

# ZOMMICK McMAHON

Commercial Real Estate Inc.

**Industrial • Retail • Office  
Investment • Land**

## FOR SALE/LEASE

+/- 24,000 SF Flex Bldg for sale on 2.6 acres.

+/- 5,000 SF for Lease

**37 Industrial Blvd | Paoli | 19301 |  
Chester County | Pennsylvania**

**Asking Sale Price:**

**\$2,195,000.00**

**Or**

**Asking Lease Price:**

**\$7.50 per sf NNN**



## Geographic Region

**1, 3 Mile Radius**



## CONTACT INFORMATION

**Ronald Casey**

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**Email: [rcasey@zmcre.com](mailto:rcasey@zmcre.com)**

**Phone: 610-359-1100 | Fax: 610-359-1125 | [www.zmcre.com](http://www.zmcre.com)  
110 N. Phoenixville Pike | Suite 300 | Malvern | PA | 19355**

Building/Site Info:

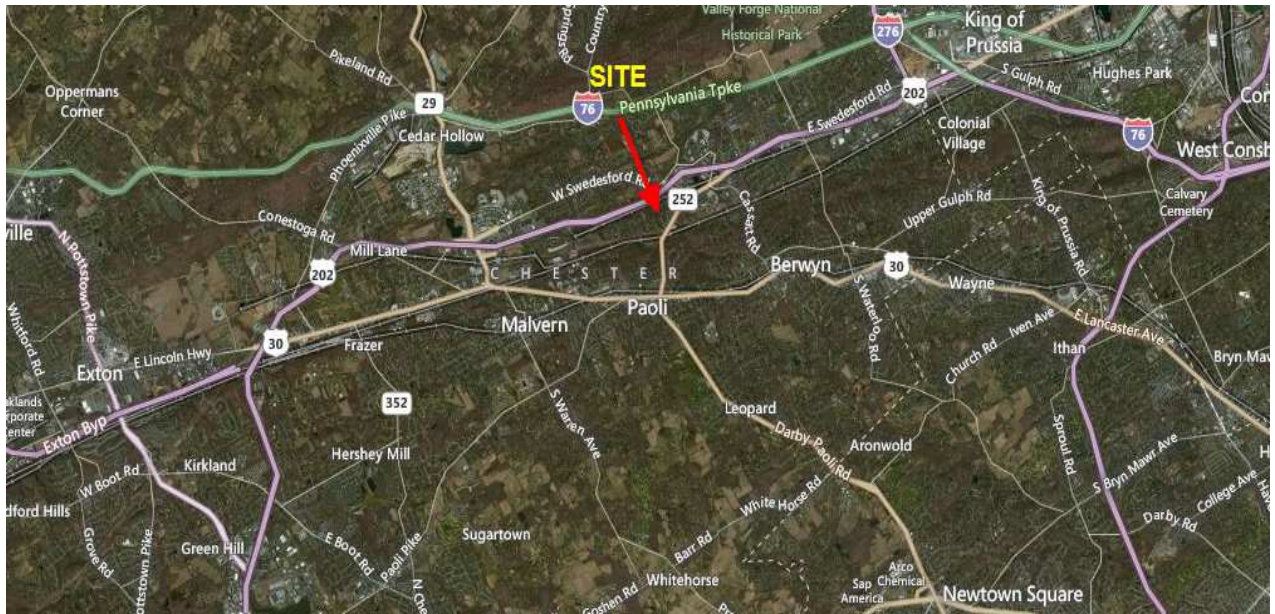
- +/- 24,000 Sq. Ft. Flex Building nestled on 2.6 acres in the Paoli Industrial Park
- (4) 5,000 and (1) 4,000 sq. ft. units are leased.
- Loading Dock & Drive-Ins
- 1 Available unit left (SUITE C) – 5,000 sf, all warehouse and 2 bathrooms. 1 Drive-in and partial loading dock.
- Most units consist of: 16' ceilings, 42' x120' units with sky lights in the front offices.
- Most of the units contains ~1,500-2,000 sq. ft. of office space.
- AGGRESSIVE OWNERSHIP!!
- Minutes from the Rt. 30 & Rt. 202 exit. Nearby Paoli Hospital and other local industrial/office user in Paoli Industrial Park.



Birds eye



Aerial



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## ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

*Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with John McMahon and his highly experienced staff, whom are all results-oriented professionals. Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the areas of Investment, Office, Retail, Industrial, as well as extensive experience in all areas of Development.*

## SOME OF OUR SATISFIED CLIENTS

Bank of America  
Walgreen's Drugs  
Sunoco Oil Company  
Tosco Oil Corporation  
Getty Oil Company  
Exxon/Mobil Oil Company  
Conoco Phillips Oil Company  
Wells Fargo  
Regency Centers-Reit  
Iron Hill Brew Company  
Eagle National Bank  
Simon Pearce Inc. Restaurants  
Springfield Auto Outlet  
IGA Banks  
Sun East Federal Credit Union  
Dunkin Donuts  
Simon Pearce Inc. Restaurants  
Springfield Auto Outlet



\* The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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