

SPACE AVAILABLE

WESTGATE I AT MORGANTOWN BUSINESS PARK

34,491 SQ FT FLEX
AVAILABLE IMMEDIATELY
COMPETITIVE TERMS



BUILDING SPECIFICATIONS

- 34,491 sq ft available
- 16-foot clear height
- Fully sprinklered
- 1 drive-in door
- 3 loading docks w/ ramp (more can be added)
- 24/7 property management
- Convenient Pennsylvania Turnpike location (Exit #298)

Morgantown Business Park is one of several properties developed and owned by The Hankin Group. The park is strategically located at Route 23 and The Pennsylvania Turnpike for easy access. Corporate needs which include office space, service center, research and development, as well as, warehousing, distribution and light manufacturing operations can be accommodated. Morgantown can offer its occupants maximum growth flexibility for the foreseeable future.

The Hankin Group, designs, builds and maintains quality commercial and residential properties; of the most well known, is EagleviewSM in Exton, PA. This 800 acre master planned community offers beautiful single family homes and townhomes, commercial office and flex space, as well as a retail center.

DISTINCTIVE
COMMERCIAL
PROPERTIES



THE HANKIN GROUPSM
610.458.1900
www.hankinggroup.com

EAGLEVIEWSM

SPRING VALLEY

MORGANTOWN

SPACE AVAILABLE

WESTGATE I AT MORGANTOWN BUSINESS PARK

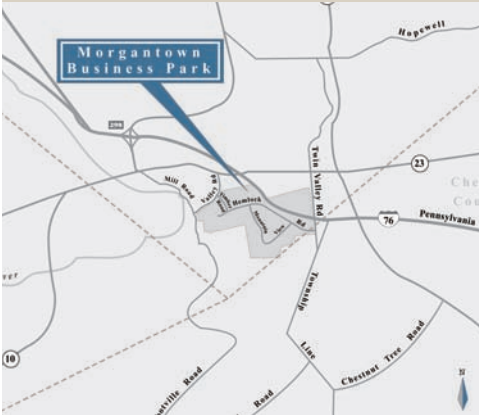


To schedule a tour or for more information, please contact:

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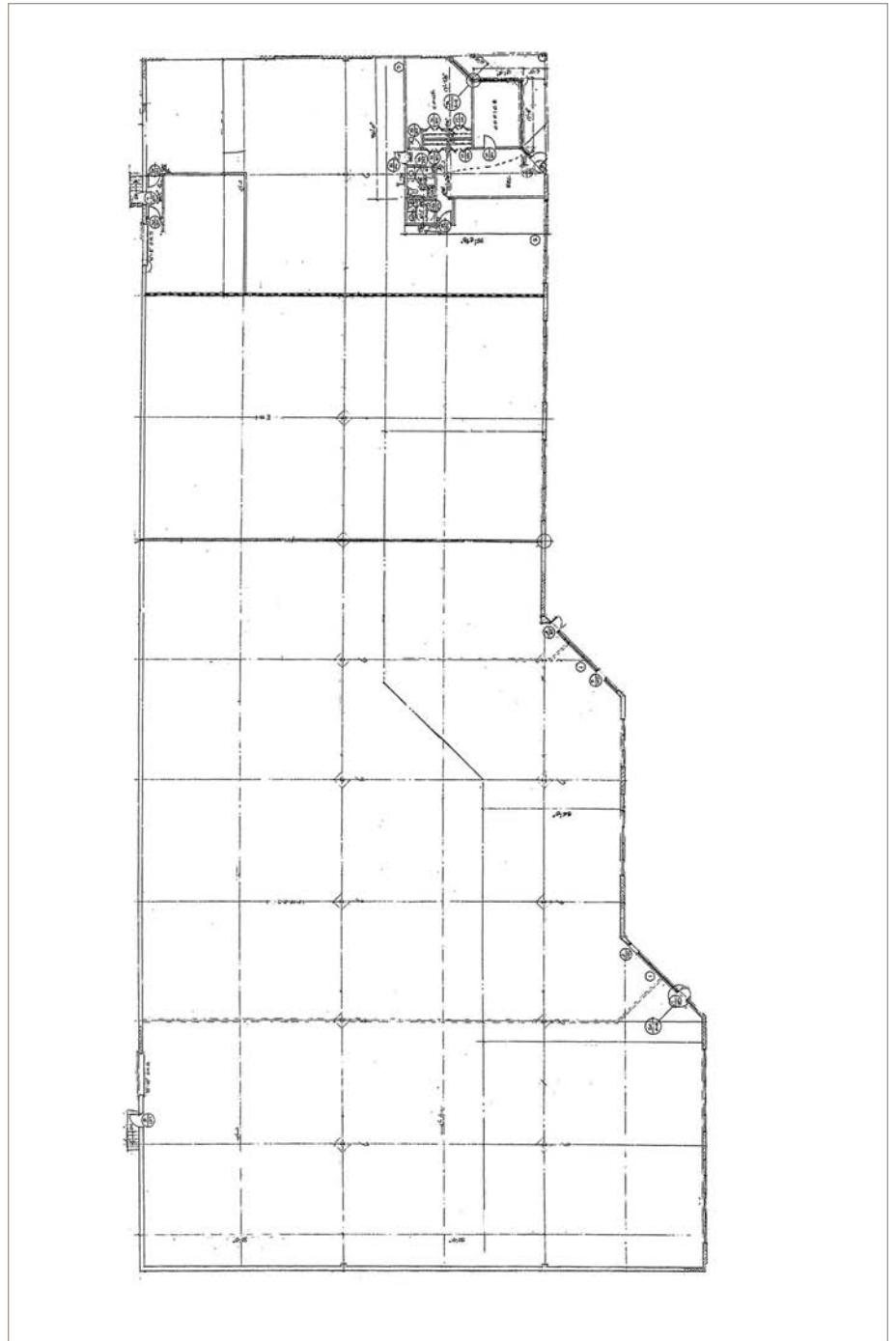


FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 298. Follow Rt. 10 South to second traffic light. Make a left and follow 23 East for 9/10 of a mile. Turn right on Twin Valley Road to Morgantown Business Park.

FROM WILMINGTON

Take Rt. 202 North to Rt. 100 North. Travel Rt. 100 North and take the PA Turnpike West to exit 298. Follow Rt. 10 South to second traffic light. Make a left and follow 23 East for 9/10 of a mile. Turn right on Twin Valley Road to Morgantown Business Park.



WEATHERSTONE

HAYWOOD

CHANDLER