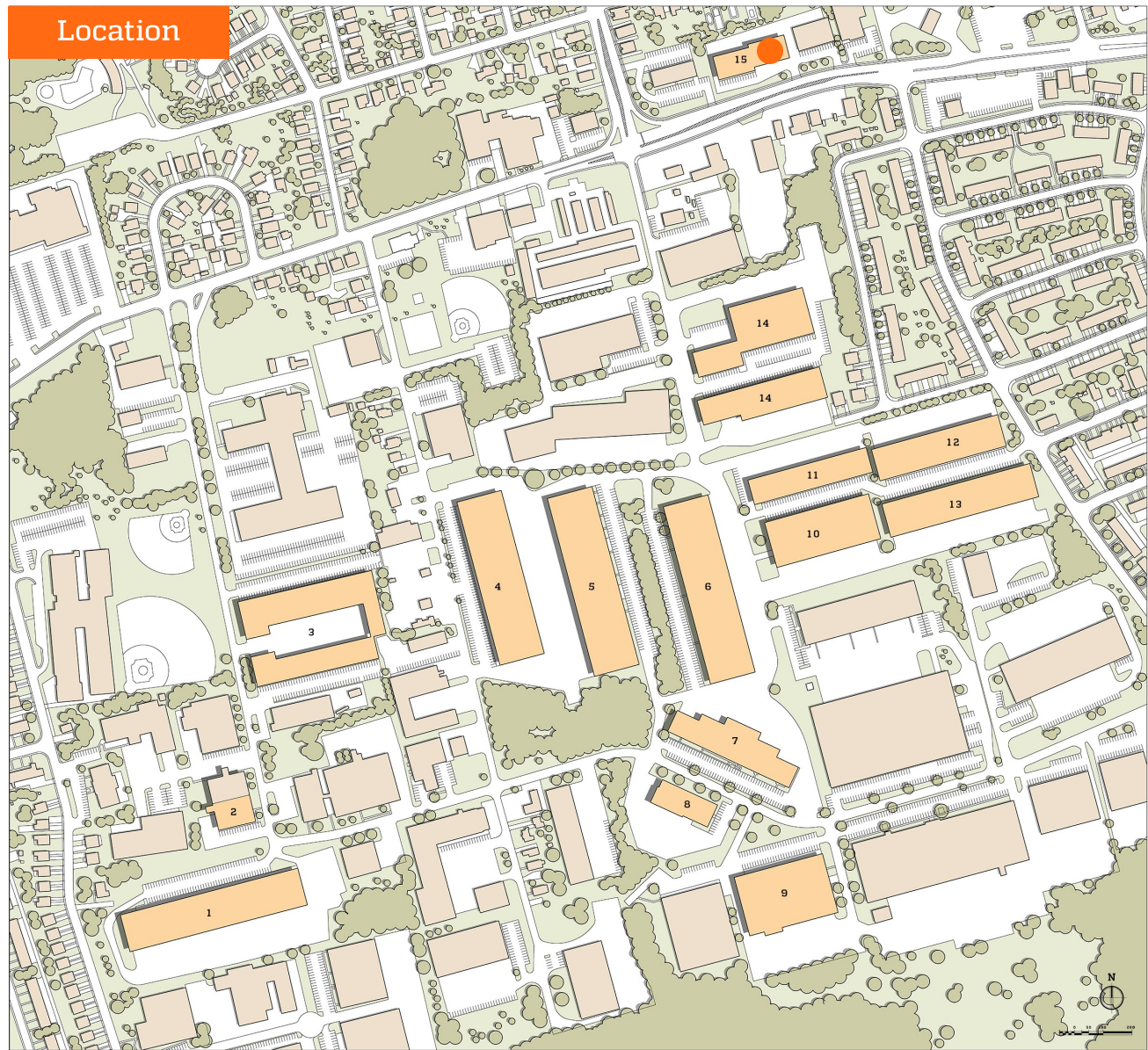


Location



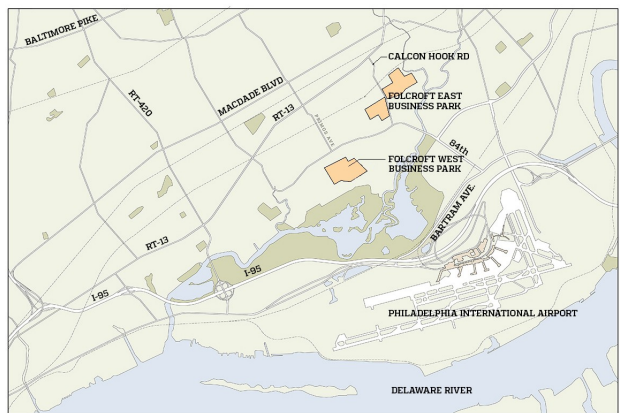
FOLCROFT WEST BUSINESS PARK

BUILDING LEGEND

- 1. 1000 Henderson Boulevard
- 2. 930-950 Henderson Boulevard
- 3. 777 Henderson Boulevard
- 4. Ashland Center 1
- 5. Ashland Center 2
- 6. Ashland Center 3
- 7. Ashland Center 4
- 8. 850 Carpenters Crossing
- 9. 700 Carpenters Crossing
- 10. Darby Commons - Essex
- 11. Darby Commons - Fairfax
- 12. Darby Commons - Georgetown
- 13. Darby Commons - Hamilton
- 14. Independence Court
- 15. 1540-1556 Delmar Drive



THE HENDERSON GROUP
112 CHESLEY DRIVE | SUITE 200
MEDIA, PA 19063
610.627.3600



LOCATION MAP

1,500 Sq. Ft. for Lease

1546-1556 Delmar Drive, Folcroft, PA 19032
Bay 1546A
Delmar Drive Business Campus



OPENING DOORS... to modern, collaborative workspaces & convenient office space

Property Highlights

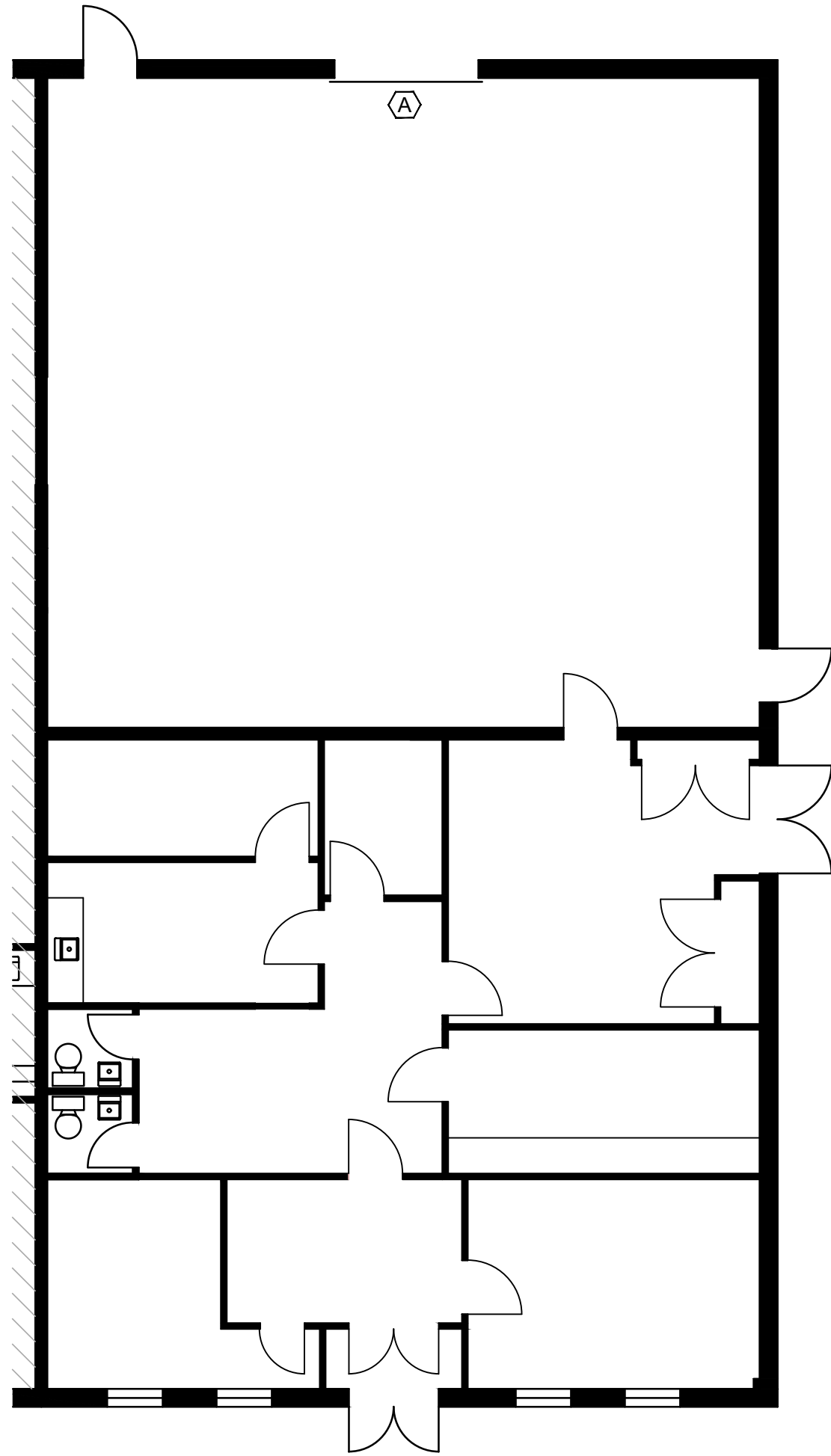
- 1,500 sq. ft. office
- 120/208V 3 phase 100 Amp
- 16 foot clear ceiling height
- 19 unreserved parking spaces
- Zoned Light Industrial Business District (LIB)
- SEPTA Route 115 (Delaware County Community College to Philadelphia International Airport)
- SEPTA Wilmington/Newark Line (to/from Center City Philadelphia)
- Just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 ("Blue Route")
- Less than 30 minutes to Center City Philadelphia, Delaware and New Jersey



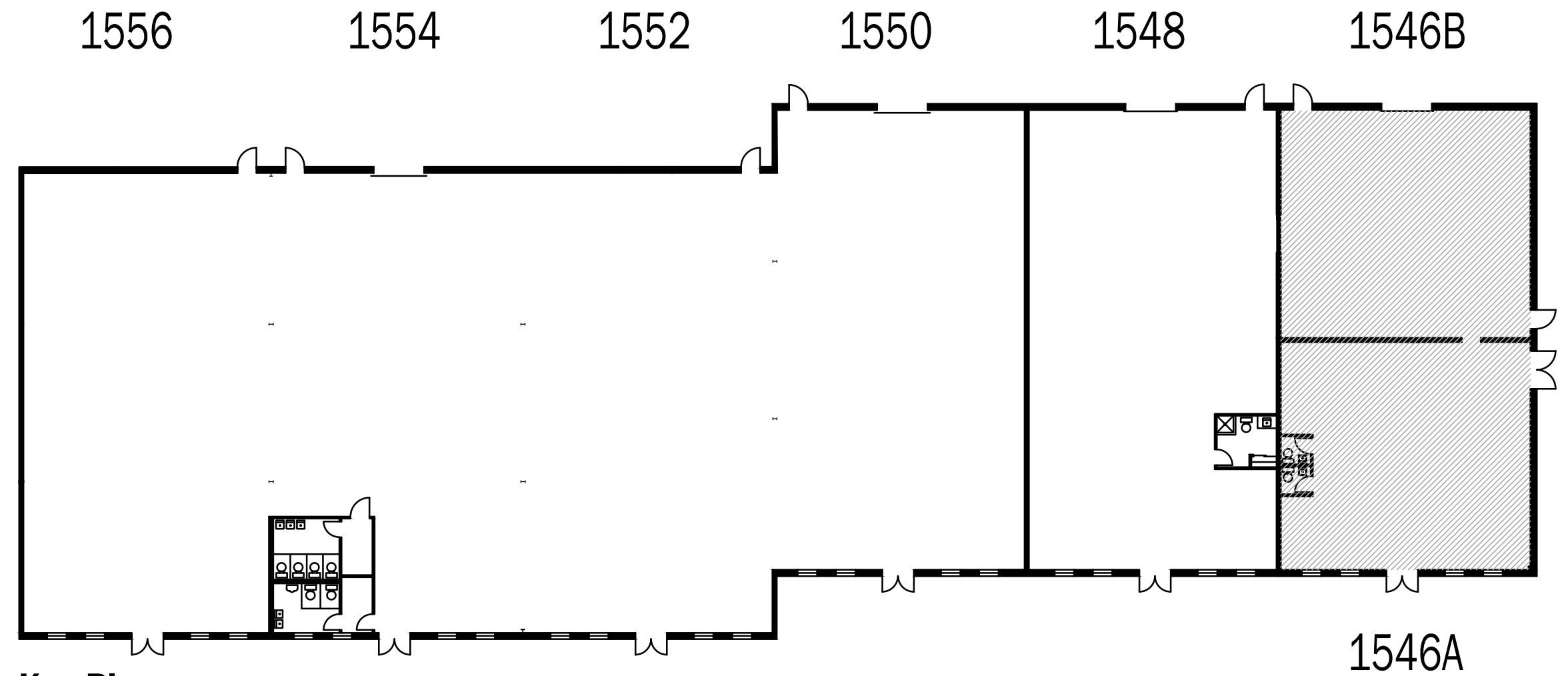
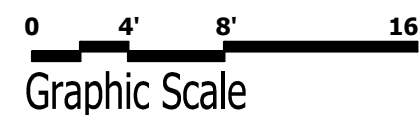


HENDERSON

Delmar Business Campus
1546A - 1546B Delmar Dr. Folcroft, PA 19032
09/28/2023



Record Drawing
Scale: 1/8" = 1'-0"



Key Plan
Not to Scale

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	INDICATES DOOR, FRAME & HARDWARE
	INDICATES DOUBLE DOOR, FRAME & HARDWARE
	INDICATES REMAINING AREAS FOR REFERENCE ONLY (NOT IN CONTRACT)

SPACE INFORMATION

BAY	DESCRIPTION
	BUILDING ADDRESS: DELMAR BUSINESS CAMPUS 1546-1556 DELMAR DR. FOLCROFT, PA 19032
BAY 1546A-1546B	TOTAL UNIT SQUARE FOOTAGE - 3,000 OFFICE SQUARE FOOTAGE - 1,500 GAS HEAT A/C - OFFICE ONLY ELECTRIC SERVICE 120/208V 100 AMPS, 3 PHASE CEILING HEIGHT - 16'-0" OVERALL UNIT DIMENSIONS: 40'-0" x 37'-6"
	INDICATES 8' X 8' OVERHEAD DOCK DOOR WITH DRIVE-IN ACCESS - QTY. (1)

PRELIMINARY - NOT FOR CONSTRUCTION