

# 250

## KING MANOR DRIVE

### KING OF PRUSSIA, PENNSYLVANIA



# ±14,010 SF

AVAILABLE FOR SUBLEASE  
TERM THROUGH 12/31/2035

**Chris Butera**

Director  
+1 215-963-4011  
chris.butera@cushwake.com

**Kevin Hagenberg**

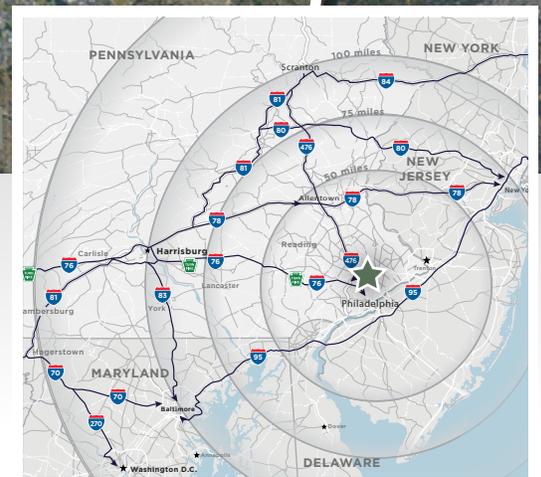
Managing Director  
+1 610-306-7968  
kevin.hagenberg@cushwake.com



# LOCATION OVERVIEW



Route 202:	2.7 miles	Philadelphia, PA:	17.5 miles
I-76:	3.5 miles	Wilmington, DE:	35 miles
I-276:	4 miles	Trenton, NJ:	40 miles
I-476:	4.2 miles	Harrisburg, PA:	93 miles



# SPECS

Total Available SF	±14,010 SF	Clear Height	18'
Office	±2,500 SF	Loading	1 Dock Door, 1 Drive-In Door
Total Building SF	±121,332 SF	Column Spacing	Clear-Span
Year Built	1970 (renov. 2022)	Lighting	LED
Parking	Up to 20 Auto Spaces	Zoning	HI (Heavy Industrial)

**Chris Butera**  
 Director  
 +1 215-963-4011  
 chris.butera@cushwake.com

**Kevin Hagenberg**  
 Managing Director  
 +1 610-306-7968  
 kevin.hagenberg@cushwake.com

