

FLEX SPACE AVAILABLE



740 Hemlock Rd

MORGANTOWN, PA

7,604 Square Feet Available | Competitive Terms

Morgantown Business Park is one of several properties developed and owned by Hankin Group. The park is strategically located at Route 23 and The Pennsylvania Turnpike for easy access. Corporate needs which include office space, service center, research and development, as well as warehousing, distribution and light manufacturing operations can be accommodated. Morgantown can offer its occupants maximum growth flexibility for the foreseeable future.

Hankin Group designs, builds and maintains quality commercial and residential properties; of the most well known is EagleviewSM in Exton, PA. This 800 acre master planned community offers beautiful single family homes and townhomes, commercial office and flex space, as well as a retail center.

BUILDING FEATURES

- 16' clear height
- Fully sprinklered
- 2 loading docks
- 24/7 property management
- Convenient PA Turnpike location (Exit #298)



610.458.1900
HankinGroup.com

FULLY LEASED

740 Hemlock Rd

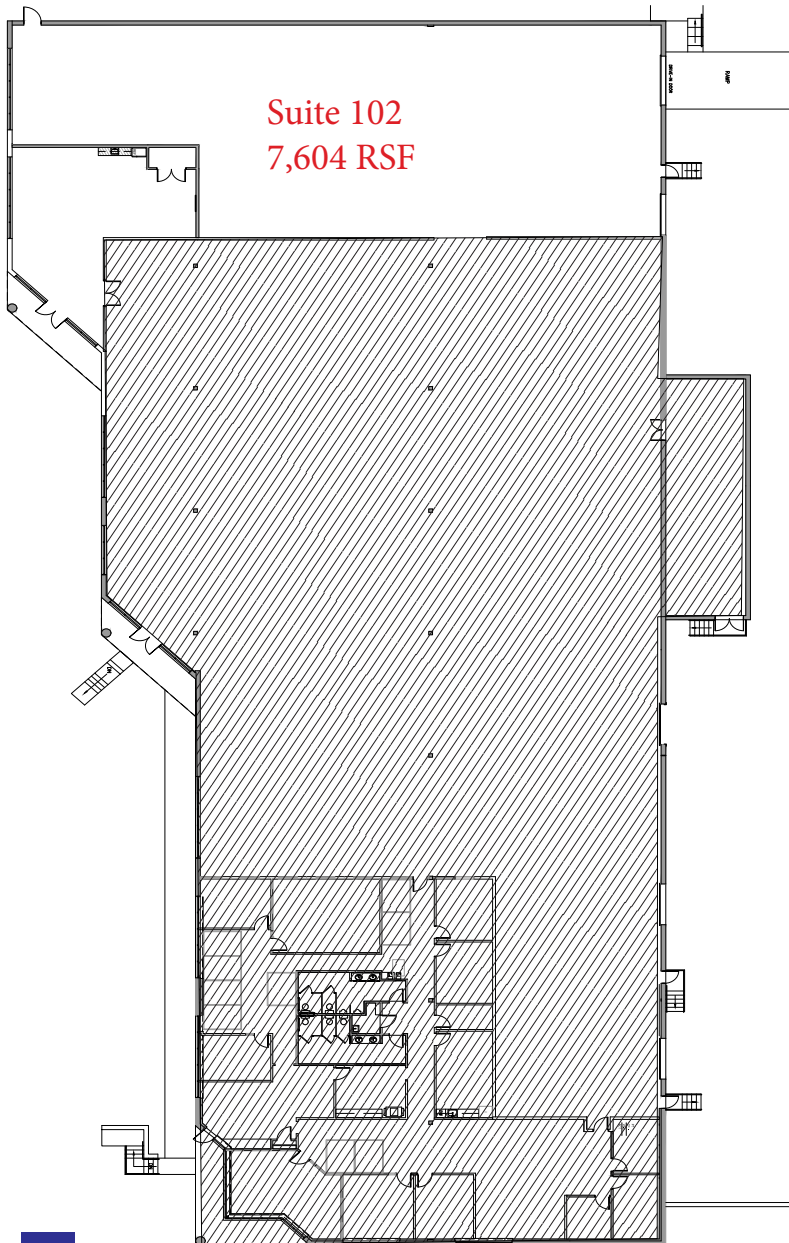
MORGANTOWN, PA

To schedule a tour or for more information, please contact:

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FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 298 to merge onto I-176 N toward PA-10/Morgantown/Reading. Take exit 1A for PA-10 toward Beckersville. Turn right onto PA-10 N/Morgantown Rd. Take the 1st right onto Quarry Rd then turn right onto Morgan Way. Turn left onto PA-23 E/E Main St. Turn right onto S Twin Valley Rd then take the 3rd right onto Hemlock Rd. Westgate II will be on your left.

FROM WILMINGTON

Take Rt. 202 North to Rt. 100 North. Take the Turnpike ramp to PA Turnpike West and then follow the directions above.



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