

2790 Egypt Road

Lower Providence Twp., Audubon, PA 19403



Freestanding Commercial Building for Lease

3,062 Sq. Ft. / \$13.00 PSF / \$3,317.00 per month plus utilities

Divisible to or any combination of:

1st Floor Front – 1,386 s/f @\$15.00 psf = \$1,733.00 per mo. all inclusive

1st Floor Rear – 1,200 s/f @\$15.00 psf = \$1,500.00 per mo. all inclusive

2nd Floor – 476 s/f @\$14.00 psf = \$555.00 per mo. all inclusive

Gas hot air heat in front section / electric heat pump hot air in rear section

Located just off of Rt. 422 Audubon exit

Illuminated signage on Heavily travelled Egypt Road

Private, stand alone property

12 Space Parking lot / Full Basement Storage / Public Water & Sewer

Surrounded by numerous retail, restaurant and banking amenities

Zoned VC – Village Commercial, Allowing For Most Commercial Uses



COMMERCIAL & INDUSTRIAL REALTORS

133 Ivy Lane, King of Prussia, PA 19406

Tel. 610-768-4000 Fax 610-768-4006

Suzanne L. Basile, CCIM

sbasile@jmbasile.com

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