



THE HENDERSON GROUP

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

FOR LEASE

SHARON HILL COURT ONE BAYS 101 - 102



FOLCROFT EAST BUSINESS PARK SHARON HILL, DELAWARE COUNTY, PA

BUILDING FEATURES:

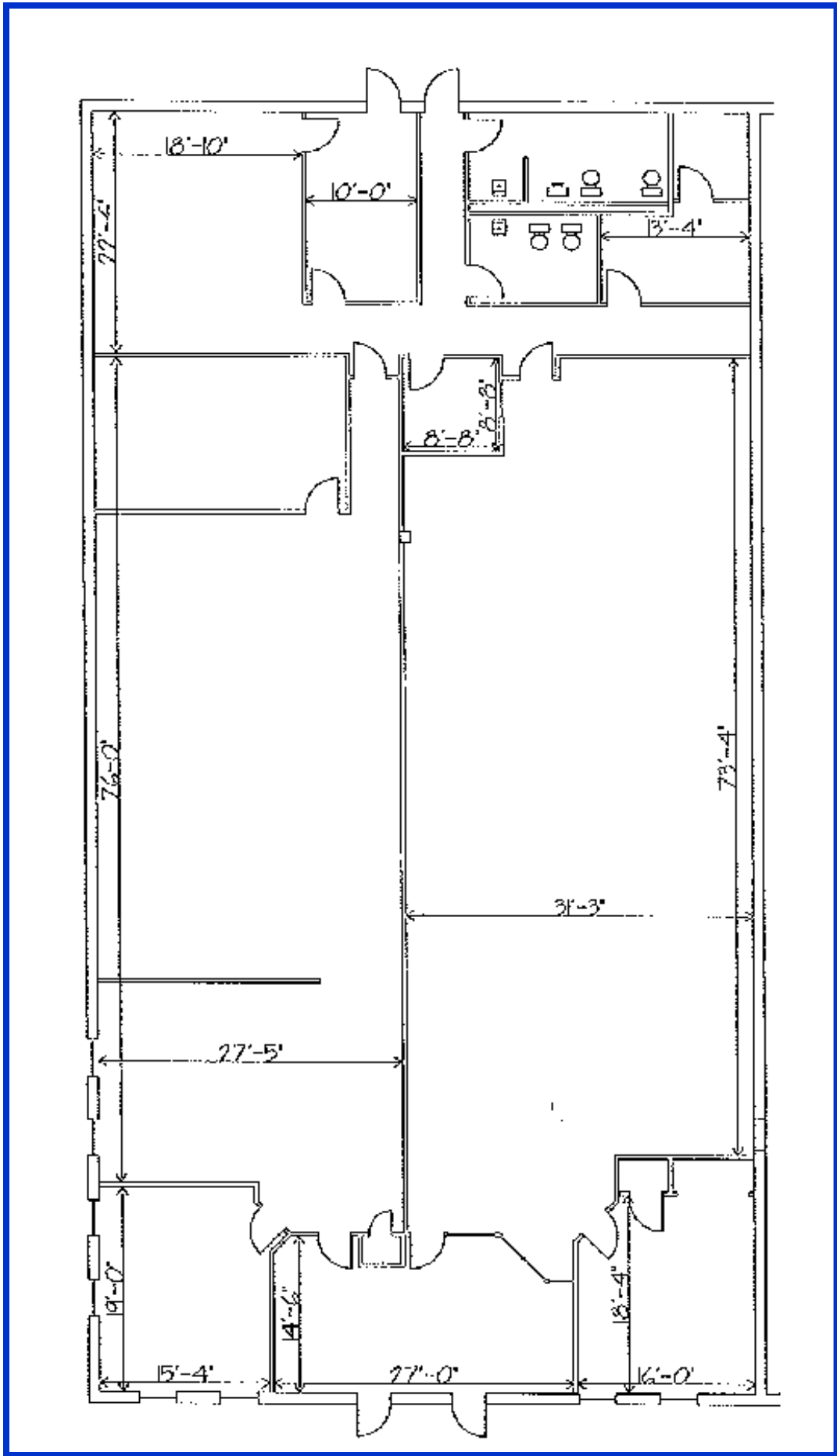
Building Size: 80,000 sq. ft.
Space Available: 7,200 sq. ft. – all office
Ceiling Height: 9' +/-
Heat: Gas heat
A/C – office
Electrical: 120/208V – 400 amps – 3 phase
Loading: Available but currently no doors
Parking: 79 unreserved spaces
Zoning: Limited to industrial use only (LI)
Transportation: SEPTA Route 115 (Delmar Village to Ardmore)
SEPTA Route R2 Line (Wilmington to Philadelphia)

LOCATION & ACCESSIBILITY:

The 240-acre Folcroft West Business Park has over 2,500,000 sq. ft. of multi-tenant warehouse facilities. Located in Folcroft, Delaware County, it is:

- just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 (the "Blue Route")
- less than 15 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 further information and/or to schedule an inspection, call Marie Morelli at 610.627.3603.



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.



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SHARON HILL COURT ONE BAYS 111 – 113A 22,000 SQ. FT.



FOLCROFT EAST BUSINESS PARK SHARON HILL, DELAWARE COUNTY, PA

BUILDING FEATURES:

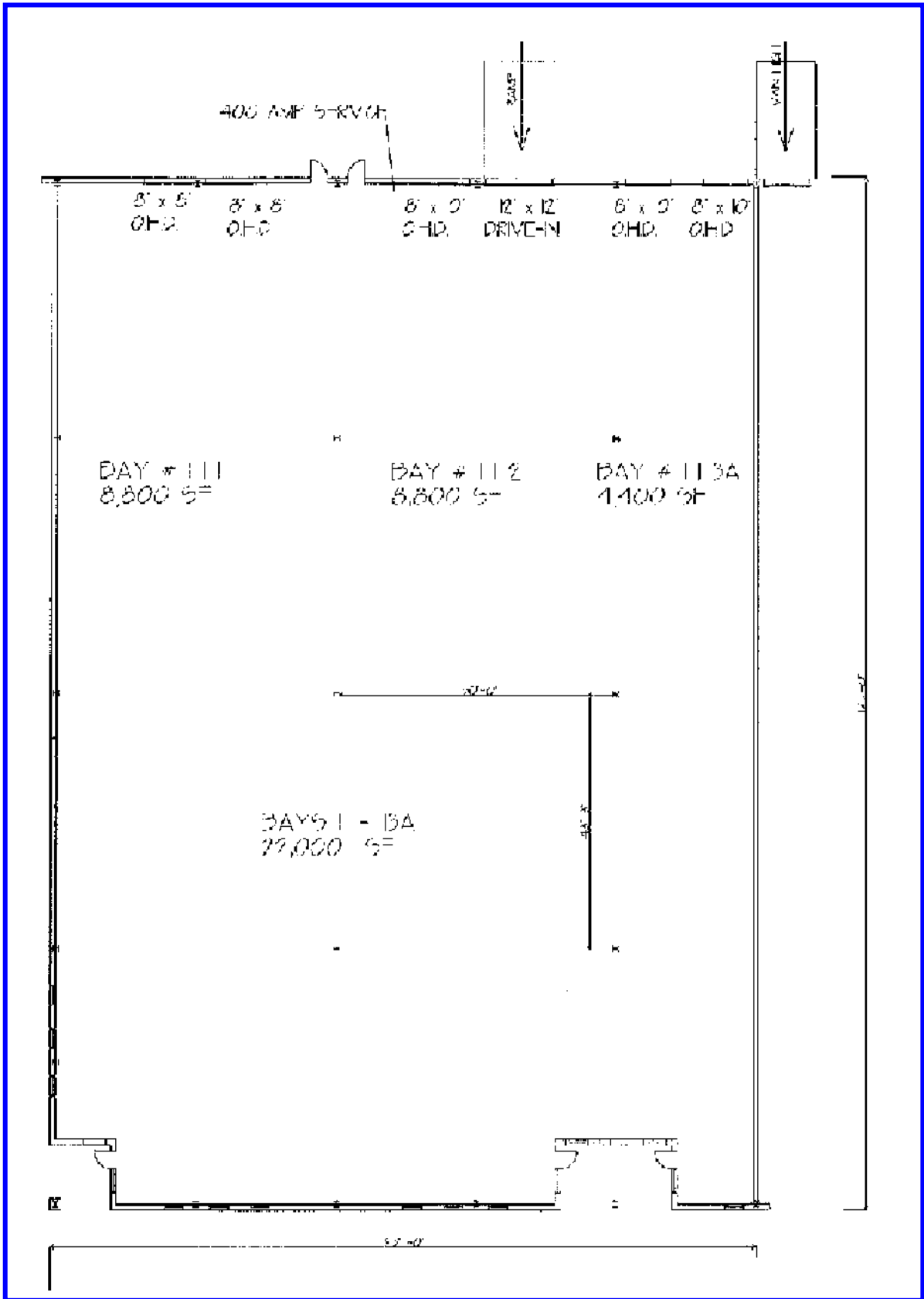
Building Size:	80,000 sq. ft.
Space Available:	22,000 sq. ft. (all warehouse)
Bay Dimensions:	50' x 175' (8,800 sq. ft. each)
Ceiling Height:	20'
Heat:	Gas - warehouse and office A/C - office area only
Electrical:	120/208V – 400 amps – 3 phase
Loading:	(2) 8'x8' OHD (3) 8'x10' OHD (1) 12'x12' drive-in
Parking:	Total of 106 unreserved spaces
Zoning:	Limited to industrial use only (LI)
Transportation:	SEPTA Route 115 (Delmar Village to Ardmore) SEPTA Route R2 Line (Wilmington to Philadelphia)

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To schedule an inspection or for more information, call Marie Morelli at 610.283.1217.



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When Your Company Needs a Home.