

SPACE AVAILABLE

NEW CONSTRUCTION



260 Sierra Drive

26,443 sq ft | Available Flex

EagleviewSM is an exceptional place to do business. Located only 1/4 mile from the PA Turnpike, 260 Sierra Drive is a 80,000 sq ft flex building, designed for office, research & development, pharmaceutical, light manufacturing & assembly, and warehouse uses. This impressive facility can accommodate users as small as 10,000 sq ft.

260 Sierra Drive is conveniently located near Eagleview Town Center's numerous amenities. Eagleview Town Center, home of Restaurant Row, features amenities such as al fresco dining, an award-winning bookstore, fitness centers, a daycare & more! Ample parking welcomes employees and visitors, and nearby shops and services create a work environment that is both efficient and enjoyable.

EAGLEVIEWSM

BUILDING FEATURES

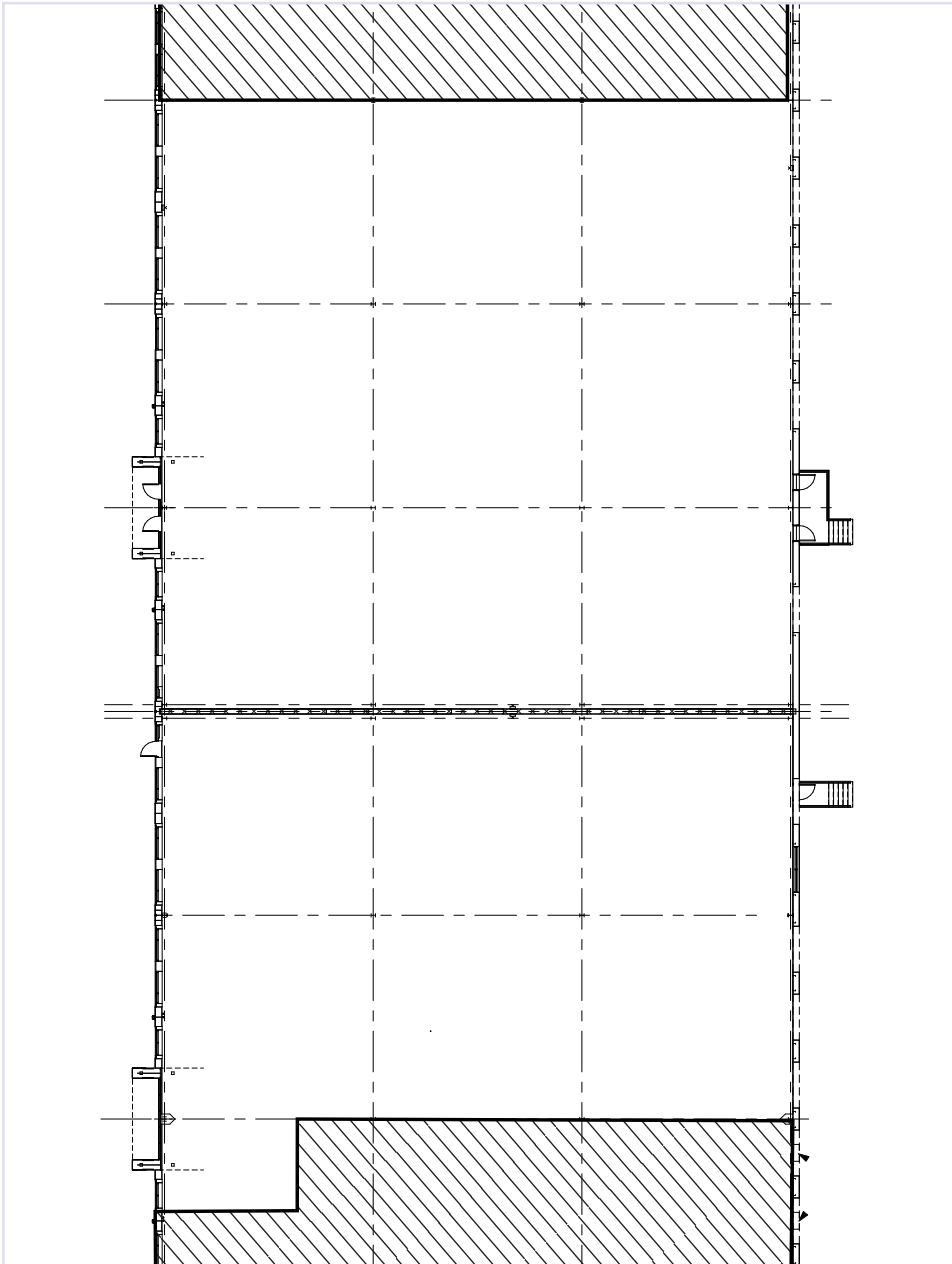
- Brick & glass exterior
- 314 parking spaces
- 16' clear height
- Full sprinklered
- Recessed individual tenant entrances
- Forced air gas unit heaters for warehouse
- Roof mounted HVAC with forced gas heat for office area
- 8'x10' insulated dock doors
- 4' high loading docks (drive-in possible)
- 120' deep truck court
- Wall mounted tenant signage
- 24/7 property management



610.458.1900
HankinGroup.com

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To schedule a tour or for more information, please contact:

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FROM PHILADELPHIA

Take Rt. 76 West to the PA Turnpike. Take the PA Turnpike West to exit 312. Follow Rt. 100 North to the first traffic light. Stay to the right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. XXX

FROM WILMINGTON

Take Rt. 202 North to Rt. 100 North. When you have passed the PA Turnpike entrance you will come to a traffic light. Stay to your right and follow the jughandle to cross over Rt. 100 onto Eagleview Blvd. XXX



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