



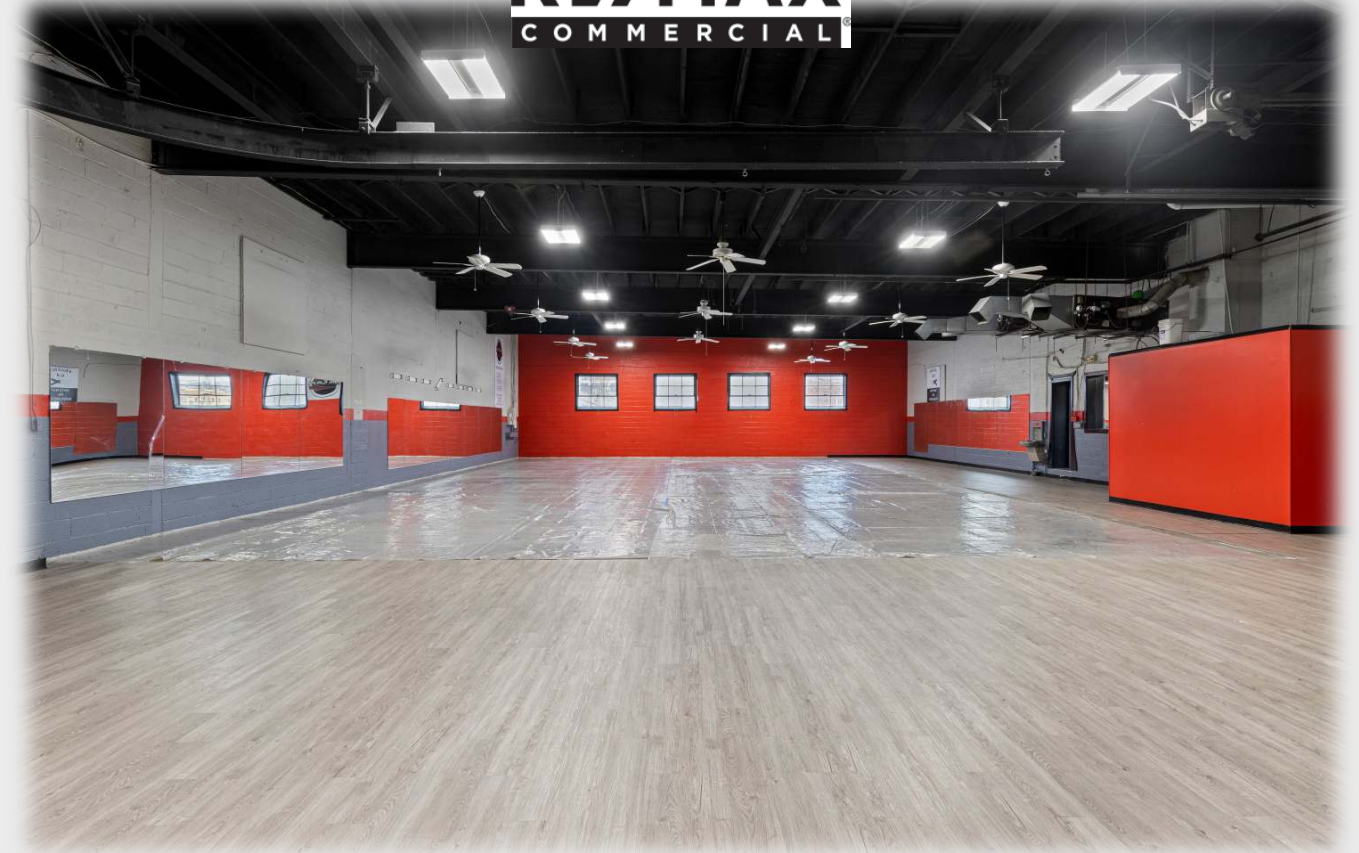
RE/MAX
Outstanding Agents
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Information provided is subject to changes, errors, and omissions.

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**3626 Winding Way
Newtown Square, Pennsylvania**

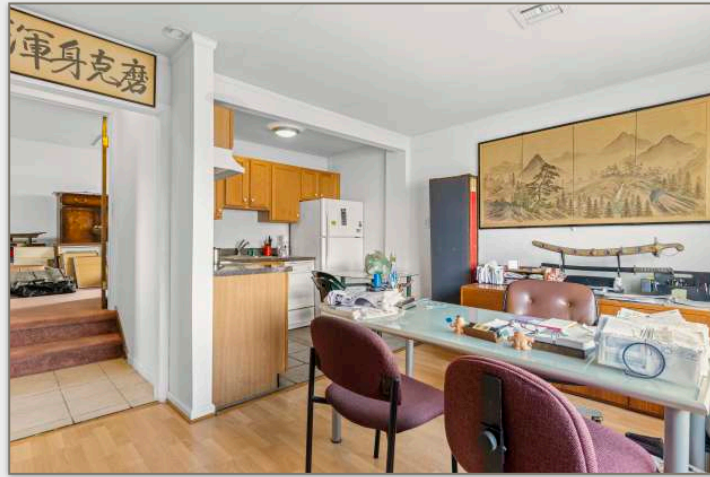
7,500 +/- Square Feet
Warehouse and Office Space
Priced to sell at \$1,350,000
or
Lease at \$17.00 per square foot



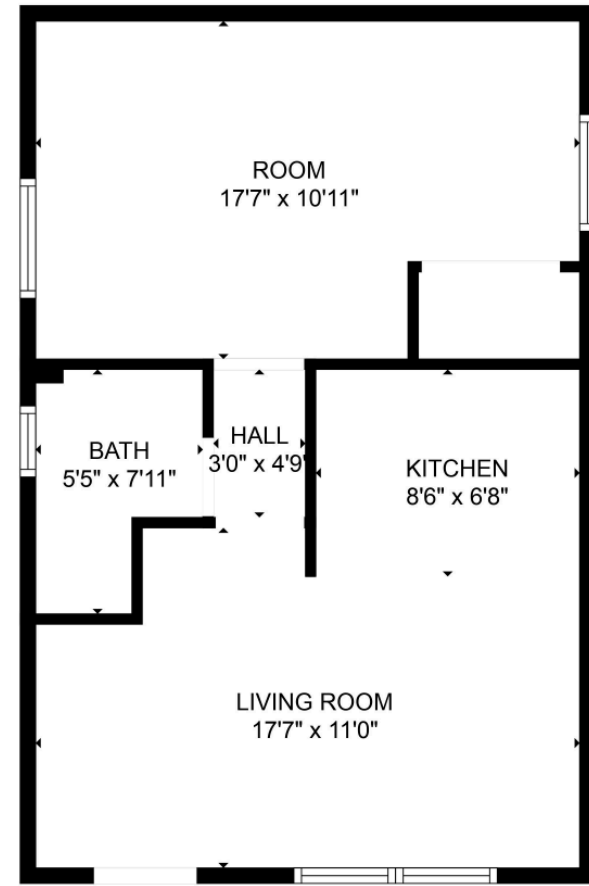
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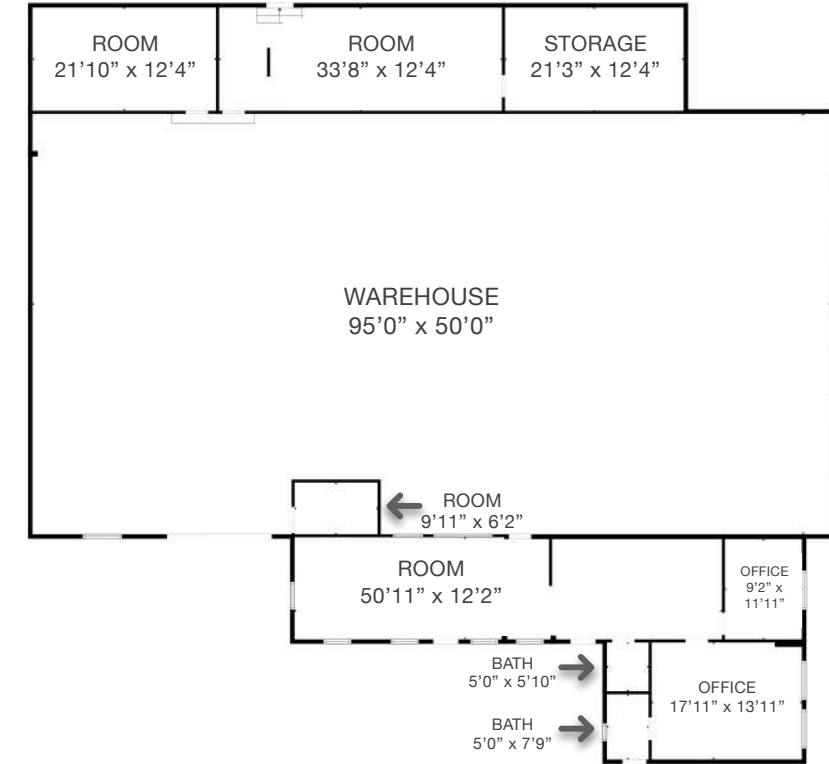
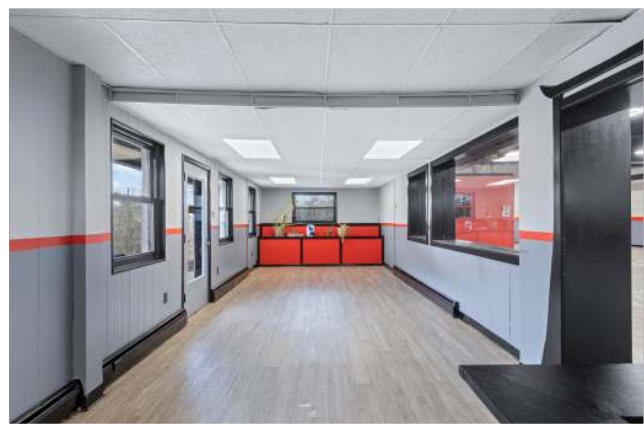
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ESTIMATED AREAS
GLA FLOOR 1: 527 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 527 sq. ft, total area 527 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

An additional exclusive office suite with a separate entrance offers a private, professional space complete with a fully equipped kitchen and a modern, full bathroom for added convenience and comfort.



ESTIMATED AREAS
GLA FLOOR 1: 6722 sq. ft EXCLUDED AREAS 279 sq. ft
Total GLA 6722 sq. ft, total area 7001 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

5,000 +/- square feet of premium warehouse space featuring 15-foot ceilings and a 12-foot garage door, providing ample room for storage, operations, and easy access for large vehicles or equipment.



Versatile 2,500 +/- square feet of office and storage space, featuring 2.5 bathrooms. Located in a highly desirable Newtown Square area, this property offers commercial zoning with a wide range of potential uses. Ample parking available in a spacious lot, ensuring convenience for both employees and visitors.