



THE HENDERSON GROUP

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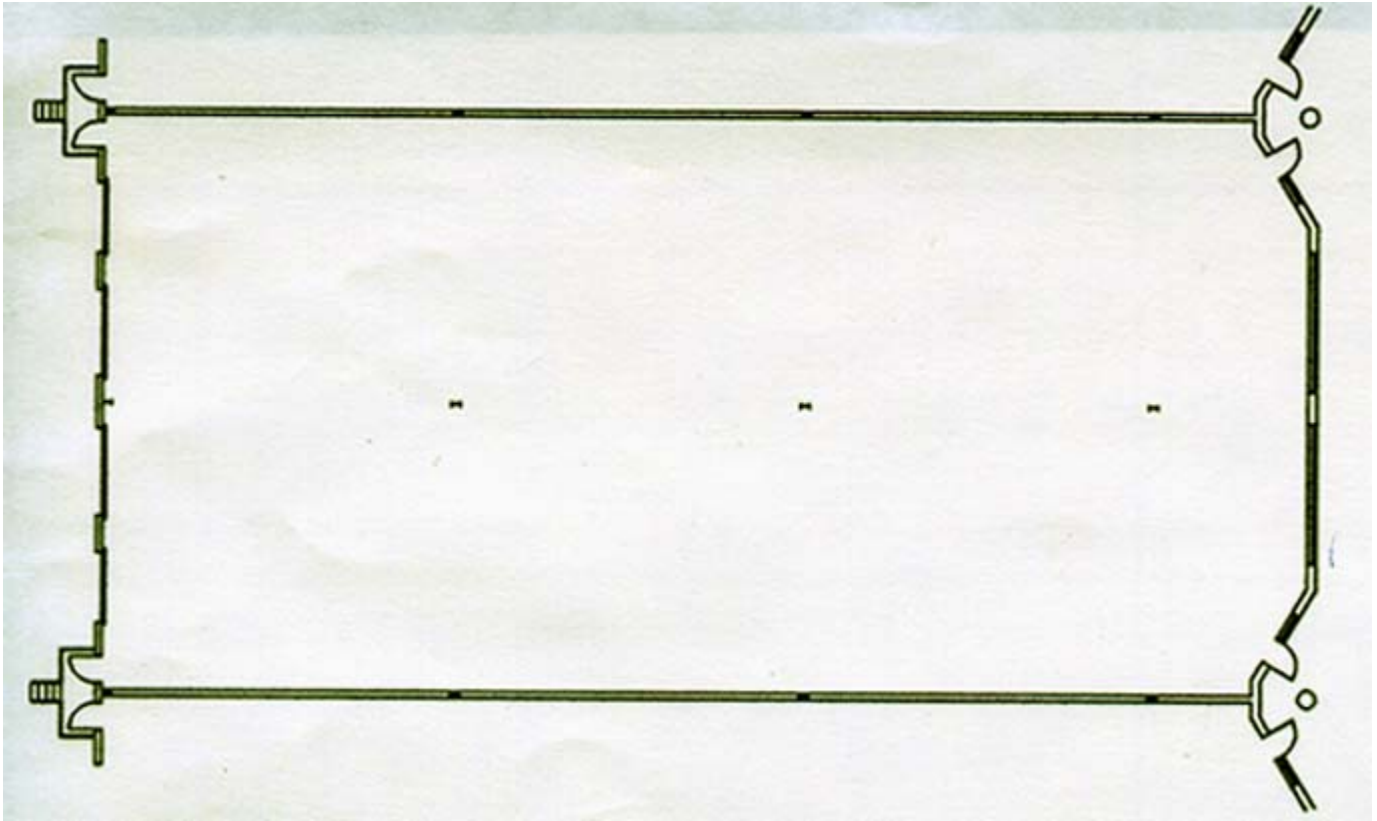
FOR LEASE

AMBASSADOR TWO BUILDING BAYS 202 - 203 9,332 SQ. FT.



200 DIPLOMAT DRIVE
LESTER, TINICUM TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

For more information and/or to schedule an inspection call Marie Morelli at 610.627.



BUILDING FEATURES:

Space Available:	9,332 sq. ft. (warehouse only)
Bay Sizes:	140' x 33'4"
Ceiling:	20'
Heat:	Gas
Loading:	(2) 8' x 10' OHD (2) 10' x 10' OHD
Electric:	120/208V 200Amps 3 phase
Zoning:	Limited to Industrial Use Only (LI)

LOCATION & ACCESSIBILITY:

Located in Lester, Delaware County, Pennsylvania, 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.

When your Company needs a home.

