



FLEX - OFFICE - LAB

**3043
WALTON RD**

**PLYMOUTH MEETING, PA
19462**

FOR LEASE



**ASKING RATE: \$15 NNN
UP TO 91,793 SF AVAILABLE**

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Property
Website](#)



**LESS THAN 2 MILES FROM PLYMOUTH
MEETING INTERCHANGE**



M.S. FOX REAL ESTATE GROUP
WWW.MSFOXREALSTATE.COM

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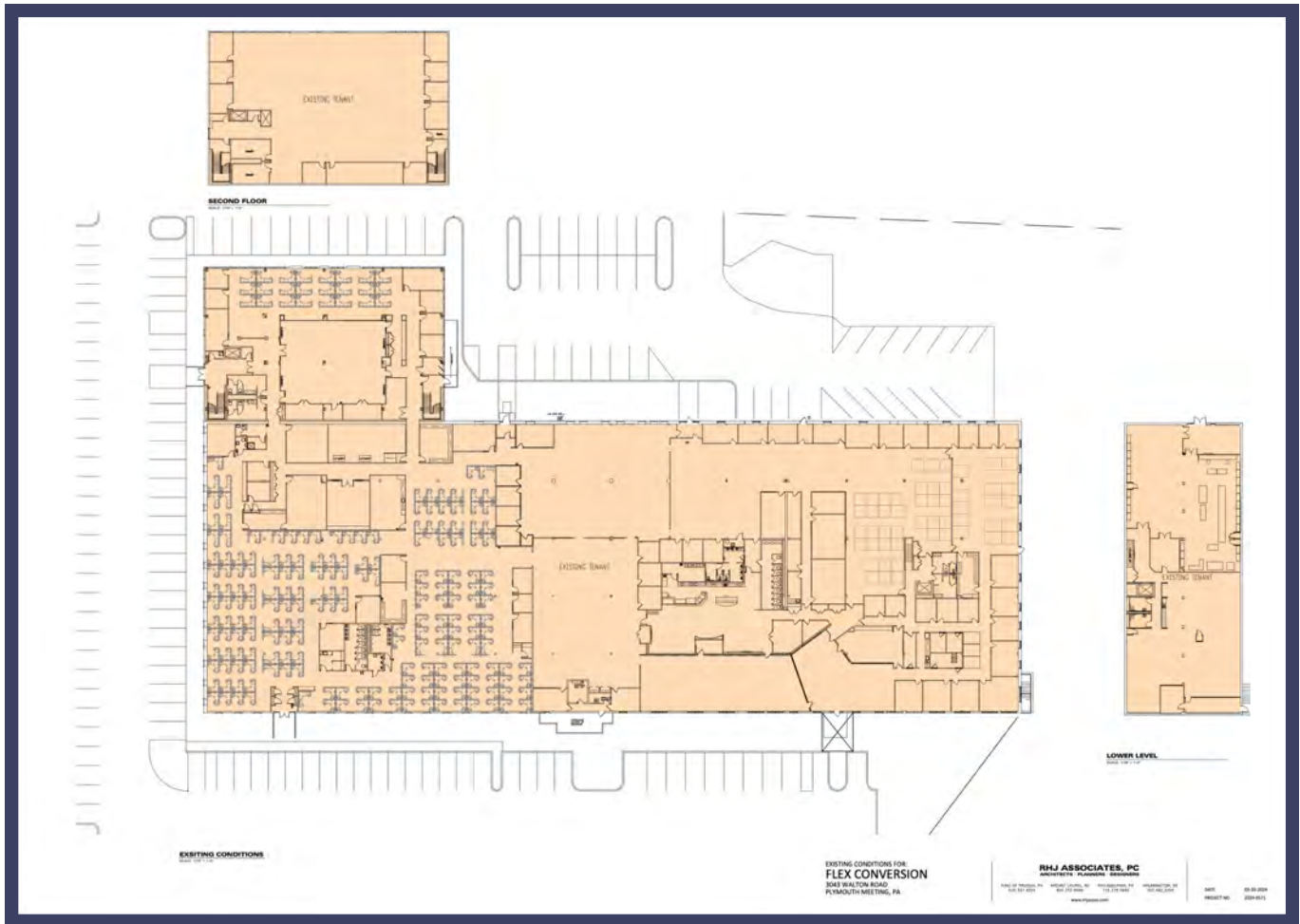
SITE PLAN

An aerial photograph of a large industrial facility. The central feature is a long, rectangular building with a bright blue roof and light blue walls. It is surrounded by extensive parking lots filled with cars and trucks. The property is bordered by a dense line of green trees. In the background, other industrial buildings and more parking areas are visible, along with some residential-style buildings further back.

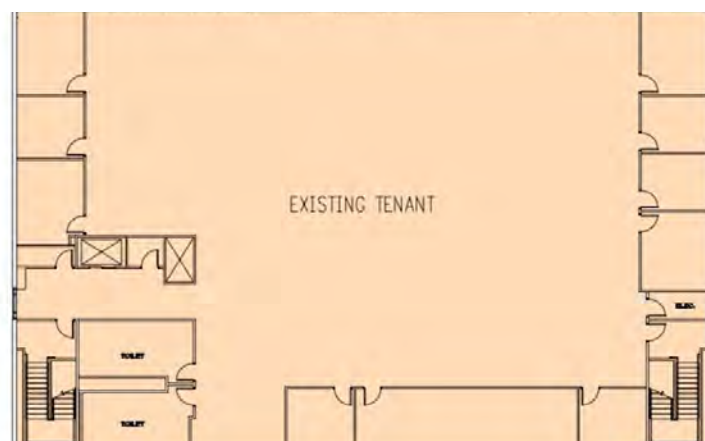
Building Specifications

- **Available:** 2,500-91,000SF
- **Acreage:** ± 9.89 Acres
- **Loading:** Dock/drive-in can be added as needed
- **Parking Spaces:** ± 460
- **Column Spacing:** 30x30
- **Clear Height:** $\pm 14' 5$
- **Power:** 1600 Amps
- **Generator**

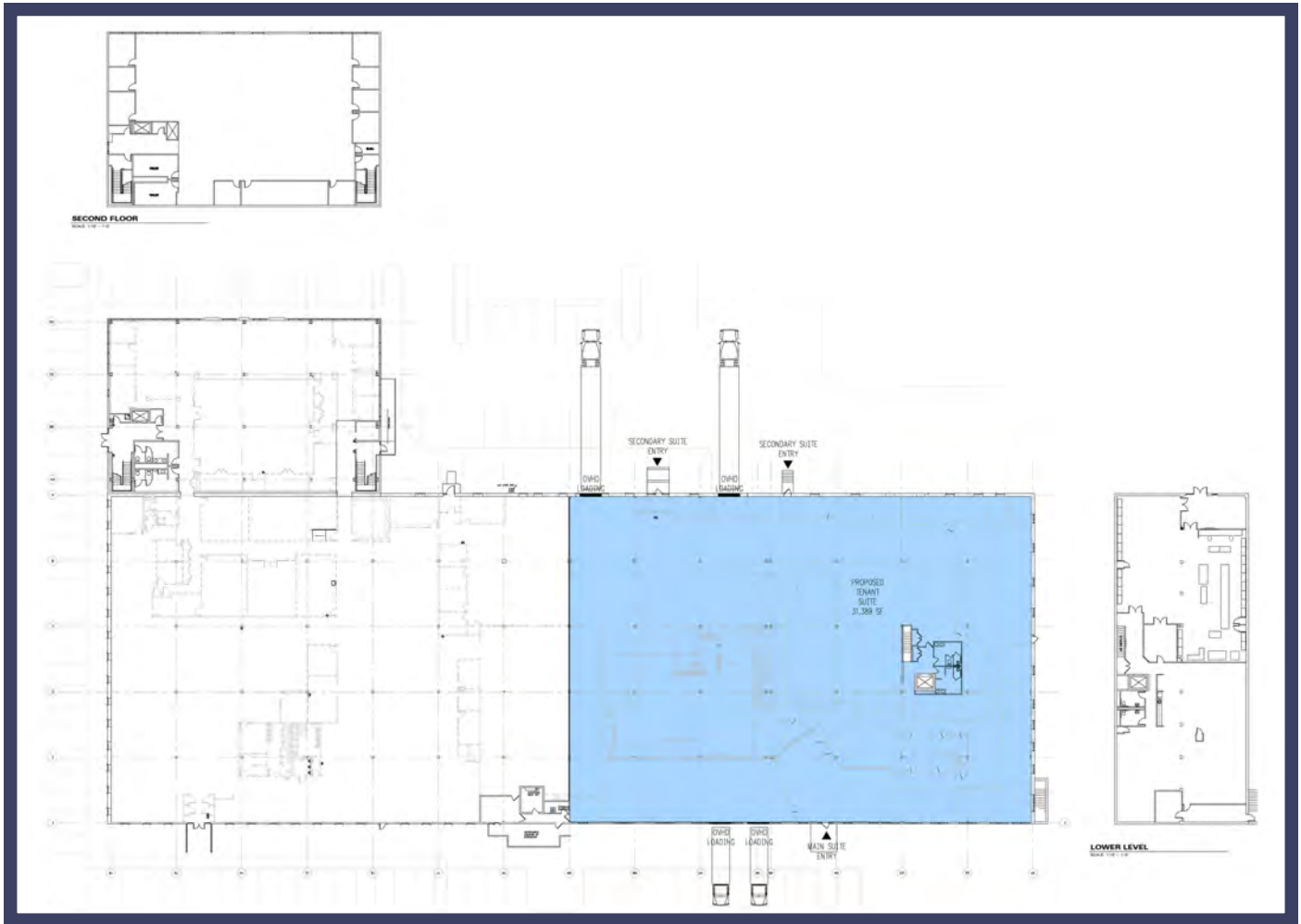
FLOOR PLAN



SECOND FLOOR PLAN



SAMPLE DIVISION



Conceptual plan highlighting 31,242sf flex/lab/r&d user
with loading/drive in capability



SMALLER BAY DIVISIONS

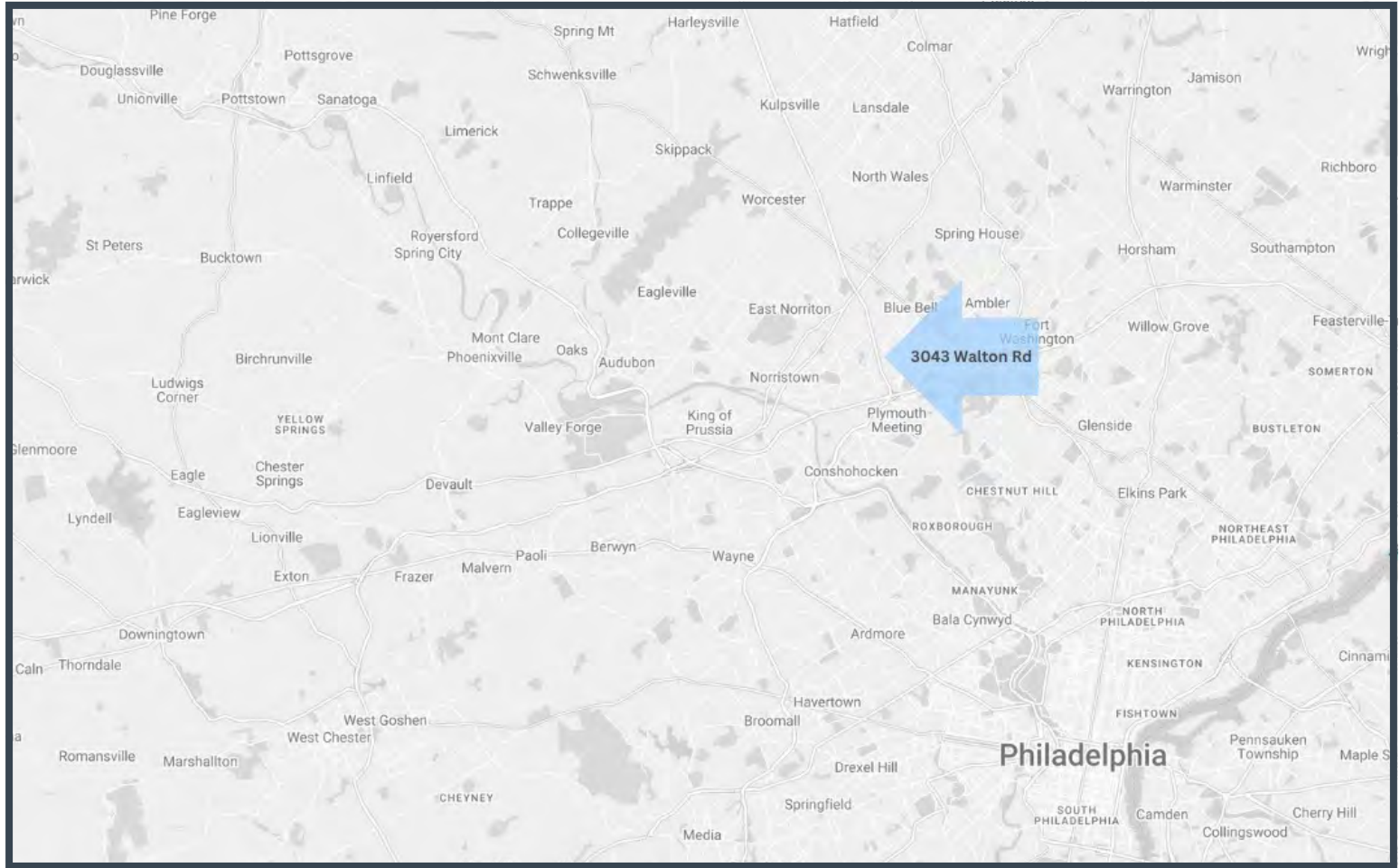


Example Suite Sizes

- **Suite B:** 4,260 SF Direct entrance flex/R&D/manufacturing/office/lab
- **Suite G:** 3,600 SF Direct entrance flex/R&D/manufacturing/office/lab
- **Suite Q:** 2,100SF Direct entrance flex/R&D/manufacturing/office/lab



EXCELLENT LOCATION WITH BROAD CONNECTIVITY



Situated at the crossroads of I-276 and the Pennsylvania Turnpike, this Plymouth Meeting property offers unparalleled access to key markets, including Philadelphia, King of Prussia, and Bucks and Montgomery Counties. Its prime location also ensures convenient connectivity to New Jersey, the Lehigh Valley, and destinations across Pennsylvania.

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