

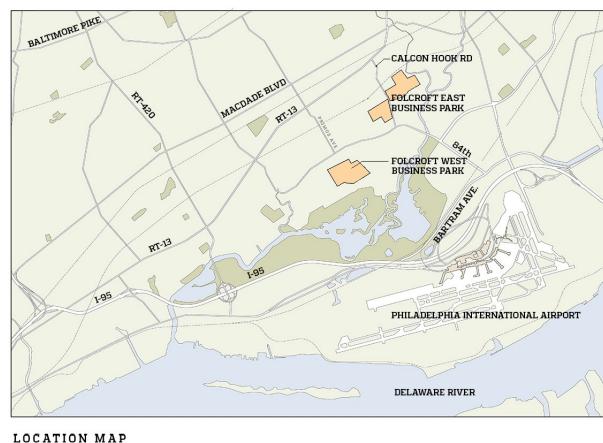
FOLCROFT WEST BUSINESS PARK

BUILDING LEGEND

1. 1000 Henderson Boulevard
2. 990-950 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

3,000 Sq. Ft. for Lease

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

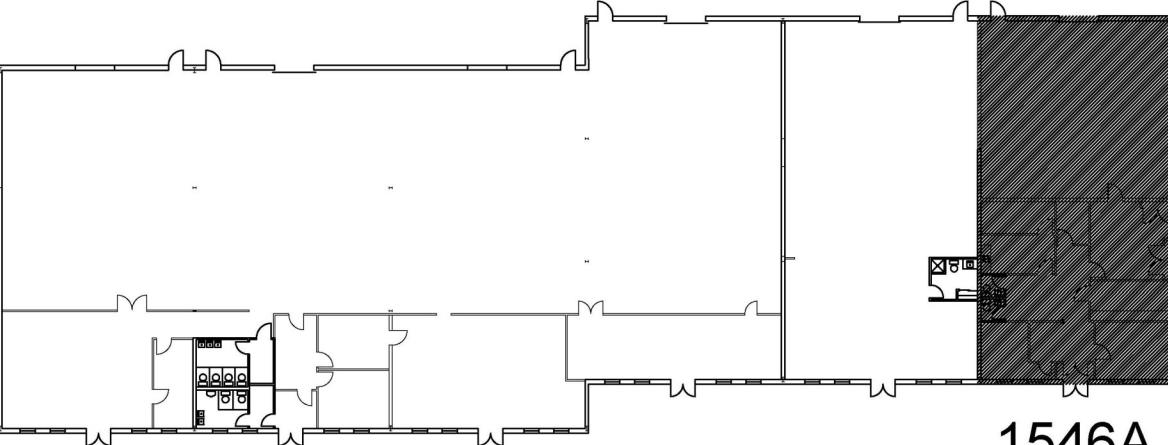


OPENING DOORS... to modern, collaborative workspaces & convenient office space

Property Highlights

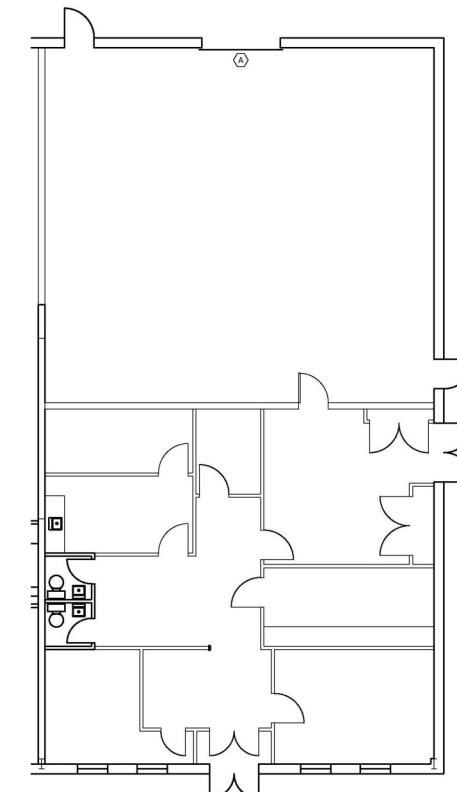
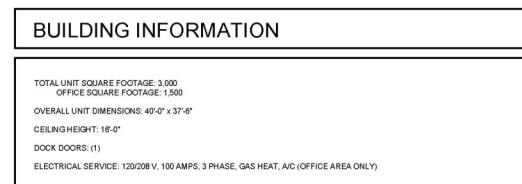
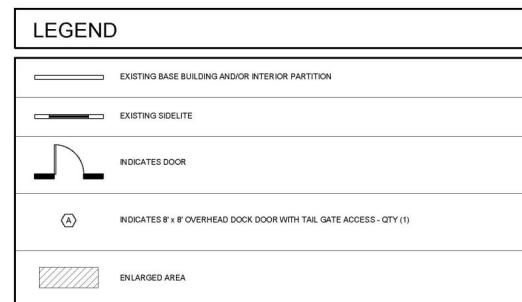
- 1,500 sq. ft. warehouse; 1,500 sq. ft. office
- 120/208V 3 phase 100 Amp
- 14 foot clear ceiling height
- 1 drive-in
- 19 unreserved parking spaces
- Zoned Light Industrial Business District (LIB)
- SEPTA Route 115 (Delaware County Community College to Philadelphia International Airport)
- SEPTA Wilmington/Newark 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

1556 1554 1552 1550 1548 1546B



1546A

2 KEY PLAN



1 EXISTING CONDITIONS

IDI

D2 GROUPS

2540 RENAISSANCE BLVD
KING OF PRUSSIA, PA 19406
610.238.0330
d2groups.com

The general contractor (GC) is responsible to verify all dimensions on plan and confirm such dimensions against actual site conditions. The GC shall coordinate all work on these documents with the related trades and is to notify D2 Groups, LLC if there are conflicts with the associated trades. The GC is not to proceed with any work in the event there is a conflict without direction from D2 Groups, LLC. It is the GC's responsibility to verify all dimensions contained within these documents against existing field conditions prior to commencement of work or ordering of any materials.

ARCHITECTURAL SEAL

LICENSE #



RECORD CONDITIONS

DELMAR BUSINESS CAMPUS
1546A & 1546B DELMAR DR.
FOLCROFT, PA 19032
1ST FLOOR
BAYS 1546A & 1546B

99-055 AS NOTED

1ST FLOOR