



INDUSTRIAL PROPERTY FOR LEASE

12,058 RSF | Under New Ownership

3100 Horizon Drive, Suite 110

King of Prussia, PA 19406



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 12,058 RSF
- 20-21' Clear Height
- One (1) 8'x10' Loading Dock with a Dock Leveler
- Four (4) Private Offices
- One (1) Conference Room
- Built in 1996
- SM-1 Zoning (Upper Merion Township)
- Planned Capital Improvements: Select parking lot repaved/restriped and roof replacement.
- 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.



ADDITIONAL PHOTOS



LOCATION MAP

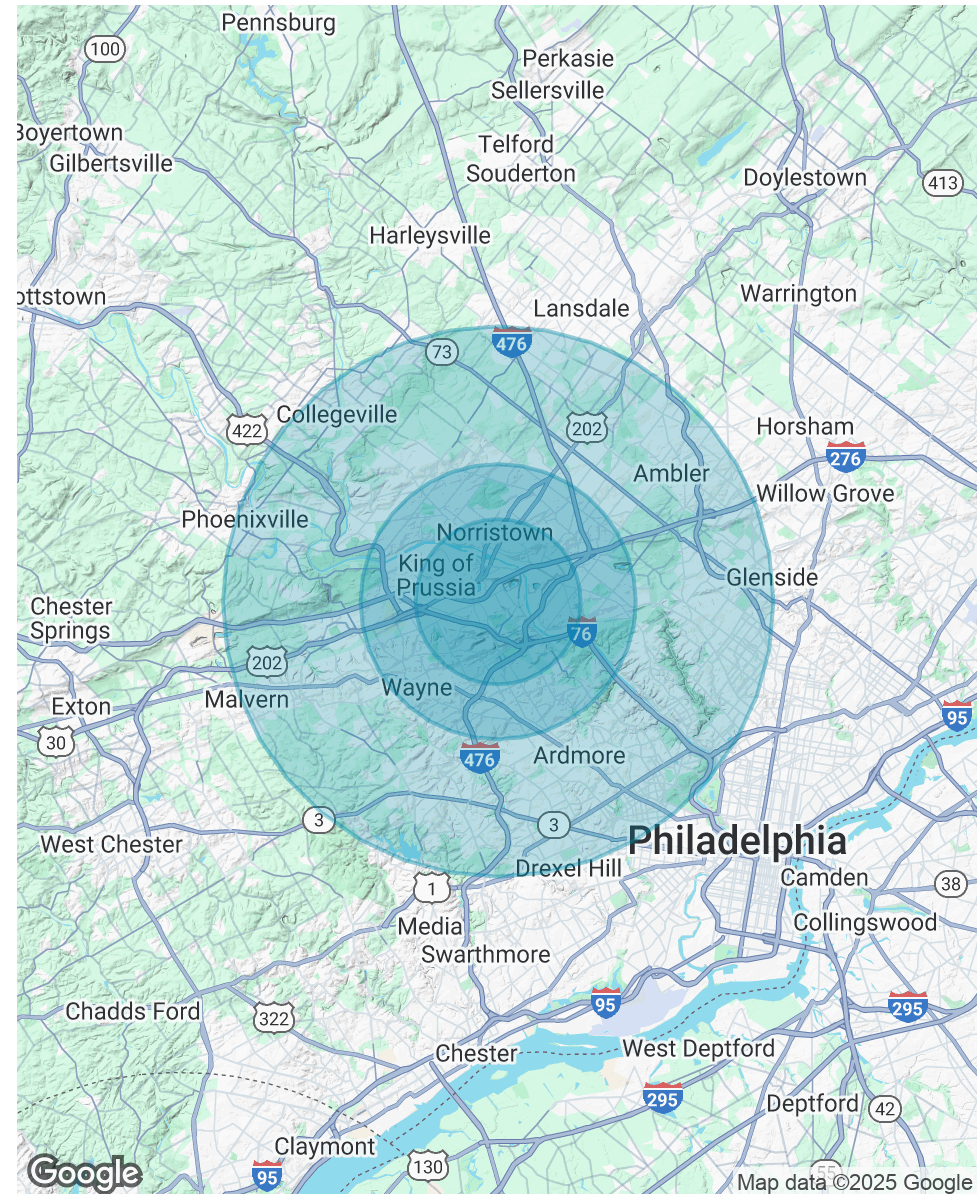


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	93,441	206,153	846,530
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	36,039	80,111	331,867
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$124,475	\$155,244	\$154,341
Average House Value	\$425,927	\$554,075	\$518,977

Demographics data derived from AlphaMap





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