

970 Rittenhouse

Valley Forge, PA

33,000SF of Office/Flex with Fenced in Outside Storage

FOR LEASE

**2 Units Available
Office Space
and
Warehouse**

Exclusively Offered By:

Joe Corcoran

215-561-6565 x125

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Ryan Pensabene

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The
Flynn
Company



80% Office at \$10PSF NNN



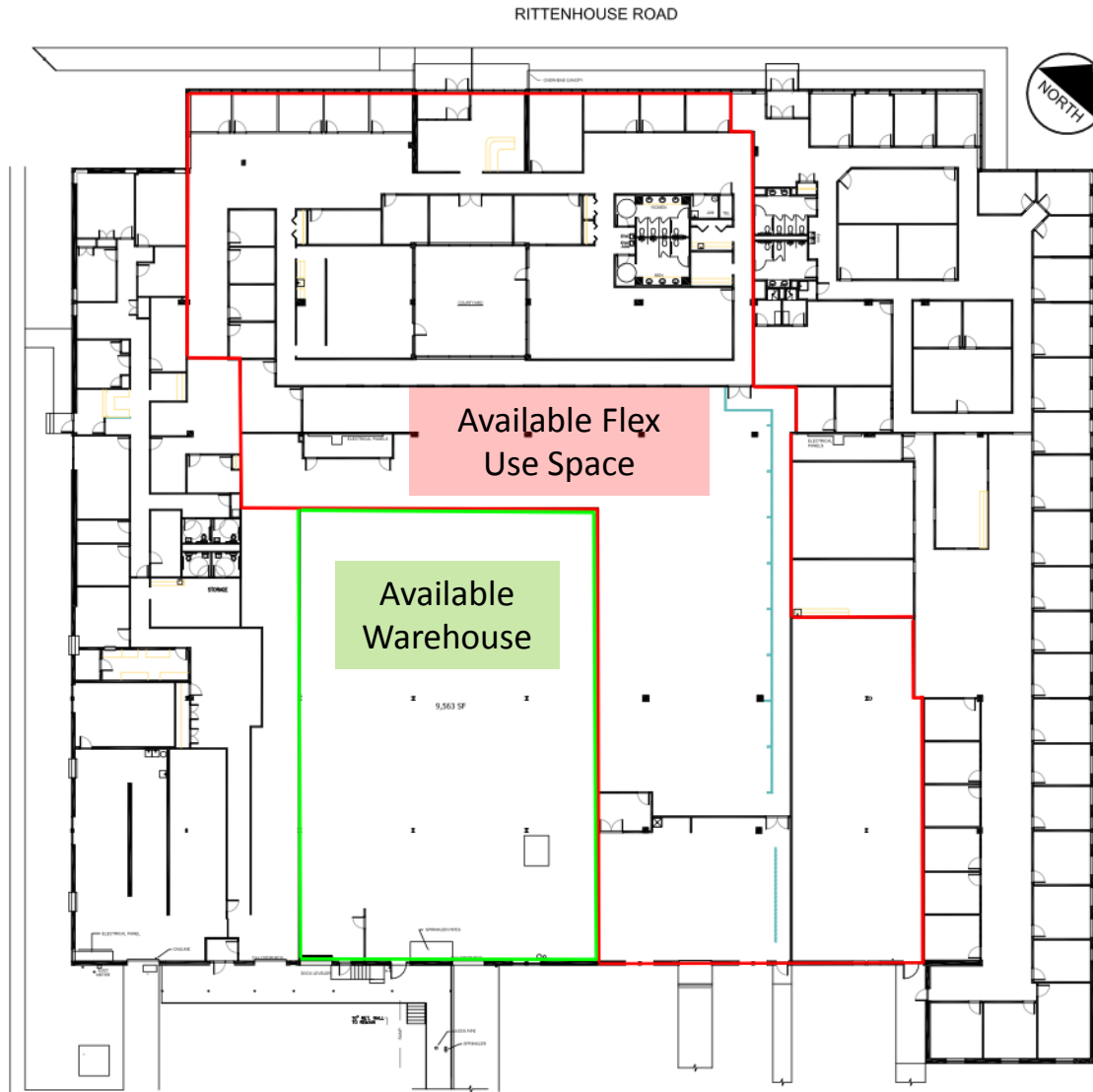
Joe Corcoran
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PROPERTY HIGHLIGHTS

- ◆ Unit 1: 22,427SF Office and 3,305SF Warehouse
- ◆ Unit 2: ±7,500SF Warehouse
- ◆ Ceiling Height: 14'
- ◆ Column Spacing: 25' x 25'
- ◆ Loading Docks: 1 for each Unit
- ◆ 1,200 amp, 480 volt three phase service.
- ◆ Fenced in Outside Storage
- ◆ 4/1000 Parking Ratio



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1 EXISTING OFFICE PLAN
EC-1 SCALE: 1/16" = 1'-0"



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