

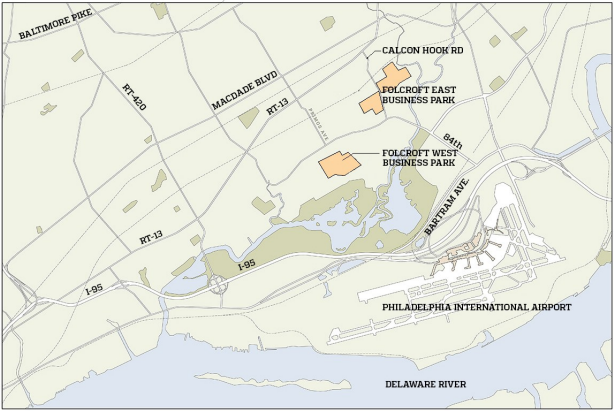
FOLCROFT WEST BUSINESS PARK

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

3,000 Sq. Ft. for Lease

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



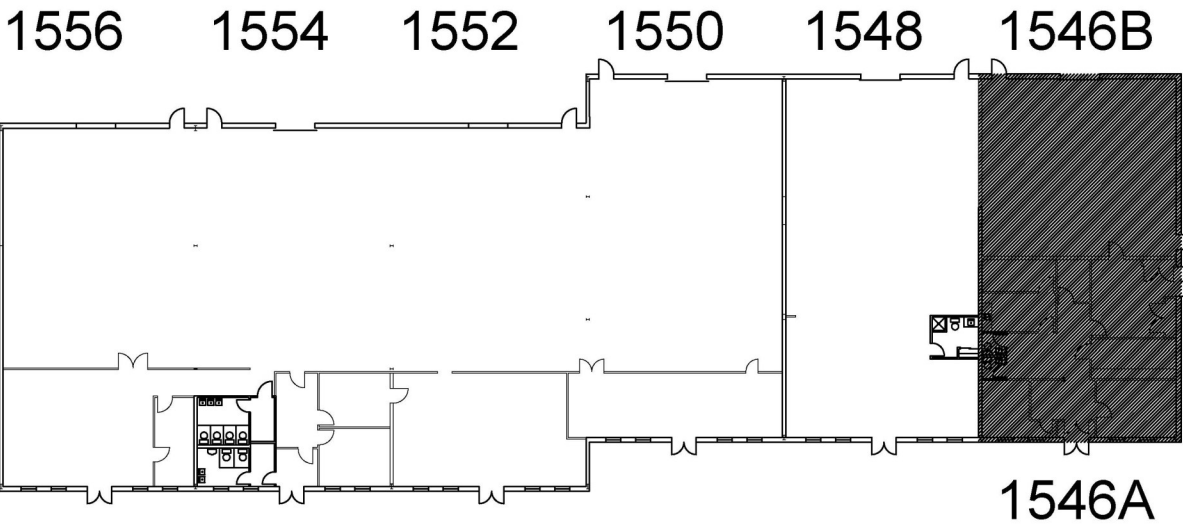
OPENING DOORS... to modern, collaborative workspaces & convenient office space

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



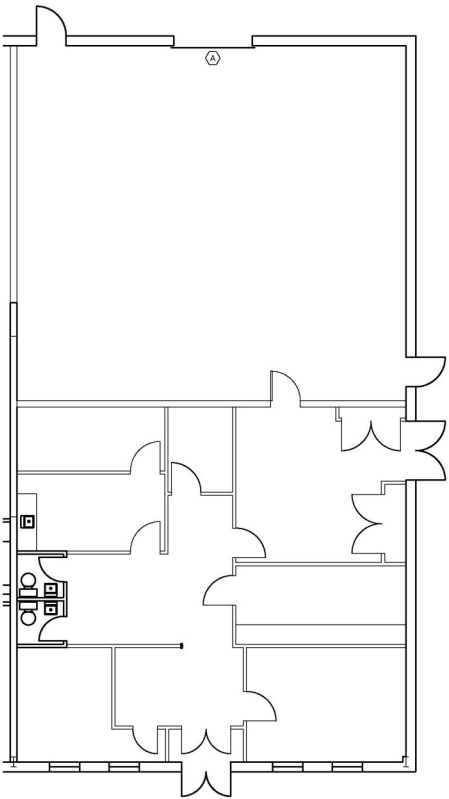




2 KEY PLAN  
SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING BASE BUILDING AND/OR INTERIOR PARTITION
	EXISTING SIDELITE
	INDICATES DOOR
	INDICATES 8' x 8' OVERHEAD DOCK DOOR WITH TAIL GATE ACCESS - QTY (1)
	ENLARGED AREA

BUILDING INFORMATION	
TOTAL UNIT SQUARE FOOTAGE: 3,000 OFFICE SQUARE FOOTAGE: 1,500 OVERALL UNIT DIMENSIONS: 40'-0" x 37'-0" CEILING HEIGHT: 10'-0" DOCK DOORS: (1) ELECTRICAL SERVICE: 120/208 V, 100 AMP, 3 PHASE, GAS HEAT, A/C (OFFICE AREA ONLY)	



1 EXISTING CONDITIONS  
SCALE: 1/8" = 1'-0"



## 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 #



LAT		ACP	
DRAWN BY		CHECKED BY	
REV	DATE	ISSUED FOR	BY
-	8.26.25	RECORD CONDITIONS	LAT
-	12.19.25	RECORD CONDITIONS	MM
-	01.07.26	RECORD CONDITIONS	MM

PROJECT NAME

## RECORD CONDITIONS

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

99-055 AS NOTED

PROJECT # DRAWING SCALE

