

660

# Allendale Road

*King of Prussia, PA*

FOR LEASE



Nestled in the heart of one of Greater Philadelphia's most dynamic business hubs, 660 Allendale Road presents a cohesive, high-visibility address with unmatched regional connectivity. Just minutes from the King of Prussia Mall, King of Prussia Town Center, and Valley Forge National Historical Park, the campus offers immediate access to I-76, I-276 (PA Turnpike), US-202, and US-422—putting talent, clients, and amenities within effortless reach. This premier King of Prussia location delivers the convenience, prominence, and lifestyle advantages today's organizations value in a professional setting.

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**MOVE IN READY OFFICE,  
WAREHOUSE AND LAB/R&D  
SPACE AVAILABLE**

**SM ZONING IN  
UPPER MERION TOWNSHIP  
PERMITS MULTIPLE USES**

**ABUNDANT  
PARKING**

**EXCELLENT SIGNAGE  
OPPORTUNITIES**

**MINUTES TO THE KING  
OF PRUSSIA MALL  
& TOWN CENTER**

**IMMEDIATE ACCESS TO  
RT. 422, I-76,  
PA TURNPIKE & RT. 23**





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## Building Details

### LOADING

- 1-16'x12' Drive-in
- 1-12'x10' Dock
- 1-10'x10' Dock

### POWER

- 277/480 Volt, 3 Phase
- 2,000 AMP Service

### UTILITIES

- 2" Domestic Water
- 8" Sprinkler
- Natural Gas

### ZONING

- King of Prussia
- Mixed Use District

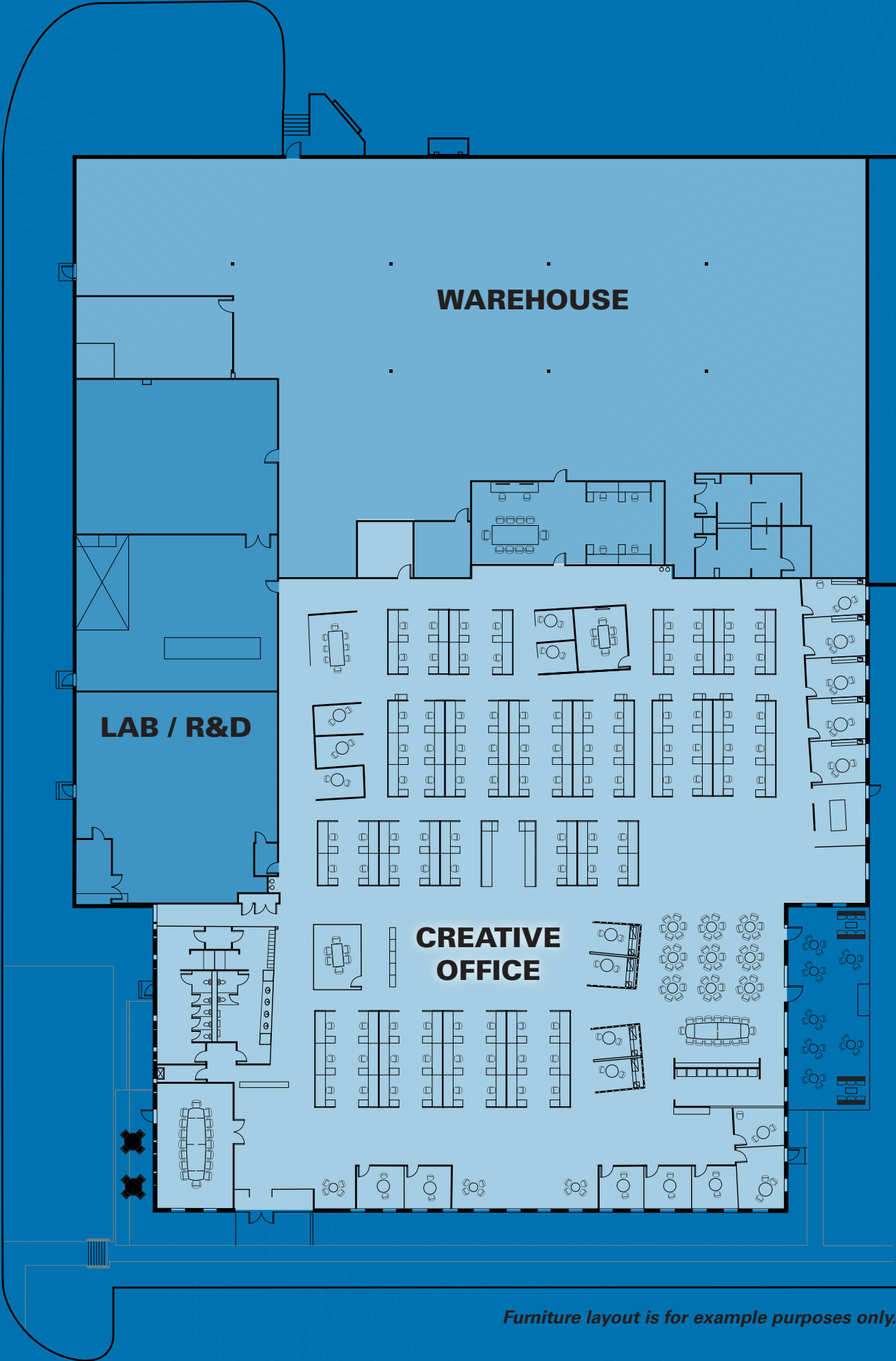
### HEIGHTS

- Front: 15' clear
- Rear: 22' clear

### SPACE AVAILABLE

- Office- 24,600 SF
- Lab/ R&D- 7,500 SF
- Warehouse- 18,500 SF





**WAREHOUSE**

**LAB / R&D**

**CREATIVE OFFICE**

*Furniture layout is for example purposes only.*

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## LABOR DATA

Region	Blue Collar Employment (95-0260)			White Collar Employment (95-0250)		
	Empl (Place of Work)	Empl (Place of Residence)	Hourly Mean Wage <sup>1</sup>	Empl (Place of Work)	Empl (Place of Residence)	Hourly Mean Wage <sup>1</sup>
<b>30 Minutes</b>	209,560	191,813	\$28.82	726,251	802,979	\$44.33
<b>60 Minutes</b>	820,610	798,530	\$27.73	2,228,686	2,329,512	\$42.63
<b>90 Minutes</b>	1,397,219	1,400,014	\$27.50	3,455,649	3,748,967	\$42.56

Source: JobsEQ®

Note: Figures may not sum due to rounding.

Employment data as of 2025Q3.

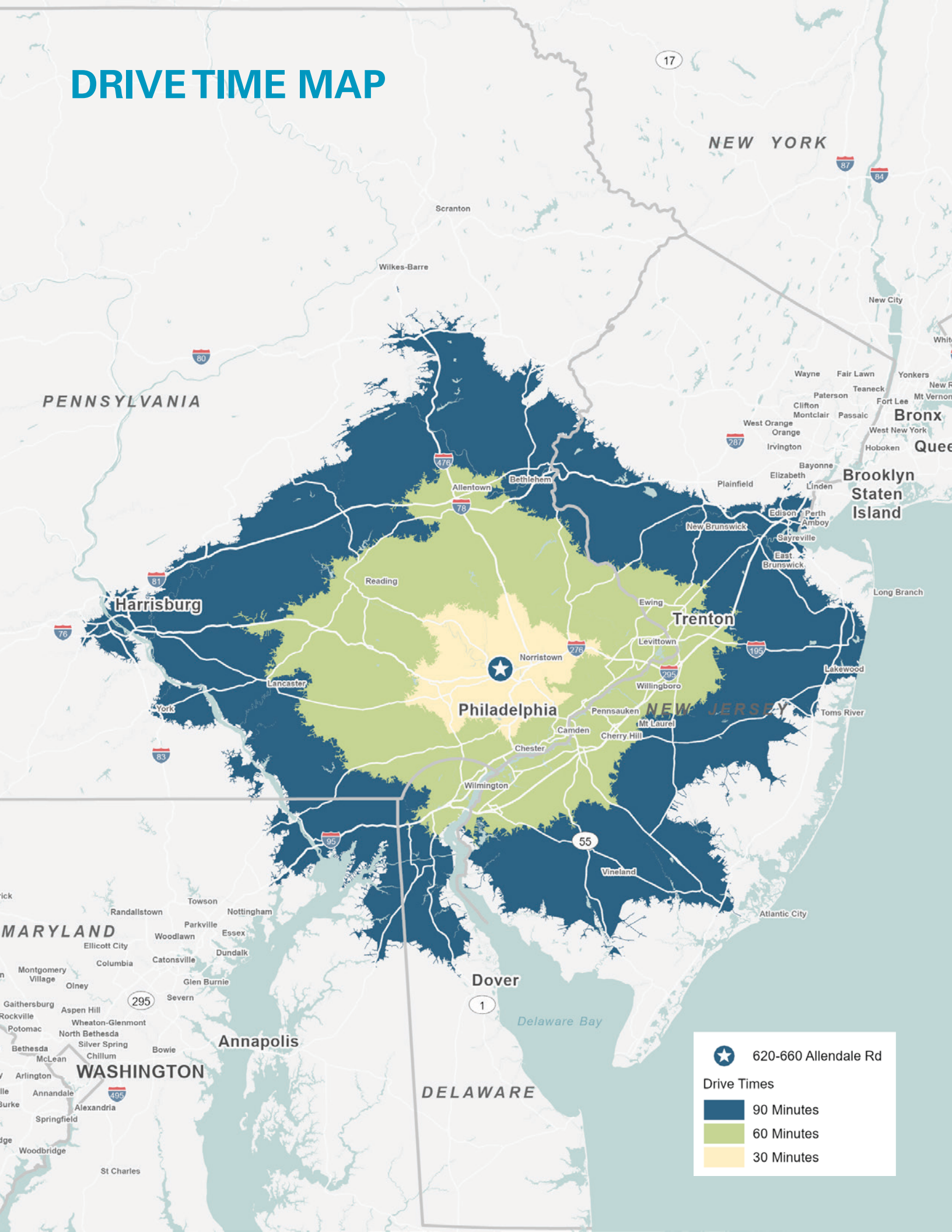
Demand data reflect place-of-work employment; retirements reflect place-of-residence data.

Employment and unemployment data represent a four-quarter moving average.

<sup>1</sup> Wage data are as of 2025Q3 and represent the average for all Covered Employment.



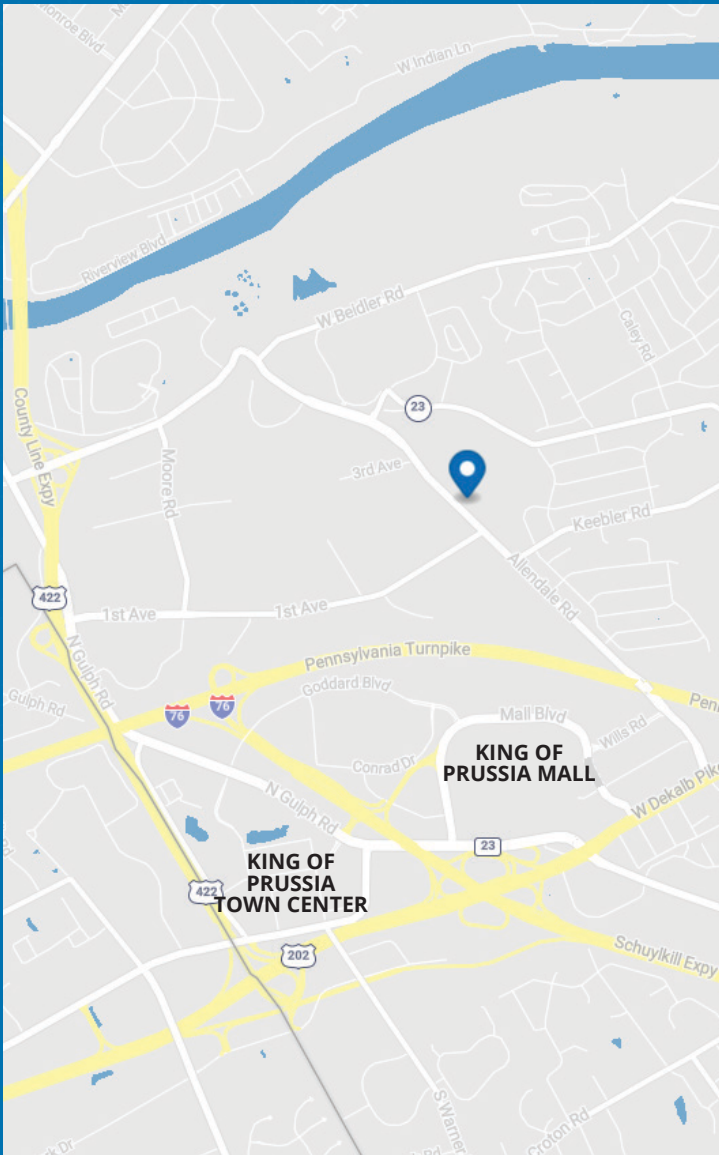
# DRIVE TIME MAP



★ 620-660 Allendale Rd

### Drive Times

- 90 Minutes
- 60 Minutes
- 30 Minutes



# SKYREM

SkyREM is a vertically integrated real estate investor, owner, and developer with corporate offices in New York and Philadelphia. The firm invests in and develops high-quality assets while partnering with tenants and stakeholders to deliver value-driven, sustainable solutions backed by deep real estate expertise and service.

FOR MORE INFORMATION, PLEASE CONTACT:

## JIM DUGAN

Executive Managing Director



t 610-879-4513



james.dugan@nmrk.com

## PATRICK NOWLAN

Senior Managing Director



t 610-755-6965



patrick.nowlan@nmrk.com

## SEAN DONNELLY

Associate



t 610-755-6936



sean.donnelly@nmrk.com

# NEWMARK



1000 CONTINENTAL DRIVE, SUITE 200  
KING OF PRUSSIA, PA 19406



t 610-265-0600



[nmrk.com](http://nmrk.com)

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