

**JIMMY DUFFY & SONS, INC. LEASES 12,869 SQUARE FEET OF SPACE
AT 284 BOOT ROAD IN AN AGREEMENT BROKERED BY
LIEBERMAN EARLEY & COMPANY**

EAST CALN TOWNSHIP, PA --- Lieberman Earley & Company has represented 280-288 Boot Road in Downingtown, in the lease of approximately 12,869 square feet of office/warehouse space to Jimmy Duffy & Sons, Inc. for their commercial catering business.

Phil Earley, a principle of Lieberman Earley & Company in Wayne, PA., represented the owners, Rockne J. and Joyce C. Pulcini while Pennewell Associates of West Chester assisted the tenant in this transaction.

Aggregate rental of the lease was in excess of \$1,000,000.

Relocating from the Daylesford area, Jimmy Duffy's has been a timeless classic along the Main Line specializing in high-profile corporate events to formal weddings and casual cocktail parties to their off premise catering services. They will be moving into their new facility sometime this month.

280-288 Boot Road is a 48,817 square foot building containing three two story flex condominium suites ranging in size from 12,869 square feet to 18,865 square feet. Each suite has its own outside entrance, first and second floor office space, large warehouse facility and two tailgates. Drive-in loading is also available. Other features include natural gas heat, central air conditioning and parking for 64 cars.

According to Phil, "Lieberman Earley and Company is marketing 280-288 Boot Road for sale and lease. The condominium suites range in price from \$1,415,590 to \$2,075,150. Rental rates are \$12.00 square foot for office and \$6.50 square foot for warehouse, both triple net".



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