

HSM OF AMERICA, LLC LEASES 34,000 SQUARE FEET OF WAREHOUSE SPACE AT 280-288 BOOT ROAD IN AN AGREEMENT BROKERED BY LIEBERMAN EARLEY & COMPANY

EAST CALN, PA --- Lieberman Earley & Company has represented 280-288 Boot Road, Downingtown in the lease of approximately 34,000 square feet of warehouse space to HSM of America, LLC.

Philip Earley, a principal with Lieberman Earley & Company in Wayne, PA., represented the owner, Rockne J. and Joyce C. Pulcini and Eric Wahler of Gola Real Estate assisted the tenant, in this transaction.

Aggregate rental of the lease was in excess of \$280,000.

Relocating from a smaller facility in Downingtown, HSM of America, LLC is one of the largest and most successful manufacturers of paper shredders in Europe and America. They have also set new standards in the baling press market introducing the first fully automatic channel baling press in 1983. They moved into their new facility this past November.

280-288 Boot Road is a modern two story flex building, built in 1990, consisting of 49,650 Square Feet of office and warehouse space. It is currently being marketed for sale at a price of \$3,500,000 and for lease at \$12.00/SF NNN finished office and \$6.50/SF NNN unfinished office space. The warehouse space is fully leased.

Lieberman Earley & Company serves clients located in Delaware, Chester and Montgomery Counties. The Company specializes in the sale, lease and management of office, industrial, retail, investment and land sites located throughout Delaware, Chester and Southern Montgomery Counties.

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For More Information, Contact: Phil Earley at 610-225-0900