



INDUSTRIAL PROPERTY FOR LEASE

7,657 SF & 8,741 SF | Under New Ownership

3602 Horizon Drive, Suites 110 & 160

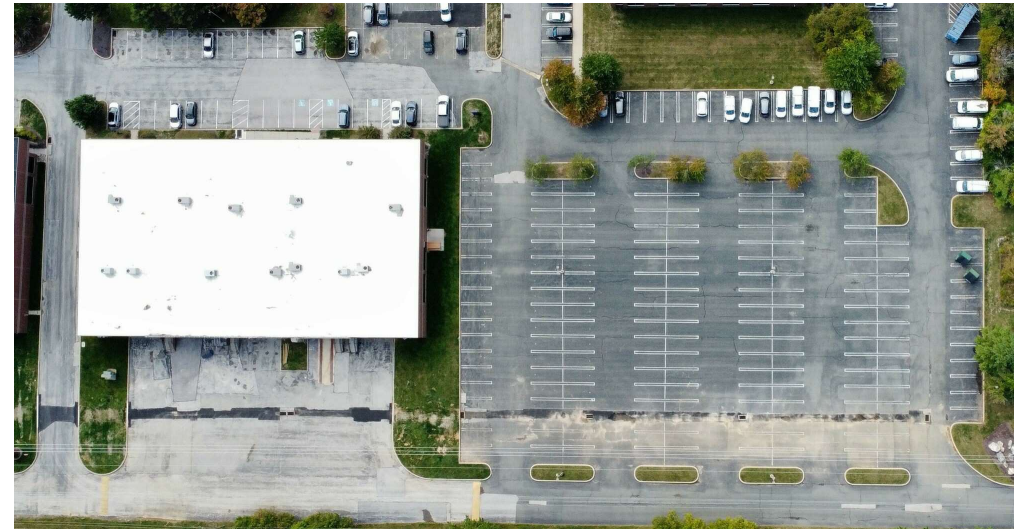
King of Prussia, PA 19406



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 7,657 SF & 8,741 SF
- Lot Size (AC): 5.19
- Zoning: SM-1 (Upper Merion Township)
- Ample parking
- 16' 4" Clear Height
- Planned Base Building Capital: Roof Replacement, Truck Court Repaved
- This property is located in Renaissance Park, a business campus within King of Prussia, one of the region's premier core markets. The location offers excellent highway access with direct connections to I-76, I-276, and Route 202, providing convenient access to Greater Philadelphia and the surrounding suburbs.



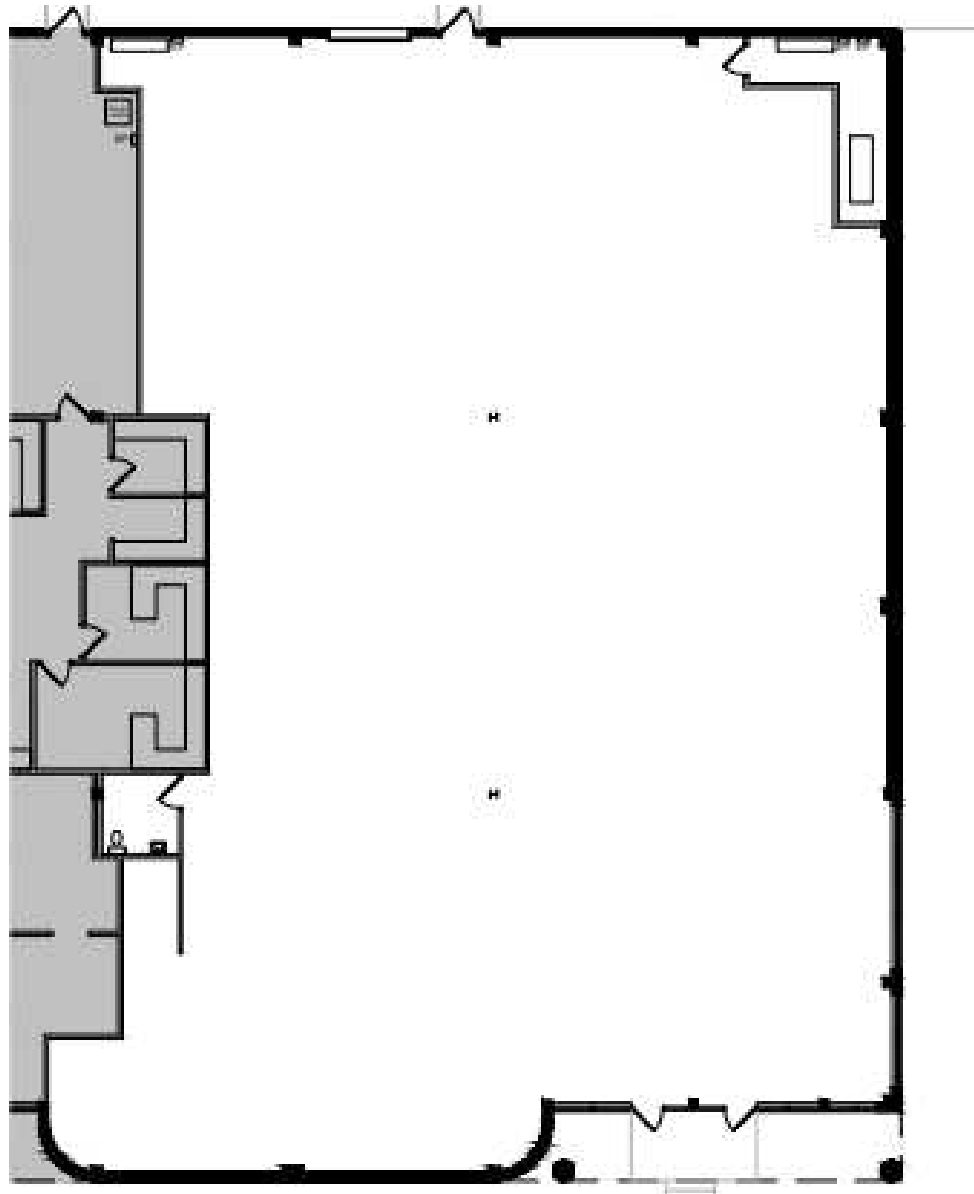
PROPERTY DETAILS

SUITE 110

- 8,741 RSF
- 3 Phase, 250 AMPS, 480Y/277
- Clear Height: 16' 4"
- Wet Sprinkler System
- One (1) Modine Heating System
- Landlord Planned Renovations to Include: Whitebox Delivery of Warehouse including Grind and Sealed Floor, New LED Lights, New Restrooms
- Office build-out negotiable based on tenant needs



SUITE 110



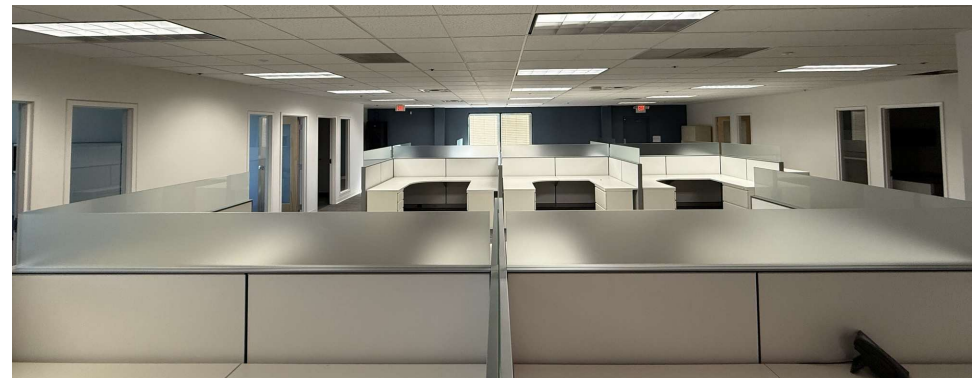
PROPERTY DETAILS

SUITE 160

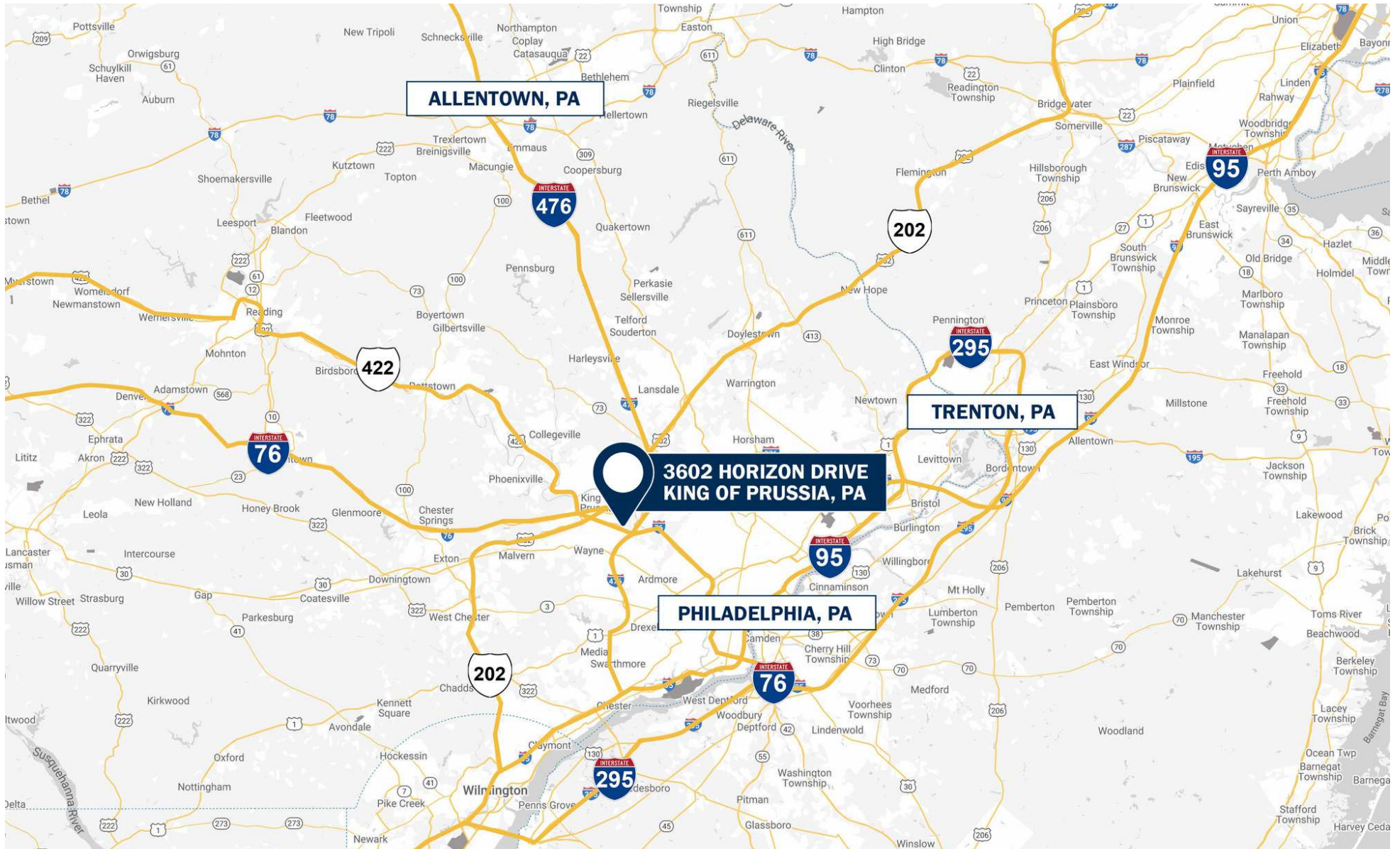
- 7,657 RSF
- 13 Private Offices
- One (1) Kitchen
- One (1) Conference Room
- Cubicle Bull Pen Area
- In-Suite Restrooms
- Landlord Planned Renovations to Include: Select conversion of Office to Warehouse, Whitebox Delivery of Warehouse including Grind and Sealed Floor; and New LED Lights, and the addition of one (1) Dock High Loading Door



SUITE 160



LOCATION MAP

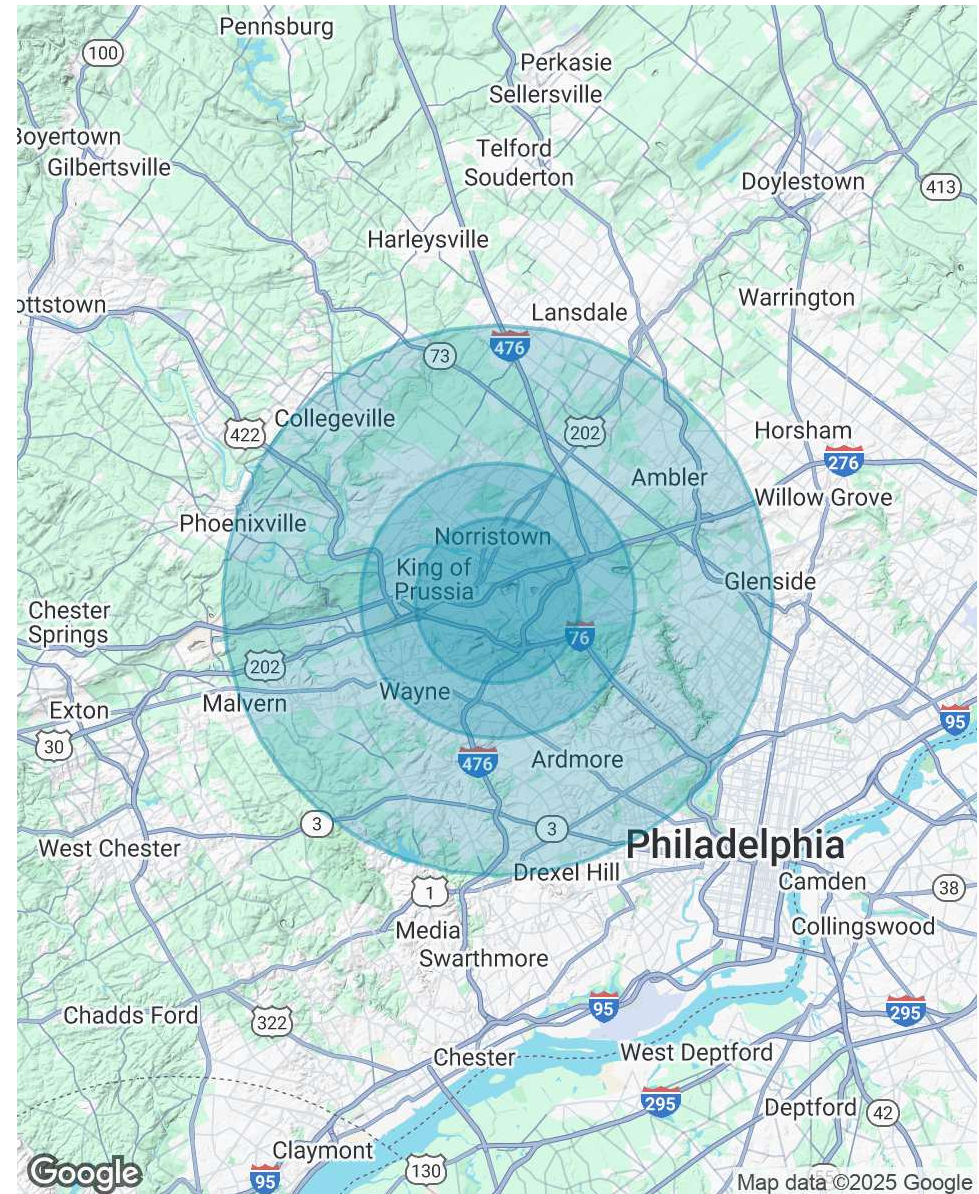


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	98,726	202,551	846,530
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	39,003	78,611	331,867
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$122,539	\$154,016	\$154,341
Average House Value	\$405,826	\$541,443	\$518,977

Demographics data derived from AlphaMap



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