

**LOCAL INVESTORS ACQUIRE 6,000 SQUARE FOOT OFFICE CONDOMINIUM BUILDING
AT 55-65-67 DOWLIN FORGE ROAD IN LIONVILLE**

UWCHLAN TOWNSHIP, PA --- Three local investors trading as 55-67 Dowlin Forge Road, LLC, have purchased a 6,000 square foot office condominium building within the Lionville Professional Center, 55-65-67 Dowlin Forge Road in Lionville.

Phil Earley, a principal of Lieberman Earley and Company in Wayne, PA, was the sole broker involved in the transaction. John E. Panizza was the seller.

Sale price of the property was \$1,356,383.

According to Earley, “55-65-67 Dowlin Forge Road is a 3 year old, Class “A” single story, office condominium building containing three suites. Suites A and B were fully leased at the time of the sale with multiple years remaining on each lease. Suite C which contains 2,751 square feet, was occupied by the previous owner and will now be occupied by two of the purchasing partners. They will be establishing their new dental practice this summer”.

Lionville Professional Center is located at the corner of Eagleview Boulevard and Dowlin Forge Road close to the entrance of the Eagleview Corporate Center and Route 113. This complex is within minutes of Downingtown entrance to PA Turnpike, Route 202 and Route 100.

Lieberman Earley & Company serves clients in the tri-county areas of Delaware, Chester and Montgomery Counties. The firm specializes in the sale, lease and management of office, industrial, retail, and investment real estate as well as land sites located throughout southeastern Pennsylvania.

For more information, contact:
Phil Earley at 610-225-0900

