

# FOR LEASE WAREHOUSE SPACE



## 41 SOUTH SECOND AVENUE PHOENIX INDUSTRIAL COMPLEX PHOENIXVILLE, PA

<b>AVAILABLE:</b>	30,000 SF Total Warehouse office and bath available
<b>LEASE PRICE:</b>	\$2.50/SF plus utilities
<b>CRANE CAPACITY:</b>	20,000 ton crane (2) 5 ton cranes
<b>LOADING:</b>	1 Overhead Door – 18' x 18' 1 Loading Dock
<b>ELECTRIC:</b>	800 Amp Power
<b>UTILITIES:</b>	Public water, public sewer
<b>ZONING:</b>	LI – Limited Industrial
<b>REMARKS:</b>	Excellent location with easy access to Routes 76 and 476. Perfect for cold, bulk storage. Plenty of parking. No heat in warehouse.

**For further information, please contact:  
Larry Zullinger (610) 225-0911**