

SPACE AVAILABLE

405 EAGLEVIEW BLVD AT EAGLEVIEWSM

86,500 +/- SQ FT
OFFICE, R&D, PHARMACEUTICAL,
LIGHT MANUFACTURING



BUILDING FEATURES

- Contemporary brick & glass exterior
- 317 parking spaces including truck court
- Fully sprinklered
- Roof mounted HVAC with forced air gas heat for office areas and forced air gas unit heaters for warehouse areas
- Access control system
- 16' clear height
- 200' deep truck court
- 8'x10' insulated dock doors
- 40'x40' typical structural bays
- 4' high loading docks
- 24/7 property management

405 Eagleview Boulevard is an 86,500 square foot building, designed for office, research & development, pharmaceutical, light manufacturing & assembly uses. The facility presently contains approximately 29,000 square feet of existing chemistry and biology laboratory space, over 42,000 square feet of office space and about 15,000 square feet of storage space. Located within view of Exit 312 of the Pennsylvania Turnpike, 405 Eagleview Boulevard is highly visible and offers the convenience of extensive nearby amenities such as Eagleview Town Center with its restaurants, retailers and service providers. Additional shopping and dining opportunities are within a short walk of the property.

**DISTINCTIVE
COMMERCIAL
PROPERTIES**



THE HANKIN GROUPSM
610.458.1900
www.hankingroup.com

EAGLEVIEWSM

SPRING VALLEY

MORGANTOWN

SPACE AVAILABLE

405 EAGLEVIEW BLVD AT EAGLEVIEWSM



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

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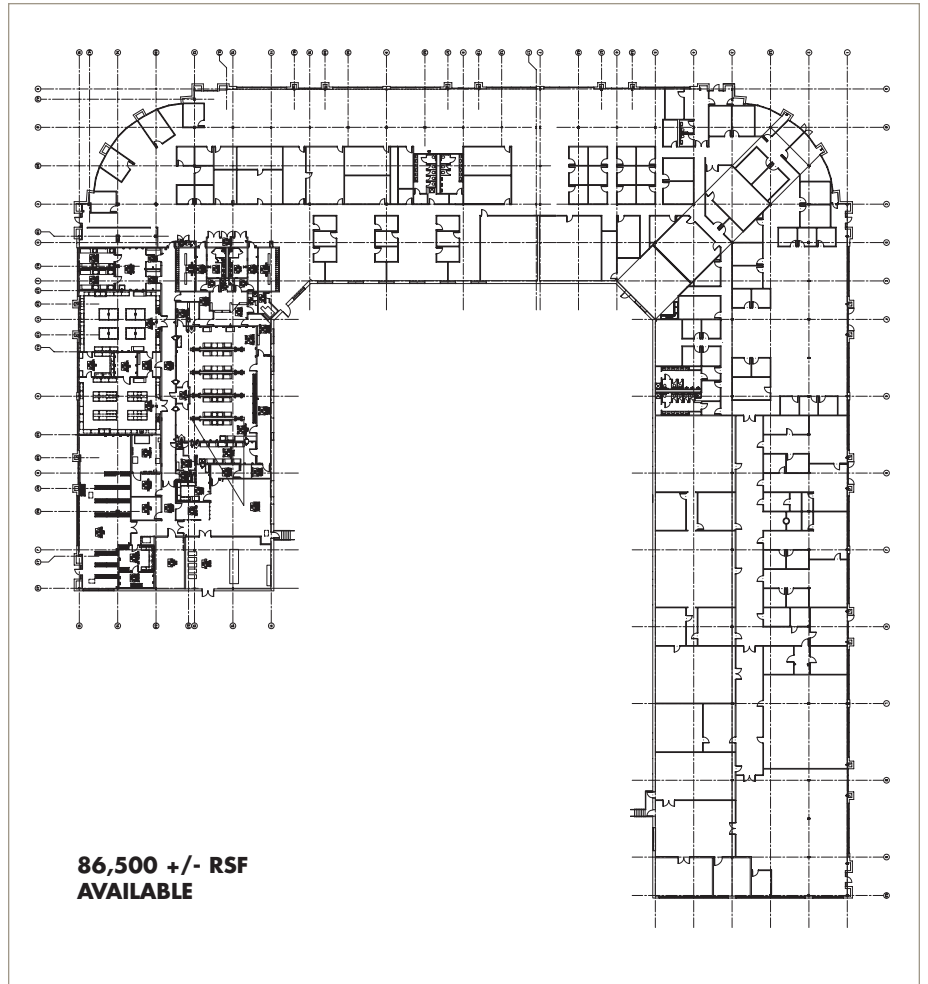


FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. Go straight for 3/4 mile and 405 Eagleview Blvd. is 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. Go straight for 3/4 mile and 405 Eagleview Blvd. is on the left.



86,500 +/- RSF
AVAILABLE

WEATHERSTONE

HAYWOOD

CHANDLER