

FOR LEASE
TRESTLE BRIDGE BUSINESS CENTER
521 TRESTLE PLACE, DOWNINGTOWN
EAST CALN TOWNSHIP, CHESTER COUNTY



(Proposed Building Design)

- LOCATION:** Trestle Bridge Business Center
- BUILDING SIZE:** 25,418 Square Feet Total
- AVAILABILITIES:** **Suites available from 3,200 SF to 25,418 SF**
Suite A: 5,594 SF - 1 8x8 tailgate, electric hydraulic dock leveler
Suite B: 9,524 SF - 1 8x8 tailgate, electric hydraulic dock leveler, possible drive-in
Suite C: 3,600 SF - 1 8x8 tailgate, electric hydraulic dock leveler
Suite D: 3,200 SF - 1 12x12 drive-in
Suite E: 3,500 SF - 2 12x12 drive-ins
- LEASE RATES:** Office: \$15.00/SF NNN
Warehouse: \$6.75/SF NNN
Operating Expenses: \$1.90/SF NNN
- ZONING:** I-1 - Industrial
- WATER AND SEWER:** Public
- HEATING/
AIR CONDITIONING:** Gas fired heating system, Central HVAC in all offices, Roof top units
- PARKING:** 50 parking spaces
- REMARKS:** Space plan for building has been completed but owners will extend design flexibility to first tenant. Available Second Quarter 2008. Site is improved and has Township approvals. Suites will have insulated doors, 18' clear ceiling height and building is fully sprinklered. This property is centrally located within 3 miles of the Exton Bypass and the 600,000 Square Foot Brandywine Square Retail Center.

**For further information, please contact:
Phil Earley or JoAnne Cuddahy at (610) 688-4300**

