

SPACE AVAILABLE

100 SIERRA DRIVE AT EAGLEVIEWSM

PROPOSED
80,000 SQ FT FLEX



BUILDING FEATURES

- Brick & glass exterior
- 314 parking spaces
- 16 foot clear height
- Fully 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. 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. Located only 1/4 mile from the PA Turnpike, EagleviewSM is highly visible and offers the convenience of Eagleview Town Center amenities. These amenities include the Brickside Grille, Balance Hair Spa, Wellington Square Book Shop, Simply Yoga, Shaving Grace Barbers, Town Center Pharmacy, Pediatric Care of Chester County, Mail Line Lighting & Design, Lace Em Up, The Wine Store and the 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
www.hankingroup.com

EAGLEVIEWSM

SPRING VALLEY

MORGANTOWN

100 SIERRA DRIVE AT EAGLEVIEWSM



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

JACK PURCELL

jack.purcell@hankingroup.com

STACY MARTIN

stacy.martin@hankingroup.com

SEAN CALHOON

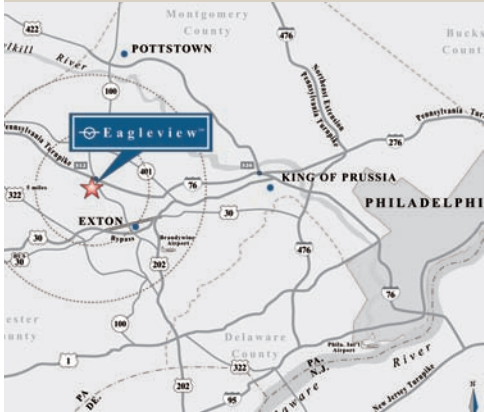
sean.calhoon@hankingroup.com

**THE HANKIN GROUP
707 EAGLEVIEW BOULEVARD
EXTON, PA 19341**

www.hankingroup.com

P **610.458.1900**

F **610.458.0764**



FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Pennsylvania Drive is the second road on the right. Turn onto Pennsylvania Drive and proceed to Stockton Drive which is the third road to your left. Turn onto Sierra Drive.

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. Pennsylvania Drive is the second road on the right. Turn onto Pennsylvania Drive and proceed to Stockton Drive which is the third road on your left. Turn onto Sierra Drive.

