



THE HENDERSON GROUP

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FOR LEASE

CURTIS PARK CONDOMINIUM UP TO 122,348± SQ. FT.

Second Floor: Office - Industrial - Warehouse



Folcroft East Business Park

(Minutes from Philadelphia International Airport)

2009 Elmwood Avenue
Sharon Hill, PA 19079
DELAWARE COUNTY

For additional information call Marie Morelli at 610-627-3603



Curtis Park Condominiums – Second Floor Office

2009 Elmwood Avenue – Folcroft East Business Park
Borough of Sharon Hill, Delaware County, PA 19079
122,348 +/- sq. ft. available

Building Features

Acreage:	17+/- Acres	Heat:	Gas fired
Building Size:	558,184 sq. ft.	Utilities:	Public water/sewer
Building Depth:	242'		
Space Available:	122,348 sq. ft. (Bay 201: 73,586 sq. ft.) (Bay 202: 48,762 sq. ft.)	Loading:	(2) drive-in doors in front and (3) tailgates in rear
Construction:	Steel/masonry	Zoning:	LI (Light Industrial)
Year Built:	1948	Fire Protection:	Fully sprinklered (dry system)
Floor:	Belgium block/concrete	Power:	600 Amp, 277/480V
Ceiling Height:	2nd Fl – 14' at main beams 15' – 6" at intermediate beams	Parking:	In common (Additional 73+ spaces can be added in rear)

Serviced by two (2) 24,000 lb. freight elevators.

Space Description

Second Floor: Office - Industrial - Warehouse

Bay 201	73,586 sq. ft. (10,615 sq. ft. office)
Bay 202	48,762 sq. ft.
Total:	122,348 sq. ft.

Location & Accessibility

The Curtis Building, once the printing plant for the renowned Curtis Publishing Company, situated on a 17-acre tract, is part of the Folcroft East Business Park 110-acre complex which includes corporate headquarters, sales and service facilities, manufacturing, warehousing and distribution centers. Walking distance to public transportation: SEPTA Route 115 (Delmar Village to Ardmore). SEPTA Route R2 Line (Wilmington to Philadelphia).

Conveniently Located

The Folcroft East Business Park is just a 15-minute drive from Center City Philadelphia, New Jersey, Delaware and within minutes to Philadelphia International Airport, I-95 and I-476 (the Blue Route).

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When Your Company Needs a Home.

