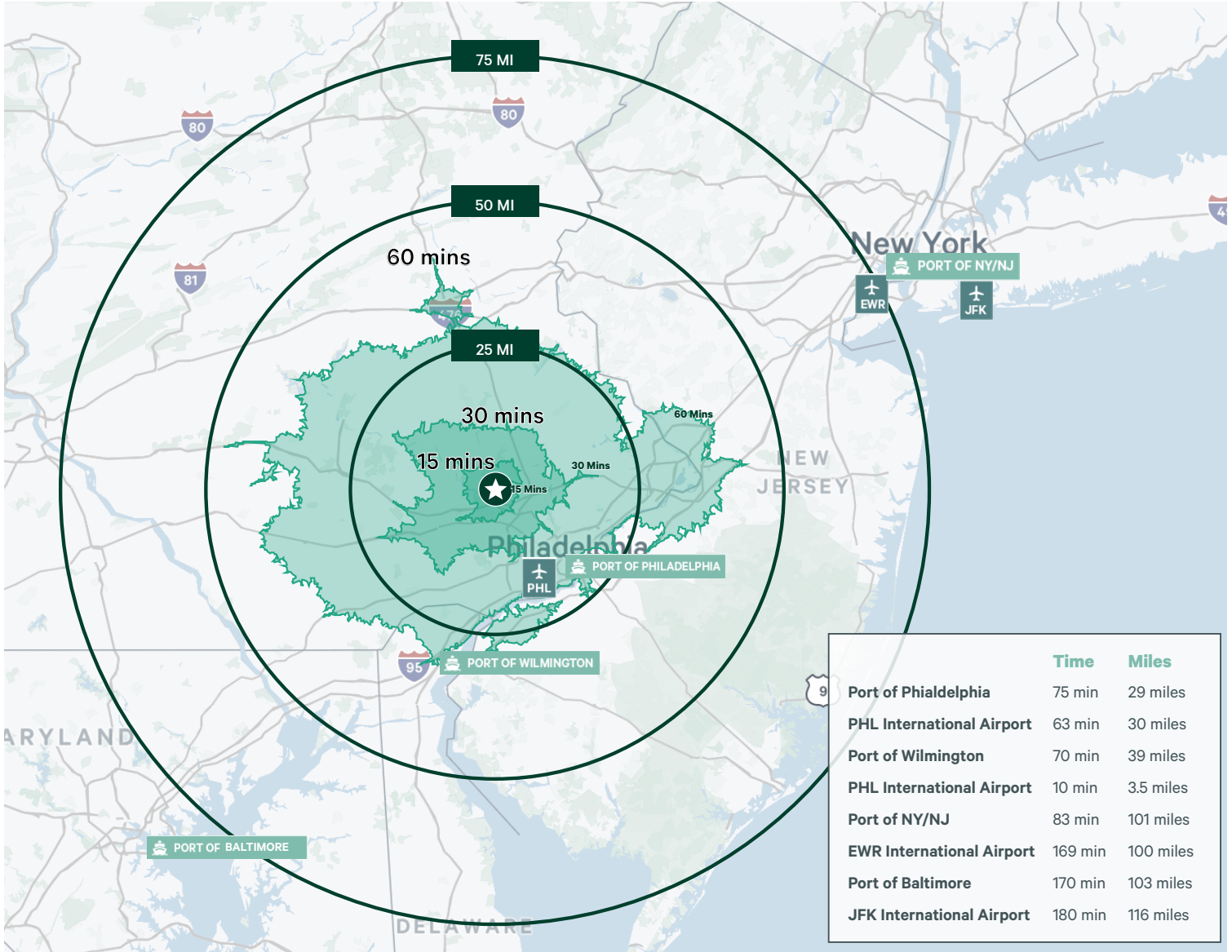
Demographics	DRIVE TIMES		
	15 Minutes	30 Minutes	60 Minutes
Household Spending	133,834	135,275	106,366
Population	216,401	1,254,619	6,544,839
Workforce	120,552	701,834	3,513,325



**20,000 SF**

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