

SPACE AVAILABLE

100 SIERRA DRIVE AT EAGLEVIEW

PROPOSED
80,000 SQ FT FLEX



BUILDING FEATURES

- Brick & glass exterior
- 314 parking spaces
- 16' clear height
- Full sprinklered
- Recessed individual tenant entrances
- Forced air gas unit heaters for warehouse
- Roof mounted HVAC with forced gas heat for office area
- 8'x10' insulated dock doors
- 4' high loading docks (drive-in possible)
- 120' deep truck court
- Wall mounted tenant signage
- 24/7 property management

EagleviewSM is an exceptional place to do business. Located only 1/4 mile from the PA Turnpike, 100 Sierra Drive is a proposed 80,000 square foot flex building, designed for office, research & development, pharmaceutical, light manufacturing & assembly, and warehouse uses. This impressive facility could serve a single tenant or accommodate users as small as 10,000 sq. ft.

400 Eagleview Boulevard is conveniently located near Eagleview Town Center's numerous amenities. Eagleview Town Center features amenities such as the Brickside Grille, Wellington Square Book Shop, Nudy's Café, Gemini Hair Salon and Spa, Other Colors Gallery, Passion for Fitness, Simply Yoga, Town Center Pharmacy, Lionville YMCA with daycare. Ample parking welcomes employees and visitors, and nearby shops and services create a work environment that is both efficient and enjoyable.

**DISTINCTIVE
COMMERCIAL
PROPERTIES**



THE HANKIN GROUPSM

610.458.1900

HankinGroup.com

EAGLEVIEWSM

SPRING VALLEY

MORGANTOWN

100 SIERRA DRIVE AT EAGLEVIEW



To schedule a tour or for more information, please contact:

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FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to the first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Make a right onto Pennsylvania Drive which is the second road on the right, then make the first left onto Rice Blvd. The Town Center will be on the left.

FROM WILMINGTON

Take Rt. 202 North to Rt. 100 North. When you have passed the PA Turnpike entrance you will come to a traffic light. Stay to your right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Make a right onto Pennsylvania Drive which is the second road on the right, then make the first left onto Rice Blvd. The Town Center will be on the left.

