



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 FOUR 8,000 SQ. FT. OFFICE / DATA REPAIR CENTER



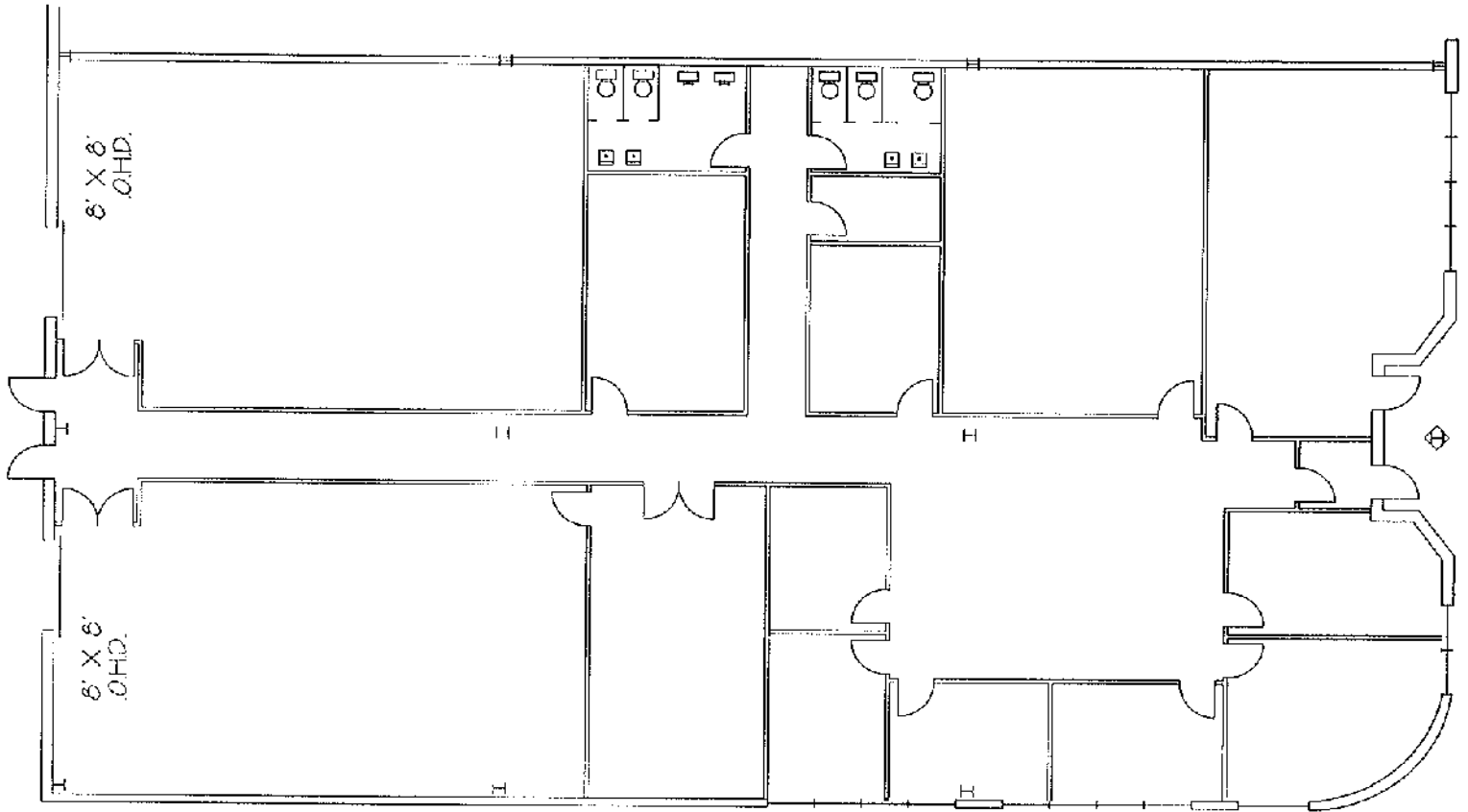
**676 – 677 Elmwood Avenue
Folcroft East Business Park
Sharon Hill, Delaware County, PA 19079**

Building Features:

Building Size:	41,573 sq. ft.
Space Available:	8,000 sq. ft. (4,950 sq. ft. – office; 3,050 sq. ft. – data repair center)
Bay Sizes:	33'-4" x 120'
Construction:	One story masonry over steel flex building, built in 1990
Ceiling:	20' clear (above existing drop ceiling for present use)
Loading:	(2) 8'x8' tailgates with rear fenced-in area
Electrical:	120/208 V, 3 Phase, 200 Amp
Heat:	Gas – office and warehouse; A/C – office area only
Utilities:	Public sewer and water
Parking:	76 unreserved spaces
Transportation:	SEPTA Route 115 (Delmar Village to Ardmore) SEPTA Route R2 Line (Wilmington to Philadelphia) walk one (1) block to Curtis Park Train Station

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.

For more information and/or to schedule an inspection, call Marie Morelli at 610.283.1217.



When your Company needs a Home.