

FULLY LEASED

770 PENNSYLVANIA DRIVE AT EAGLEVIEW



BUILDING FEATURES

- Contemporary brick & glass exterior
- 325 parking spaces (5/1,000 sf)
- 16' clear height
- Fully sprinklered
- Recessed individual tenant entrances
- Steel frame construction
- Forced air gas unit heaters for warehouse
- Roof mounted HVAC with forced gas heat for office area
- One 8'x10' insulated dock doors
- 4' high loading dock
- 200' 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, 770 Pennsylvania Drive is a 63,000 square foot flex building, designed for office, research & development, pharmaceutical, light manufacturing & assembly, and warehouse uses. This facility offers highly functional suites for users from 100% office to light manufacturing and distribution. Exceptional turnpike visibility makes this location a well known address.

770 Pennsylvania Drive 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

FULLY LEASED

770 PENNSYLVANIA 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.

WEATHERSTONE

HAYWOOD

CHANDLER