



# AVAILABLE FOR LEASE

ALLIANCE HP

70 Portland Road  
West Conshohocken, PA



## 92,000 SF Industrial Building Available for Lease

### Property Highlights

- Alliance HP: Experienced, well capitalized ownership. Visit: [www.alliancehp.com](http://www.alliancehp.com)
- 130,000 Cars Pass by Each Day
- 9 Tailgate Loading Docks
- Ceiling Height: 20' - 35'
- Zoning: Heavy Industrial
- Parking: 57 Parking Spaces
- Ownership will begin Base Building improvements 4/1/2025; Building will be ready for Tenant occupancy 7/1/2025.
- Easily Accessible: Ideal "last mile" location to service Montgomery County customers (2nd Wealthiest County in PA). Close proximity to I-476 and I-76 provides excellent regional connectivity.



ALLIANCE HP

PLEASE CONTACT:

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Bryn Mawr, PA 19010

[www.alliancehp.com](http://www.alliancehp.com)

# PROPERTY SPECIFICATIONS

**Ceiling Height:** 20' - 35' (35' Clear Section: 25,000 SF)

**Loading:** 6 (8'x8') + 3 (9'x10') Docks

**Power:** 3 Phase, 4-Wire, 800 Amps

**Lighting:** Upgraded LED Lighting

**Parking:** 57 Parking Spaces

**Site:** +/- 4 Acres

**HVAC:** Gas Fired Heating Units in Warehouse Space, Fully Conditioned Office Space

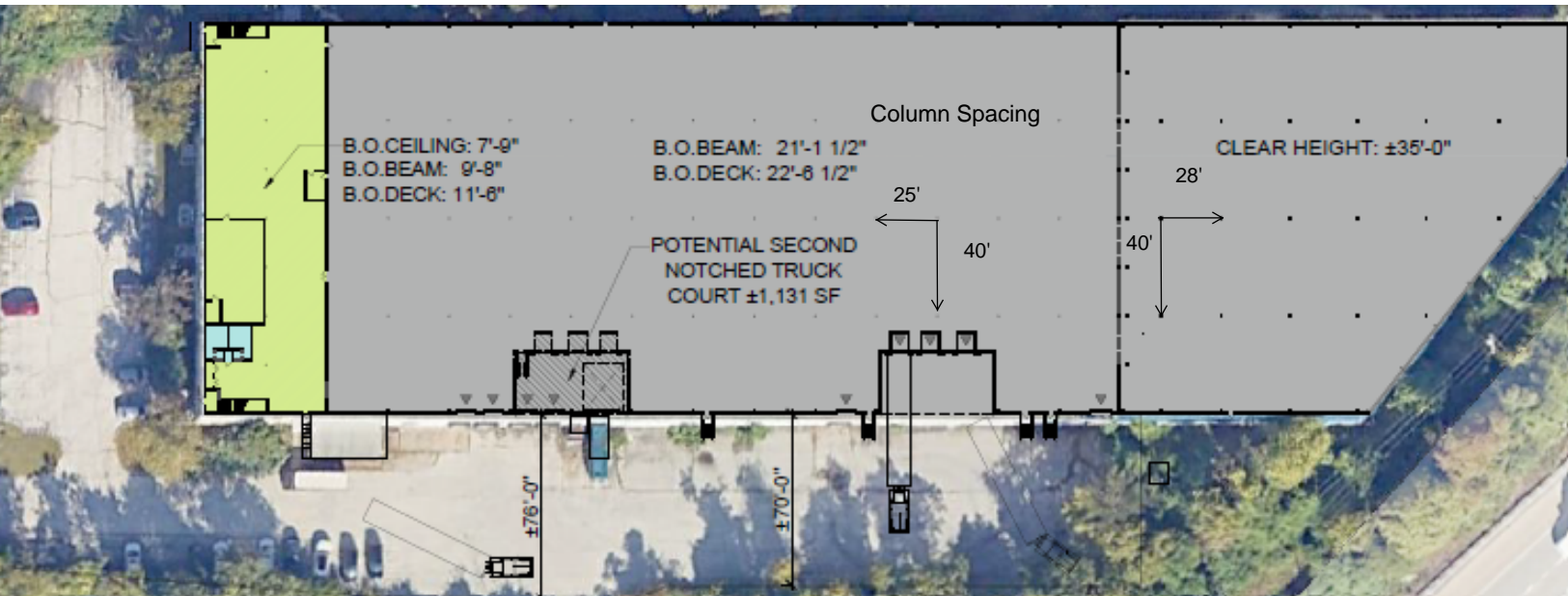
**Square Footage:** Warehouse: 85,167 SF  
Second Story Office: 8,092 SF

**Column Spacing:** 25' x 40' & 28' x 40' (35' Clear Section)





# FLOOR PLAN



## LEGEND

- EXISTING FIRST FLOOR WAREHOUSE  
±77,130 USF.
- EXISTING FIRST FLOOR OFFICE / FULLY CONDITIONED WAREHOUSE ±7,732 USF.
- EXISTING FIRST FLOOR RESTROOMS ±305 USF.
- TOTAL FIRST FLOOR: ±85,167 USF.
- EXISTING DOCK DOORS



- EXISTING SECOND FLOOR OFFICE AREA ±7,876 USF.
- EXISTING SECOND FLOOR RESTROOMS ±218 USF.
- TOTAL SECOND FLOOR: ±8,092 USF.

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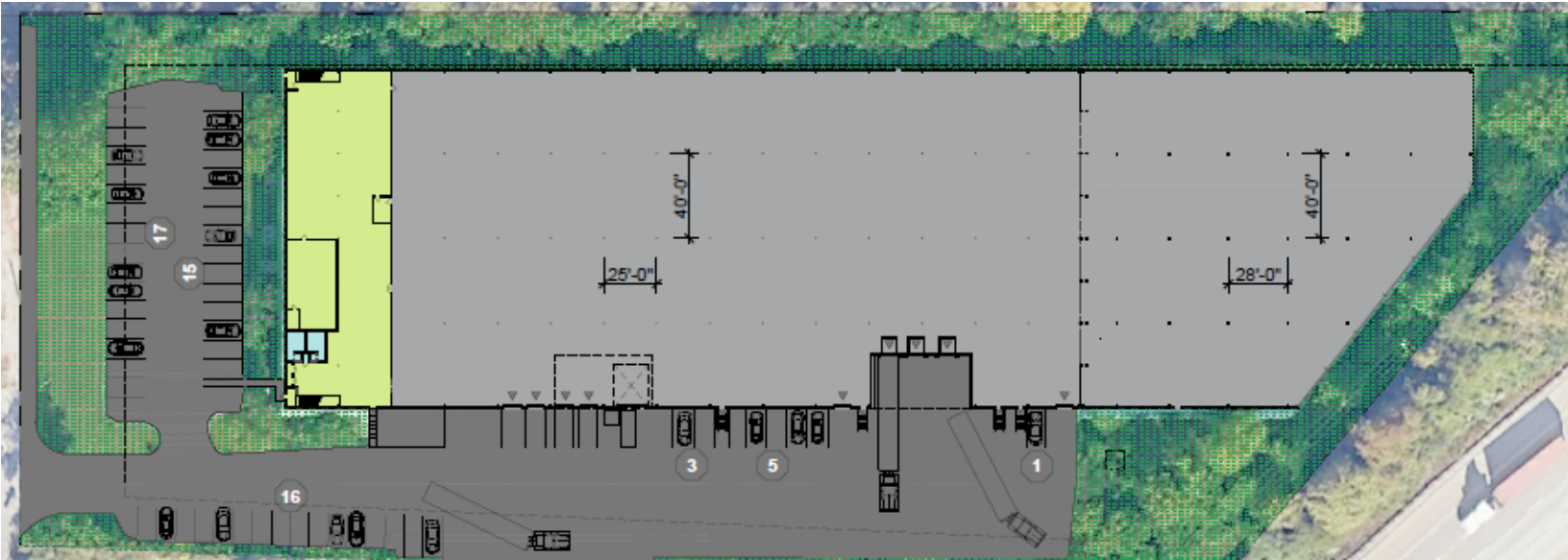
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# PARKING PLAN



57 Parking Spaces



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# LOCATION



- 1.5 MILES TO 
- 1.5 MILES TO 
- 1.3 MILES TO 
- 320 provides connectivity to the Main Line (5 Miles)*

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# LOCAL EXPERIENCE



**Delco Logistics Center  
Eddystone, PA**

770,000 SF "spec" industrial development project; acquired in 2018 and completed in 2022. Largest spec industrial development project in Delaware County. **Website:** <http://www.delcologisticscenter.com/>



**SoNo  
Philadelphia, PA**

Redevelopment of entire city block in Philly's Northern Liberties neighborhood. Released existing warehouse building to Yards Brewery, City of Philadelphia Archives and Target; constructed a 49 unit apartment building with 11,000 SF of retail. Acquired the Property in 2014 and finished construction/lease-up in 2022. **Website:** <https://theblockatsono.com/>



**1 & 2 Geoffrey Drive  
Fairless Hills, PA**

In December 2021, Alliance acquired a 405,000 SF Class B industrial building with an adjacent 60,000 SF manufacturing building. After the existing tenant vacated, Alliance leased the warehouse building to a leading 3PL on a five year lease term. As part of the lease, Alliance demolished the existing manufacturing building and constructed 250 trailer storage spaces.



**6300 Bristol Pike  
Levittown, PA**

150,000 SF industrial building acquired 2019 and 100% leased to an e-commerce company.



**401 Domino Lane  
Philadelphia, PA**

130,000 SF industrial building acquired in 2018. After a short leaseback from the Seller, Alliance completed base building improvements and leased the Property to Philabundance under a long-term lease.



**Commadore Logisitcs  
Center Chester, PA**

In October 2024, Alliance delivered a 105,000 SF "spec" industrial project with 59 trailer storage spaces.



**3900 Columbia Avenue  
Linwood, PA**

Alliance acquired 36,000 SF of existing flex-industrial buildings in March of 2022. Post closing, Alliance has constructed a 40,000 SF "spec" light industrial building.

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