



# 286 Boot Rd, Downingtown

Warehouse & Office For Lease: 5,900 SF Demisable



Austin Wolfington  
Tripp Traynor

610.304.9347  
484.678.1271

awolfington@hunterdurant.com  
ttraynor@hunterdurant.com

# Location

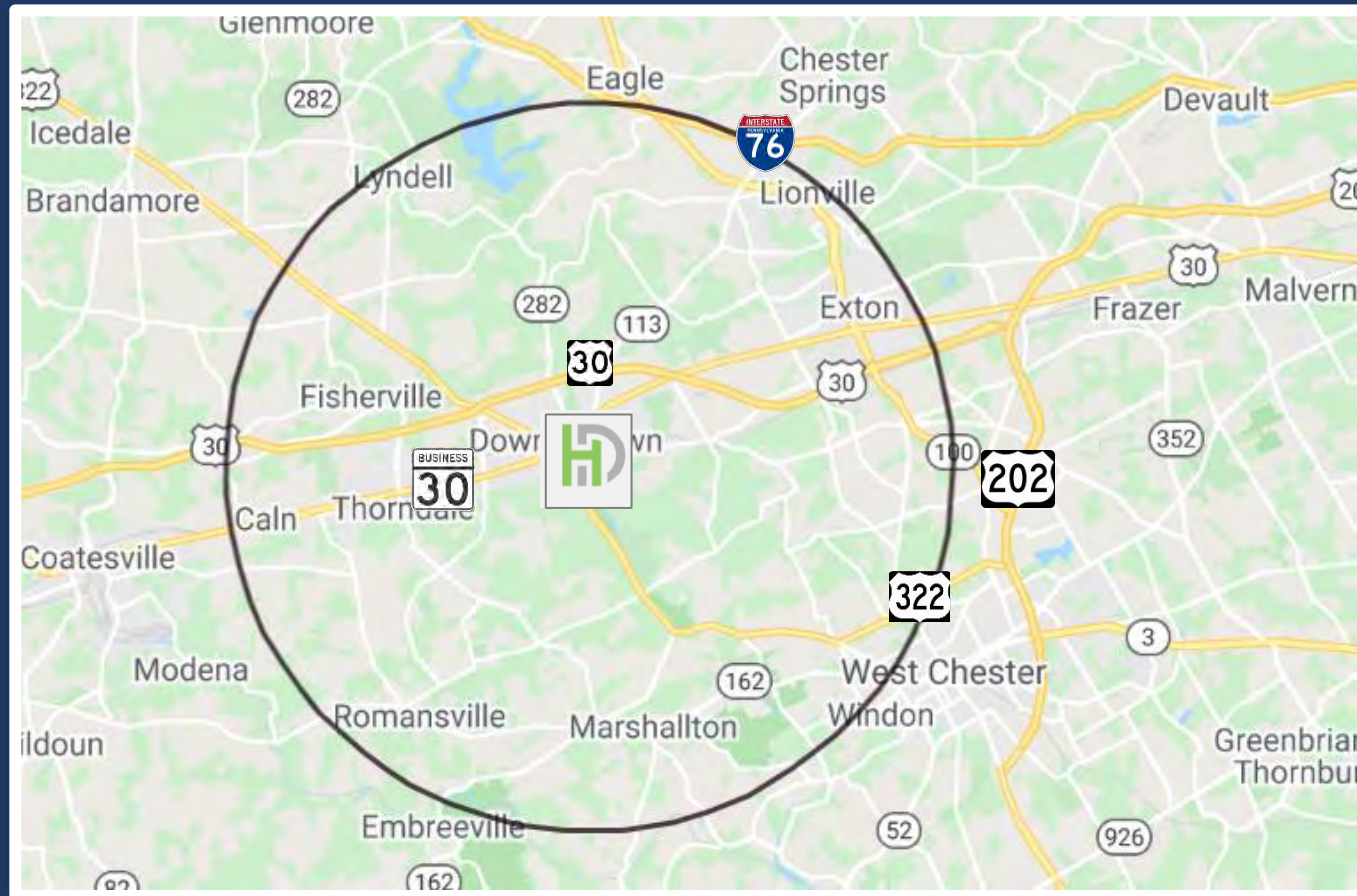
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## Road Access:

- › Route 322: 0.8 Mi, 5 Min
- › Route 30: 2 Mi, 6 Min
- › Route 202: 8 Mi, 10 Min
- › Route 100: 6 Mi, 11 Min
- › PA Turnpike: 7 Mi, 14 Min

## Location Access:

- › Exton: 5 Mi, 10 Min
- › West Chester: 7 Mi, 13 Min
- › Malvern: 13 Mi, 16 Min
- › King of Prussia: 19 Mi, 20 Min
- › Wilmington: 26 Mi, 29 Min
- › Philadelphia: 37 Mi, 39 Min
- › Lancaster: 34 Mi, 50 Min





# Space Breakdown

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- Warehouse: 4,400 SF
- Office: 1,500 SF
- Clear Height: 18'
- Loading: 2 Docks
- Parking: 59 Common Area Spaces
- Zoning: I-1 Industrial  
East Caln Township



# Floor Plans

