



THE HENDERSON GROUP
Chesley Office Campus
112 Chesley Drive, Suite 200
Media, PA 19063
(610) 566-2600
(610) 627-3610 - FAX

FOR LEASE

950 CALCON HOOK ROAD BAYS 23 - 25 7,200 SQ. FT.



SHARON HILL, DELAWARE COUNTY, PA 19079-1822

Building Features:

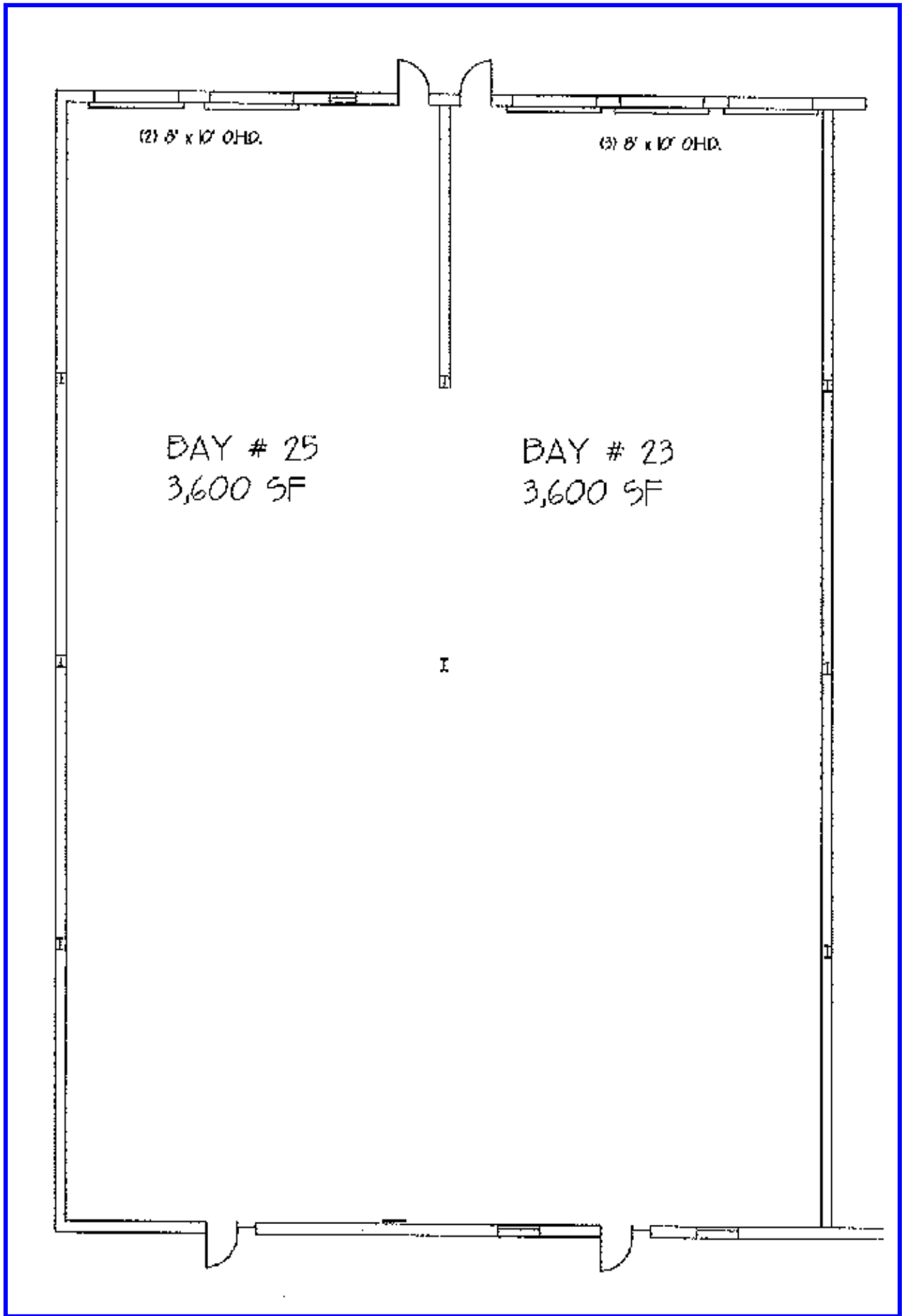
Building Size: 51,400 sq. ft.
Space Available: 7,200 sq. ft. (pure warehouse)
Ceiling: 16'
Heat: Gas – warehouse and office
A/C – office area only
Electrical: 120/208V, 200 Amp, 3 phase
Utilities: Public sewer and water
Loading: (5) 8' x 10' OHD
Parking: 107 spaces
Zoning: Limited to Industrial Use Only (LI)
Transportation: SEPTA Route 115 (Delmar Village to Ardmore)
SEPTA Route R2 Line (Wilmington to Philadelphia)

Location & Accessibility:

The Folcroft East Business Park consists of 110 acres and has close to 2,000,000 sq. ft. of commercial space. It is:

- just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 (“Blue Route”)
- less than 30 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, whose economy is flourishing and where the quality of life is exceptional.

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



When Your Company needs a Home.