



THE HENDERSON GROUP  
Chesley Office Campus  
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# FOR LEASE

## 550 ELMWOOD AVENUE

### SHARON HILL DELAWARE COUNTY, PA 19079

### 52,780 SQ. FT.



#### BUILDING FEATURES:

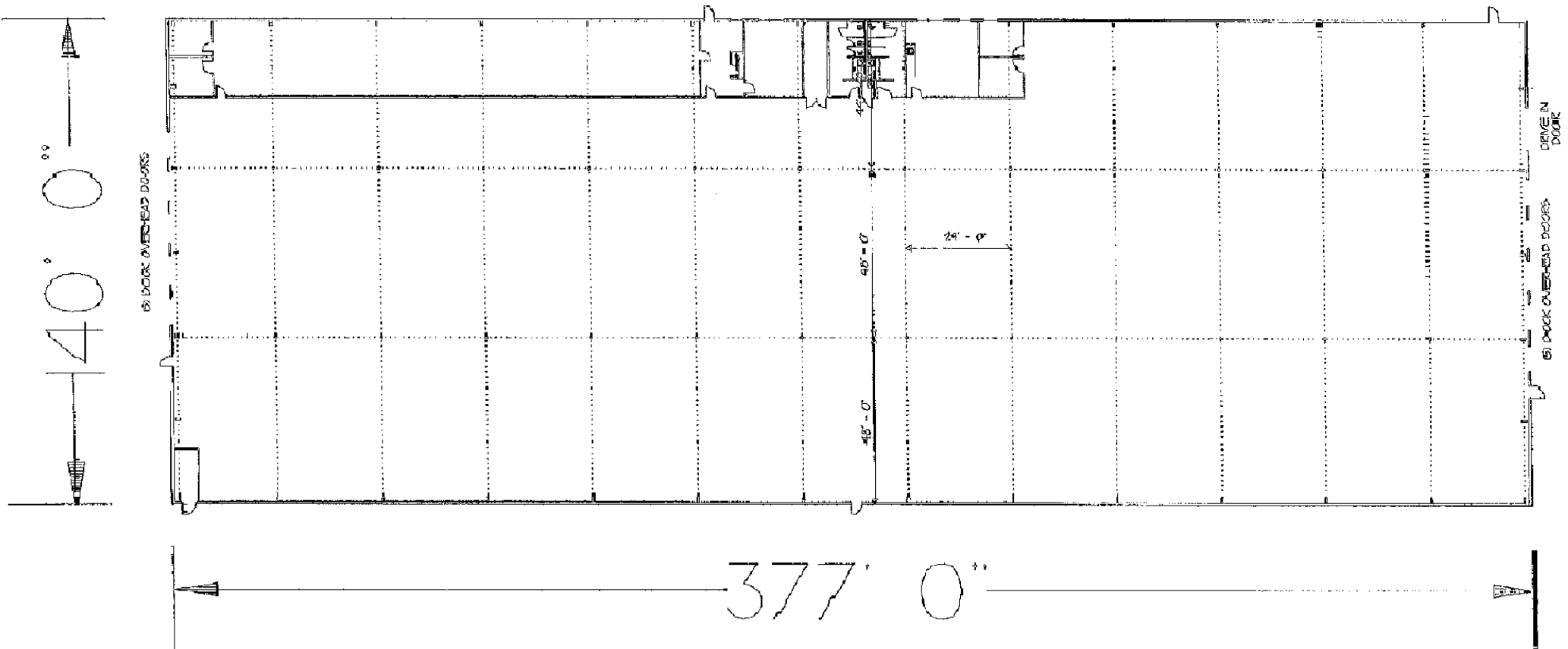
Acres: 3.19+/- acres  
Heat: Gas  
Building Dimensions: 140' x 377'  
Bay Sizes: 29' x 48 and 29' x 44'  
Available Space: 52,780 sq. ft. (5,560 sq. ft. – office; 47,220 sq. ft. - warehouse)  
Loading: (10) 8'x8 tailgates; (1) 8'x10' ramped door  
Ceiling Height: 24'

Lighting: Metal Halide  
Construction: Split face masonry/steel  
Sprinkler: Wet, ESFR system  
Electrical: 120/208/480 volt  
Parking: 80 unreserved spaces  
Zoning: Limited Industrial District (LI)  
Transportation: SEPTA Route 115 (Delmar Village to Ardmore)  
SEPTA Route R2 Line (Wilmington to Philadelphia)

This facility can be sub-divided as follows:

Unit A – 28,420 sq. ft. (approximately 4,785 sq. ft. – office; 23,635 sq. ft. – warehouse) with (5) tailgates  
Unit B – 24,360 sq. ft. (approximately 775 sq. ft. – office; 23,585 sq. ft. – warehouse) with (5) tailgates and (1) drive-in

*For more information and/or to schedule an inspection, call Marie Morelli at 610.627.3603.*



## LOCATION & ACCESSIBILITY:

The 110 acre Folcroft East Business Park has over 1,200,000 sq. ft. of multi-tenant flex, warehouse and distribution facilities. Located in Sharon Hill, Delaware County, it is:

- just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 (the "Blue Route")
- less than 15 minutes to Center City Philadelphia, Delaware and New Jersey
- adjacent to two metropolitan areas – Philadelphia and Wilmington yet with the advantage of a suburban location, with exceptional \_\_\_\_ benefits.
- has on-site commuter rail service within walking distance.

Information contained herein has been obtained from the owner and other sources deemed reliable, and is submitted subject to errors, omissions, change of price, prior rental or sale and withdrawal without notice.

*When Your Company needs a Home.*