

INDUSTRIAL/FLEX PROPERTY UPDATE
AUGUST 2009

The location you desire.
The amenities you deserve.

Location	Sq. Ft.	Office	Ceiling Ht.	Loading	Available	Price	Comments
Providence Business Center, Oaks, PA 100 Thoms Road 300 Schell Lane 400 Schell Lane 400 Schell Lane	10,000 5,814 40,500 11,640	To Suit 2,000 To Suit To Suit	24' Clearance 20' Clearance 20' Clearance 20' Clearance	Tailgate Tailgate Tailgate/Drive-In Tailgate	Immediately March 2010 Immediately March 2010	\$5.75/sq. ft. \$7.00/sq. ft. \$5.50/sq. ft. \$6.50 /sq. ft.	New const. - ESFR Sprinkler 90% HVAC, Upgrades All Warehouse - Divides 17,000 sq. ft. & 23,500 sq. ft. 100% HVAC, Major Upgrades
Gulph Mills Business Center, King of Prussia, PA 479 Shoemaker Road	12,030	2,500	20' Clearance	Two Tailgates	Immediately	\$5.00/sq. ft.	Sub-lease opportunity Location, location, location!
East/West Norriton Business Park 2549 Industry Lane 2566 Industry Lane 2570 Industry Lane 529 Foundry Road	11,600 2,000 10,000 9,000	1,600 2,000 2,700 1,200	14' Clearance N/A 18' Clearance 18' Clearance	Tailgate/Cross Dock N/A Tailgate/Drive-In Tailgate/Drive-in	Immediately Immediately Immediately Fall 2009	- CALL - \$12.50/sq. ft. \$5.25/sq. ft. \$5.50/sq. ft.	Cross Dock Terminal 40 Door on 4+/- Acres Nice space! 2nd Floor Great space! Great visibility and location!
Linfield Corporate Center Limerick, PA 880 Enterprise Road	130 acres 26,880	N/A To Suit	N/A 20' Clearance	N/A Tailgate/ Drive-In	N/A 60 Days	- CALL - \$5.75/sq. ft.	Build to Suit, Sale or Lease New Flex Building Sale (26,880 sq. ft.)
Limerick Airport Business Center Limerick, PA 319 Commerce Court 319 Commerce Court	7,200 5,400	500 200	20' Clearance 20' Clearance	3 Tailgates Tailgate/Drive-in	Immediately Fall 2009	\$5.50/sq. ft. \$5.50/sq. ft.	Rte. 422 Visibility. Nice Unit! Rte. 422 Visibility. Nice Unit!

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<i>Church Rd. Business Ctr. King of Prussia, PA</i> 303 Church Road, 2nd Fl. 305 Church Road	3,000 23,000	3,000 2,000	N/A 14' - 16' Clearance	N/A Drive-In	Immediately Immediately	\$5.95/sq. ft. \$4.00/sq. ft.	Affordable in King of Prussia Crane Served Facility
<i>Abrams Run Business Center King of Prussia, PA</i> 310 Hansen Access Road	Unit #3 - 5,600 Unit #4 - 5,650	1,000 2,500	20' Clearance 20' Clearance	Tailgate/Drive-In Tailgate/Drive-In	Immediately Immediately	\$6.50/sq. ft. \$6.50/sq. ft.	Great location! Convenient location!
<i>501 Business Center Spring City, PA</i> From 7,500 - 32,000	2,500	12' - 16' Clearance	Tailgate/Elevator	Immediately	Rates from \$1.50/sq. ft.	Minutes from Rts. 422, 724, and 100.	
<i>NEW! Route 463/Orvilla Road Hatfield Township, PA</i> From 15,000 - 60,000	4,000	12' - 18' Clearance	Drive-In Tailgate Possible	Immediately	Rates form \$5.00/sq. ft.	HVAC, Sprinkler, Heavy Power, Many Uses	
<i>313 Circle of Progress Pottstown, PA</i> 15,000	N/A	20' Clearance	3 Tailgate/1 Drive-in	Fall 2009	\$4.50/sq. ft.	Great location! Minutes to Routes 422 and 100	

GAMBONE DEVELOPMENT COMPANY

1030 W. Germantown Pike
East Norriton, PA 19403

For More Information Contact Bill Straub:

610-539-4700

Email: bstraub@gambone.com