



**LIEBERMAN EARLEY & COMPANY BROKERS SALE OF FLEX BUILDING
AT 533 FOUNDRY ROAD IN NORRISTOWN TO PRIVATE INVESTOR**

NORRISTOWN, PA – Lieberman Earley & Company, acting as the exclusive agent for the seller, has negotiated the sale of a 19,861 square foot office/warehouse building located at 533 Foundry Road within the West Norriton Industrial Park in Norristown.

Phil Earley, a principal of Lieberman Earley & Co., was the sole agent who arranged the Agreement of Sale between the sellers, Harleysville National Bank & Trust Company and 533 Foundry Road, LLC, the buyer,

Sale price of the building was not disclosed.

The building was formally occupied by Tomahawk Graphics, Inc., who relocated to Oaks, PA.

Built in 1973, this property features private offices, conference room, lab/research facilities and a warehouse. This flex space is unusual because it is fully air conditioned and contains 3 phase 120/208 volt primary power with a 1,200 amp main service. The building is situated on 1.239 Acres.

The new owner, 533 Foundry Road, LLC, has started to renovate the building by adding an upgraded, more efficient HVAC units, new roof, resurfaced parking lot, extensive landscaping and higher ceilings, in order to enhance the building in today's competitive market place.

The property is now being offered for lease at \$14.00/SF Office and \$6.50/SF Warehouse plus operating expenses and will be ready for occupancy in March of 2008.