

# 456-588 Swedeland Rd

King of Prussia, PA

## Key Facts

Building type Industrial Land

Building size ±150,000 SF

Space available ±150,000 SF



## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Eli Gurwitz**

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## Building Specifications

150,000 SF Building

±2,850 SF Office Space

36' Clear Height

7" Thick Unreinforced Warehouse Floor Slab

Solar Ready Roof

29 Dock Positions Equipped with' 40,000 lb Levelers

2 (12'x14') Drive-in Doors

TPO Roofing System

4,000 Amp Electrical Service

ESFR Sprinkler System

LED Lighting to Maintain 30 Average Footcandles

76 Auto Spaces

10 Trailer Parking Spaces

## Zoning

Current Zoning: Limited Industrial (Light Industrial)

Permitted Uses: Warehousing, Distribution, Manufacturing, Processing, Cold Storage



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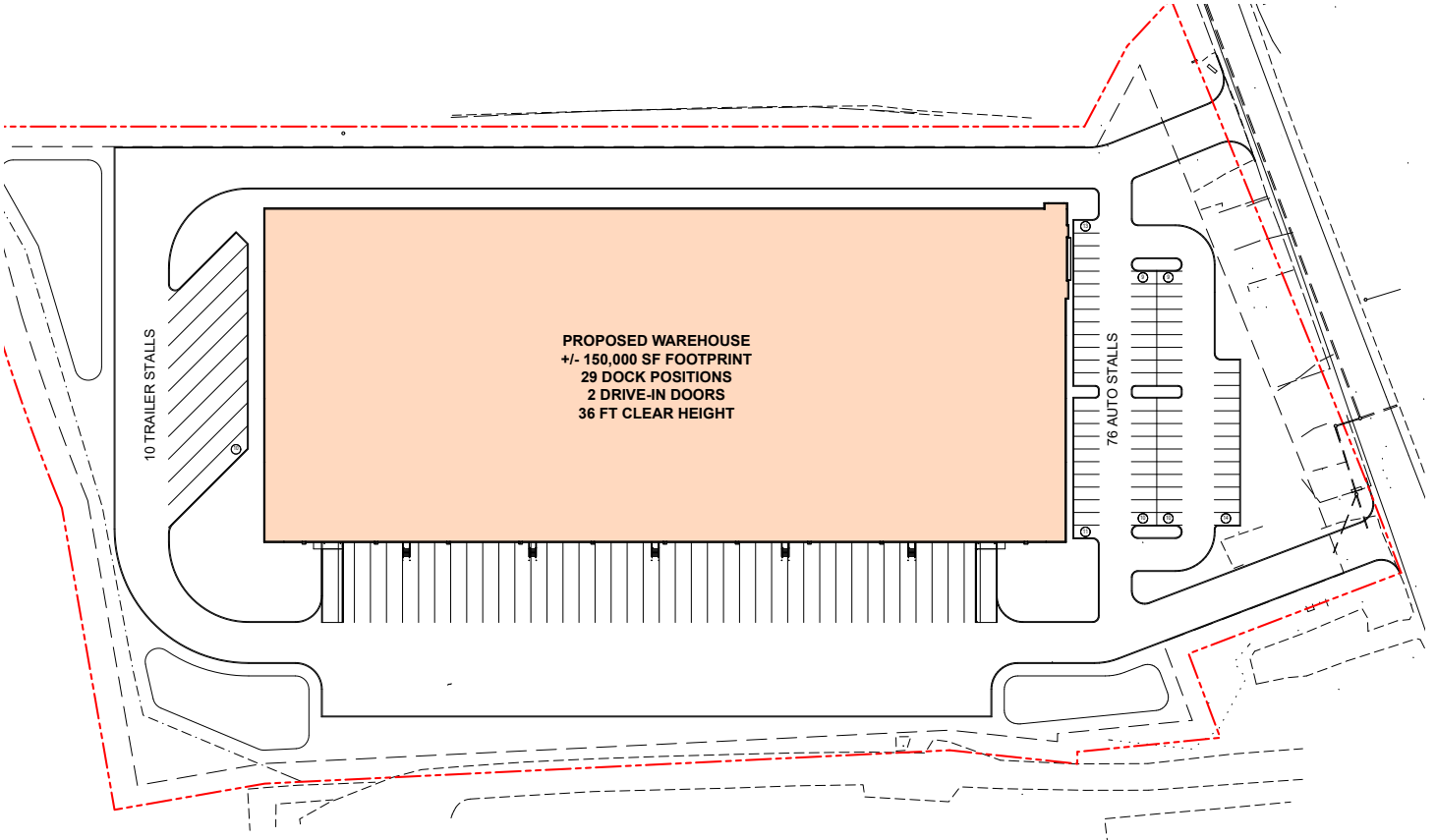
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## Site Plan



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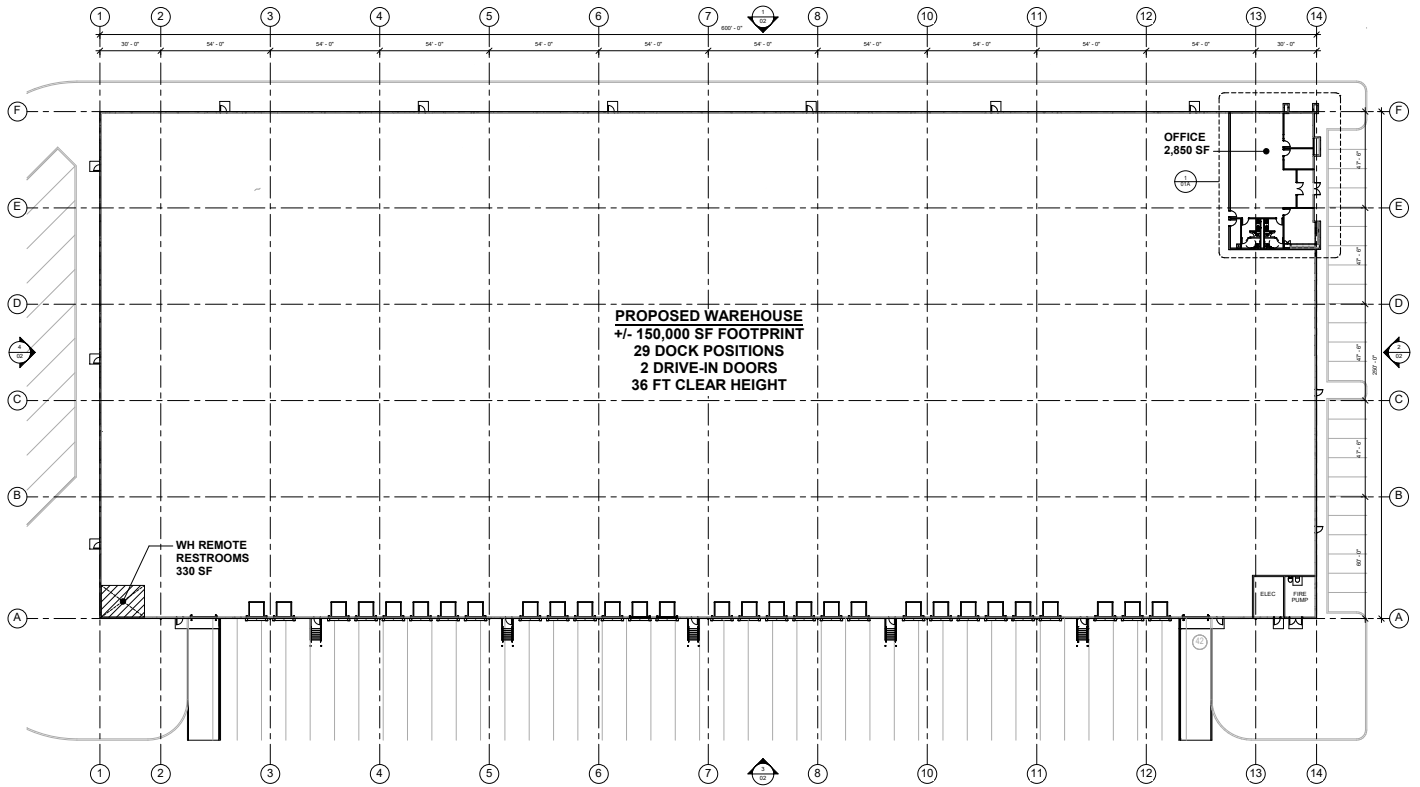
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## Floor Plan



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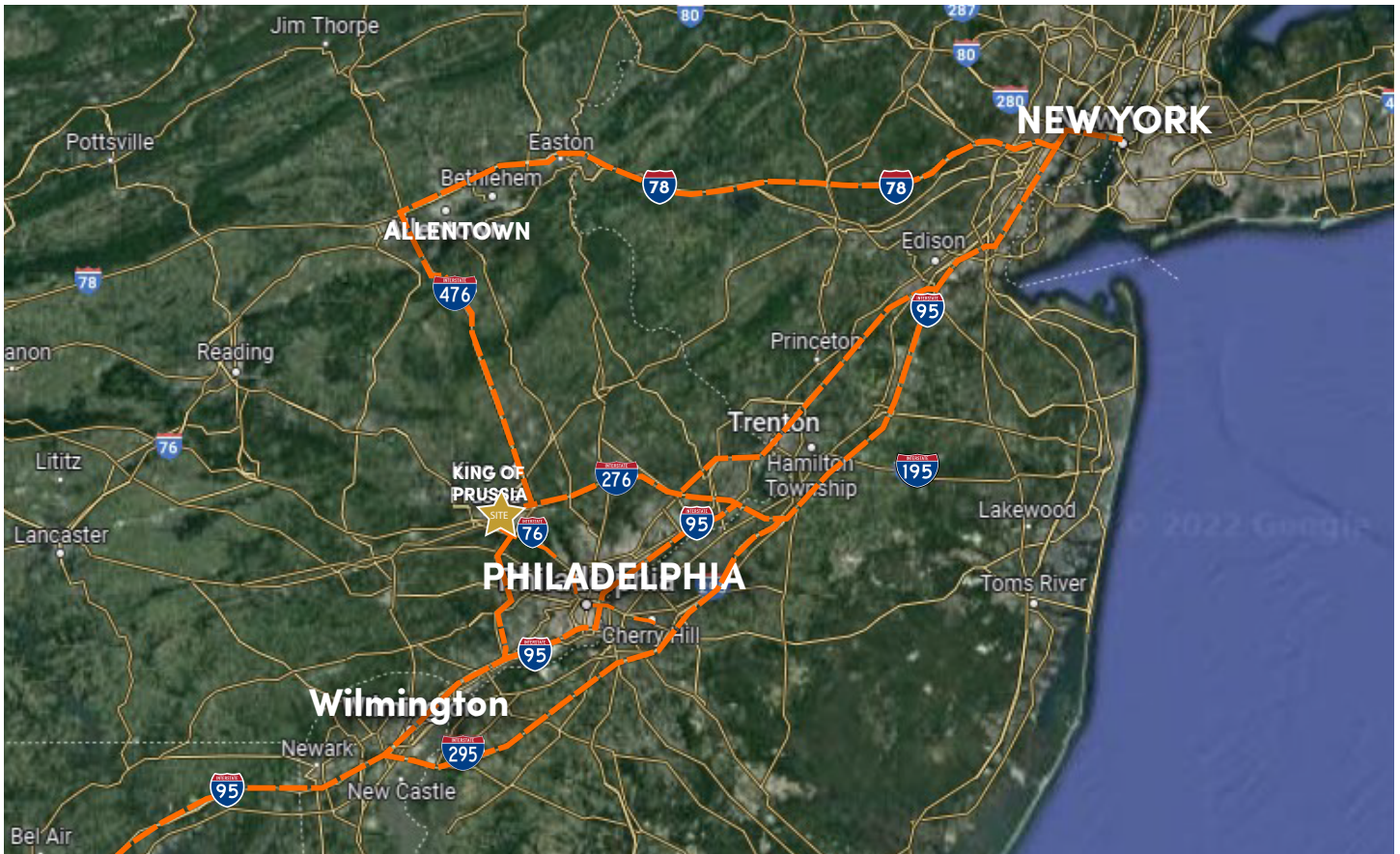
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