



FOR SUBLEASE | 411 Yerkes Road, King of Prussia | PA

Rare Opportunity! ±50,000 SF Stand-Alone Building

- Versatile Single Story Building on 2.8 acres
- Over 4,000 SF of modern office space, plus ±2,000 SF showroom
- Centrally located with quick access to PA Turnpike (Route 276), and Routes 76, 476, 202, 363, 29 and 100.

For More Information, Please Contact:

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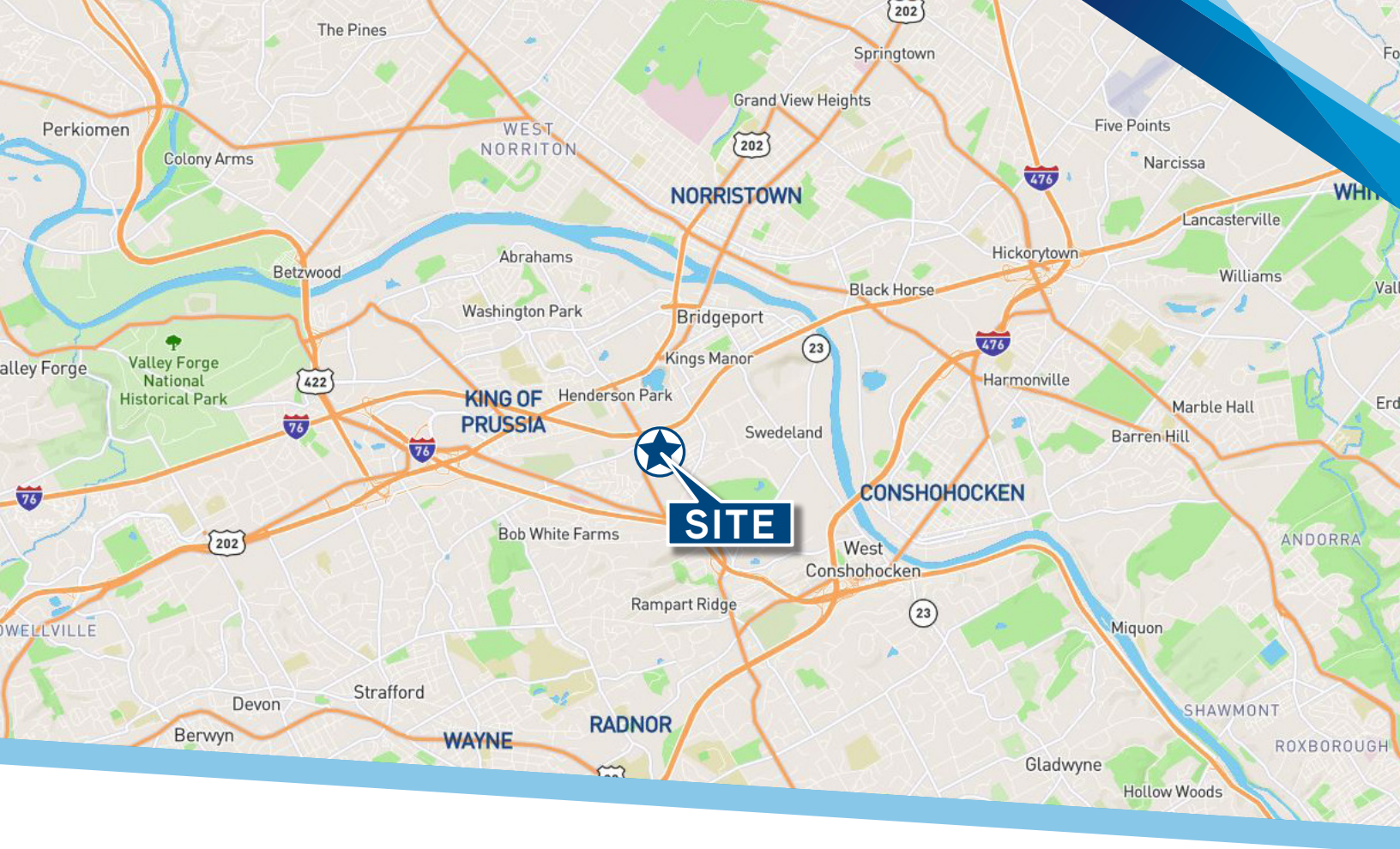
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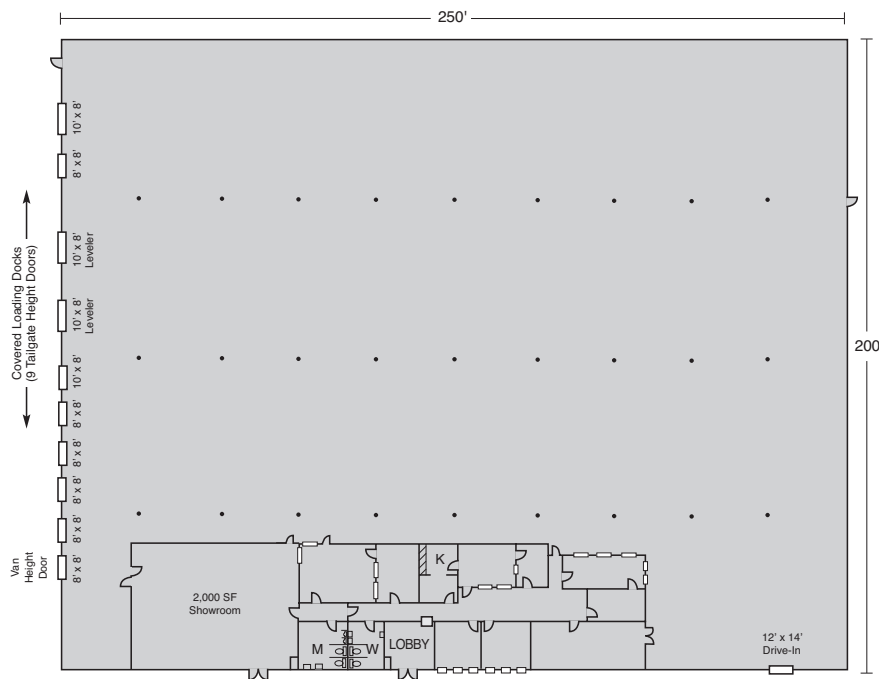
Ten Penn Center
1801 Market Street, Suite 500
Philadelphia, PA 19103
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Accelerating success.



Property Features



| | |
|----------------|---|
| Construction | Masonry & Steel Construction |
| Ceiling Height | 25' to 17'3" |
| Column Spacing | 25' x 50' |
| Loading Dock | 9 Tailgate docks |
| Power | 3 Phase; 480 Volt; 800 Amp |
| Floors | 8" Reinforced Concrete |
| Sprinklers | Fully Sprinklered - Wet System |
| Heat | Natural Gas |
| Lighting | T-5 |
| Zoning | Light Industrial |
| Parking | 40 car parking |
| Access | Excellent visibility and accessibility at corner location |

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