



4,600 SF of Office Space Available
440 CREAMERY WAY | EXTON, PA 19341

OFFICE FOR LEASE

- Steel frame/masonry
- Wet sprinkler system
- Office ceiling height 9', Warehouse ceiling height 22' under beam
- Electric: 200 amp, 240/120 Volt, 3 phase, 4 wire
- Roof: TPO, installed in 2004
- Utilities: Gas Electric: PECO, Water: Aqua,
- Sewer: West Whiteland
- 3.6/1,000 parking ratio
- Easy access to Routes 100, 202 and PA Turnpike and public bus transportation to Oaklands Corporate



- Convenient access to shopping center, banking, restaurants
- Adjacent to Chester Valley Trail with walking and jogging paths
- Within the Chester County Innovation Zone (CCKIZ)

For information, please contact:

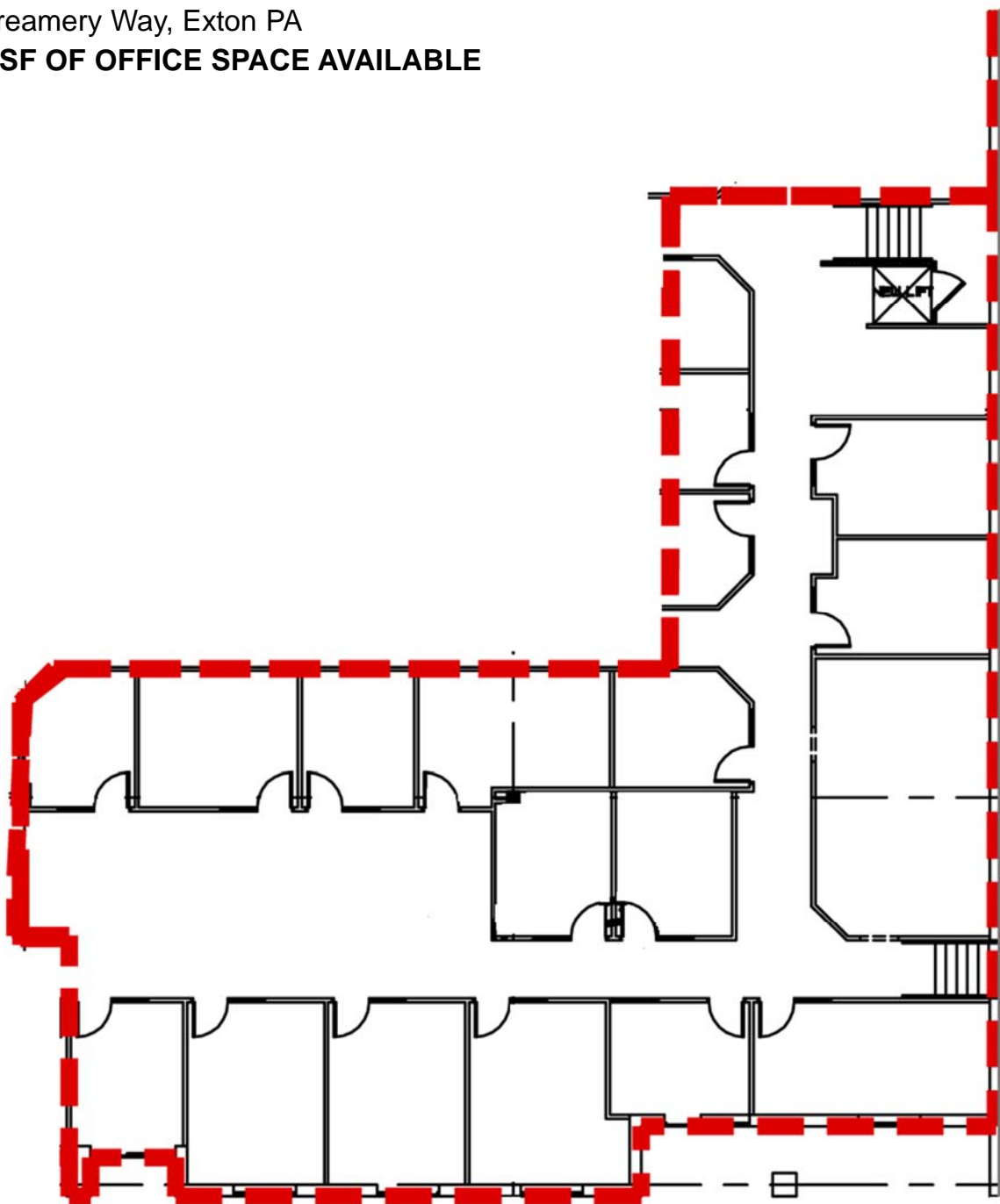
Jim Dugan
 Executive Managing Director
 610.897.4513
jdugan@ngkf.com

Greg Zimmerman
 Associate
 610.755.6921
greg.zimmerman@ngkf.com



440 Creamery Way, Exton PA

4,600 SF OF OFFICE SPACE AVAILABLE



For information, please contact:

Jim Dugan

Executive Managing Director

610.897.4513

jdugan@ngkf.com

Greg Zimmerman

Associate

610.755.6921

greg.zimmerman@ngkf.com



ngkf.com

880 East Swedesford Road, Suite 100, Wayne, PA 19087 T 610.265.0600

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED AND NO GUARANTEE, WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, IS MADE WITH RESPECT TO SUCH INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.