



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

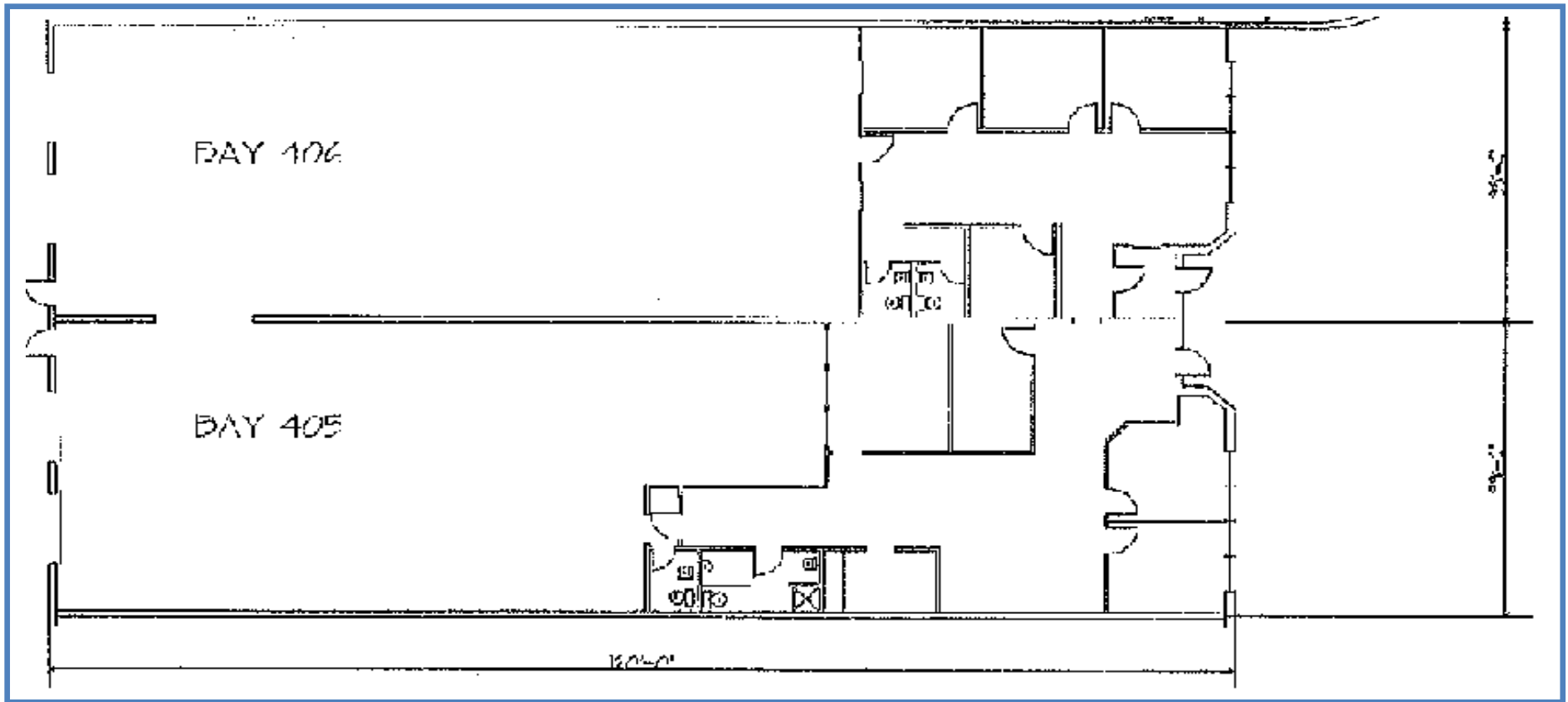
# FOR LEASE

## ELMWOOD COURT ONE BAYS 405 - 406 8,000 SQ. FT.



**Folcroft East Business Park**  
*(Minutes from Philadelphia International Airport)*  
**Sharon Hill, Delaware County, PA**

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



## BUILDING FEATURES:

|                  |                               |                 |  |
|------------------|-------------------------------|-----------------|--|
| Building Size:   | 60,000 sq. ft.                | Heat:           | Gas – office and warehouse                       |
| Space Available: | 8,000 sq. ft.                 |                 | A/C – office area only                           |
|                  | 5,050 sq. ft. – warehouse     | Loading:        | (4) 8' x 8' OHD                                  |
|                  | 2,950 sq. ft. – office        | Utilities:      | Public sewer and water                           |
| Bay Sizes:       | 120' x 33'-6" (4,020 sq. ft.) | Parking:        | 88 unreserved spaces                             |
| Ceiling:         | 20'                           | Transportation: | SEPTA Route 115 (Delmar Village to Ardmore)      |
| Electrical:      | 120/208V, 3 phase, 600 Amps   |                 | SEPTA Route R2 Line (Wilmington to Philadelphia) |

*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.*



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