

INDUSTRIAL  
INVESTMENTS



# 411 YERKES ROAD KING OF PRUSSIA, PA 19406



- 50,000 sq. ft. Single Story Building on 2.8 Acres
- Over 4,000 sq. ft. of Modern, Air-conditioned Offices
- Centrally Located with Quick Access to Several Major Roadways

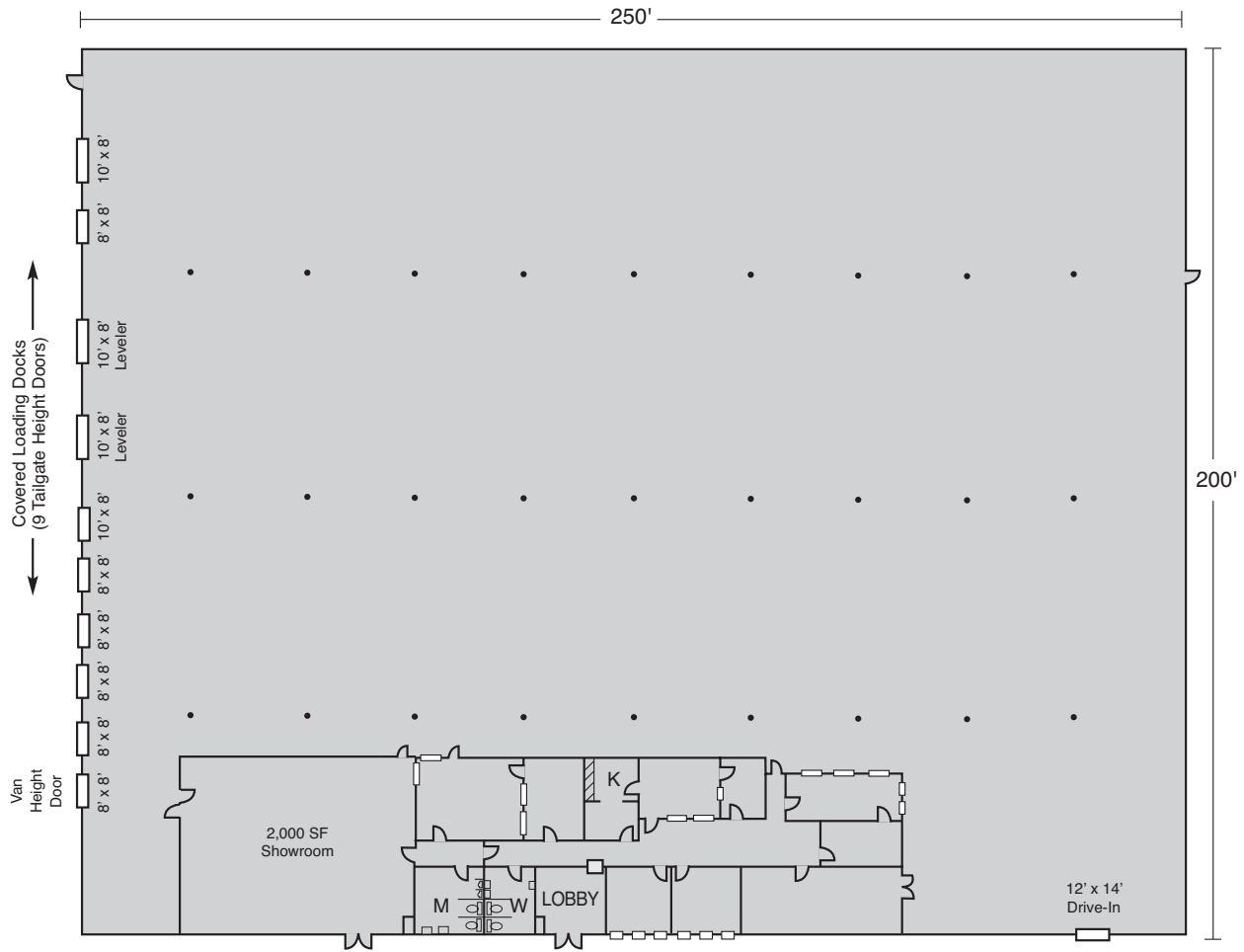
## PRIME CORNER LOCATION: CHURCH & YERKES RDS



For more information please  
visit our website or call:

**215.542.8017 | [www.industrialinvestments.com](http://www.industrialinvestments.com)**

532 Township Line Road | Blue Bell, PA 19422



## FEATURES

- Masonry & Steel Construction
- 25' to 17' 3" Clear Ceilings
- 25' x 50' Bays
- 3 Phase, 480 Volt, 800 Amp Power
- 8" Reinforced Concrete Floors
- Fully Sprinklered - Wet System
- Gas Hot Air Heating
- Ample Loading Facilities
- Metal Halide Lighting
- Public Water & Sewer
- LI - Light Industrial Zoning
- Owner-Operated

### BROKERS PROTECTED

The information herein is from sources deemed reliable, but is not guaranteed. All measurements are approximate.

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