

1 INNOVATION

DRIVE

PLYMOUTH MEETING, PA

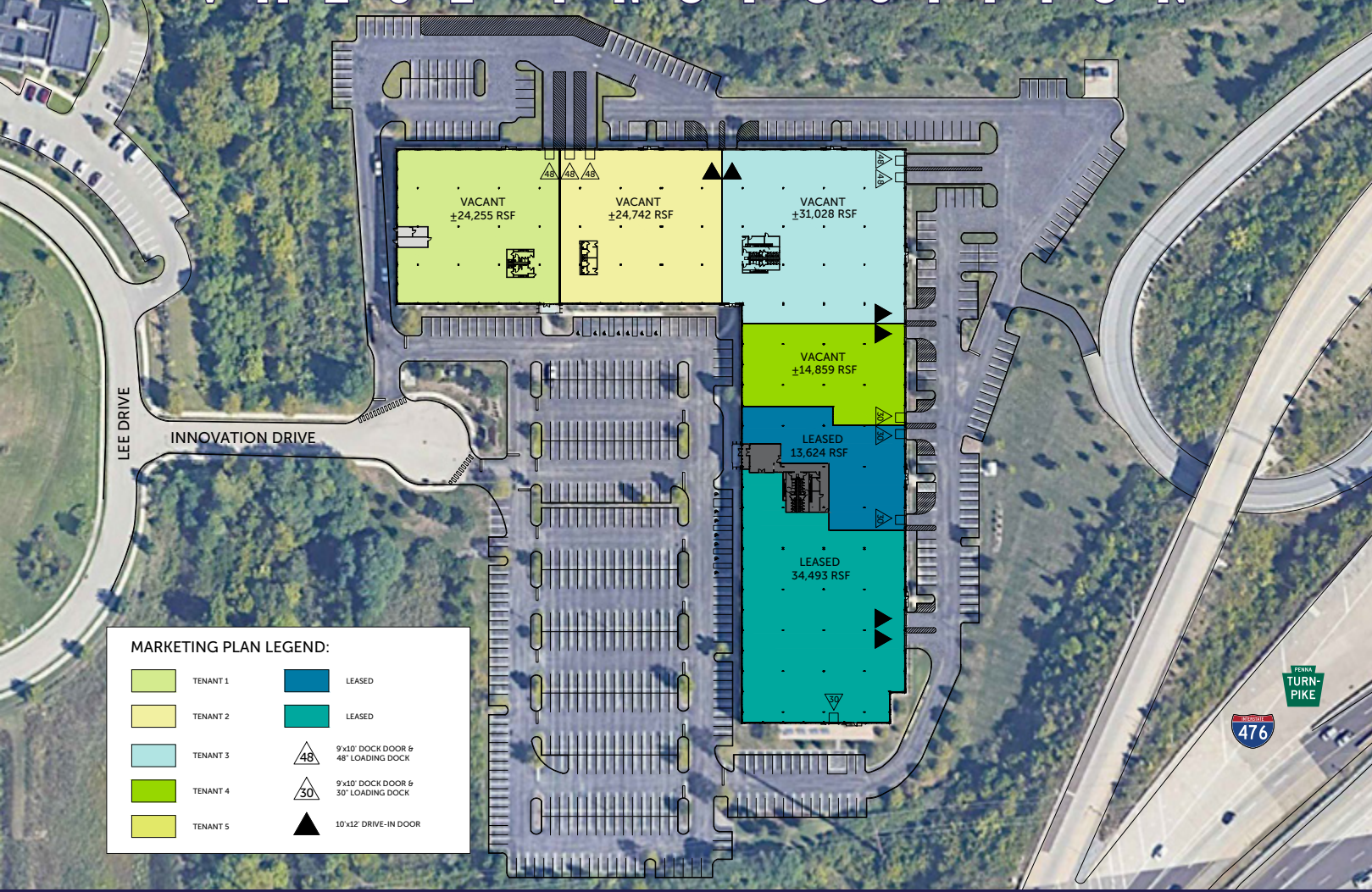
RENOVATIONS UNDERWAY
95,000 SF FLEX/INDUSTRIAL SPACE AVAILABLE

[▶ PROPERTY VIDEO](#)



NEWMARK

VALUE PROPOSITION



PROPERTY HIGHLIGHTS

BUILDING SF	143,000	DOCKS	Five (5) 9'x10' 48" dock high loading doors Four (4) 9'x10' 30" dock high loading doors
CLEAR HEIGHT	16'4" (18' to deck)	DRIVE-INS	Four (4) 10'x12' drive-in loading doors
COLUMN SPACING	40' x 40' typical	ZONING	Limited Industrial (Plymouth Township)
POWER	2,400 amps, 277/480, 3 phase	WATER	3" domestic water supply (Aqua)
PARKING	3.85 spaces per 1,000 SF	PLUMBING	6" sanitary sewer (Plymouth Township)
HVAC	Five (5) new RTUs totaling 444 tons	SLAB	4" concrete slab over 4" stone base
FIRE PROTECTION	Wet System	ESG	LEED Certified Building
ROOF	45 mil reinforced white TPO		

OWNERSHIP DETAILS



ALLIANCE HP is a real estate investment and development company based in Bryn Mawr, Pennsylvania. Since inception in 2010, Alliance has acquired over 60 properties at a total capitalization of more than \$2B in the Eastern and Central United States. Each of Alliance's partners – Clay Hamlin and Richard Previdi – has over 30 years of real estate investment experience, including founding four publicly traded REITs and a billion-dollar private real estate operating company.

Since inception, Alliance HP has owned, redeveloped and/or leased 30+ properties totaling over 6M square feet of office/flex/warehouse properties in the Philadelphia region alone (notable examples include Delco Logistics Center, Commodore Logistics Center, ArborCrest, ArborRidge, Station Park, and SoNo).

Alliance's **current** Philadelphia portfolio totals 3M SF, including 1.1M SF of flex, warehouse, and office space in six Montgomery County properties.

For more information on Alliance HP, please visit: www.AllianceHP.com

11,000 - 95,000± SF FLEX/INDUSTRIAL SPACE AVAILABLE



100% CLIMATE CONTROLLED UNITS



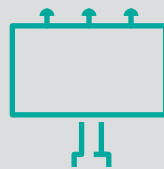
NEW, LOCAL, WELL CAPITALIZED OWNERSHIP



NEW TAILGATE & DRIVE-IN LOADING DOCKS



ONE MILE FROM I-476
TWO MILES FROM I-276



TURNPIKE INTERCHANGE SIGNAGE OPPORTUNITY



LIMITED INDUSTRIAL ZONING ALLOWS INDUSTRIAL, FLEX, LIFE SCIENCE AND OFFICE

PROPERTY RENDERINGS





INNOVATION DRIVE

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