



**OFFICE BUILD-OUT  
IN PROGRESS**

**AVAILABLE FOR LEASE -  
IOS PROPERTY**

**4,719 SF ON 3 AC**

1530 Calcon Hook Road  
Sharon Hill, PA



# PROPERTY HIGHLIGHTS

- **BUILDING SF:**  
4,719 square feet
- **ACREAGE:**  
3 acres
- **ZONING:**  
LI – Light Industrial
- **LOADING:**  
Five (5) drive-in doors  
Three (3) – 13' x 12'  
Two (2) – 10' x 10'
- **CLEAR HEIGHTS:**  
13'6"
- **LOCATION:**  
The subject property, situated along Calcon Hook Road in Sharon Hill, offers superb access to major transportation arteries that provide access to the entire Eastern Seaboard. The property is located 2.0 miles from I-95, 6.5 miles I-476, and 11.5 miles from Center City Philadelphia.



Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties. Catalysts portfolio of closed and under-contract properties spans over 40 industrial sites across the United States.

# ONGOING IMPROVEMENTS



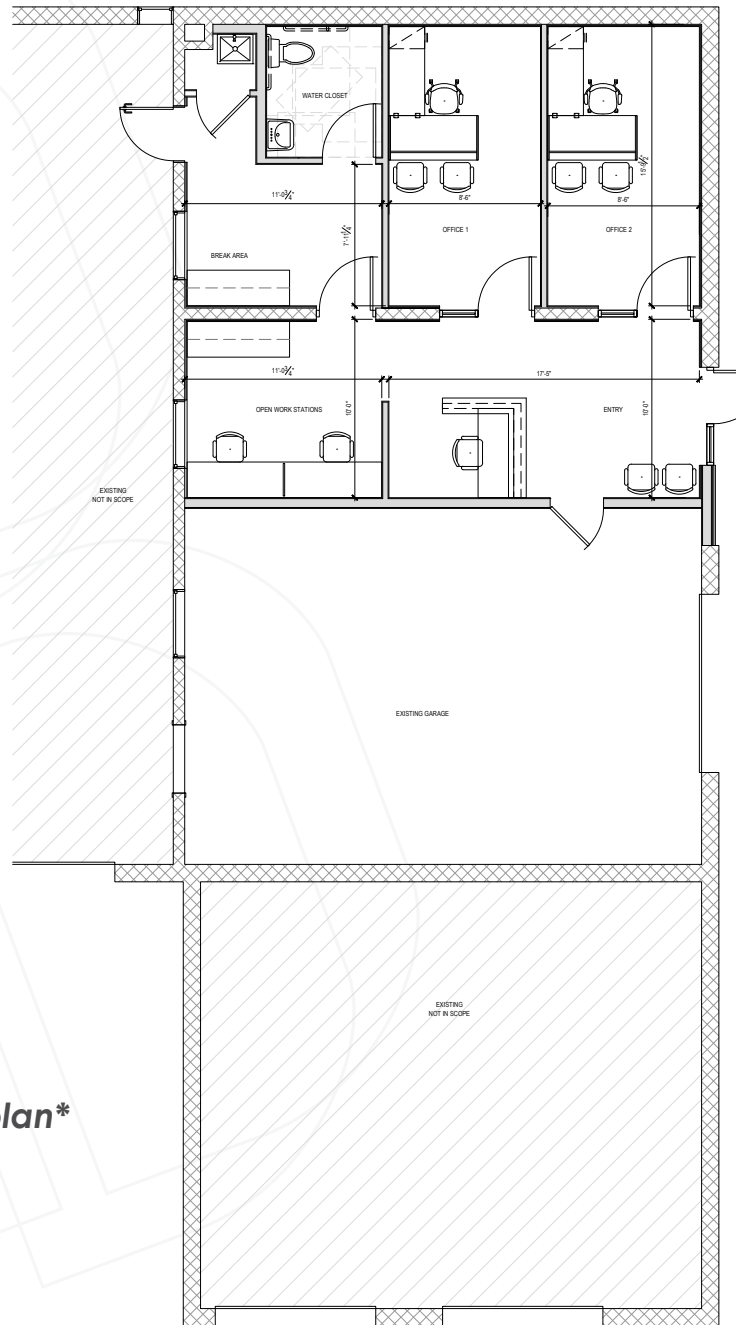
## BUILDING:

- New 800 SF Office along with Buildout
- New Water Utility Service
- 480V 400 AMP 3-phase service
- New Epoxy Flooring in Warehouse
- New LED Lighting in Office/Warehouse

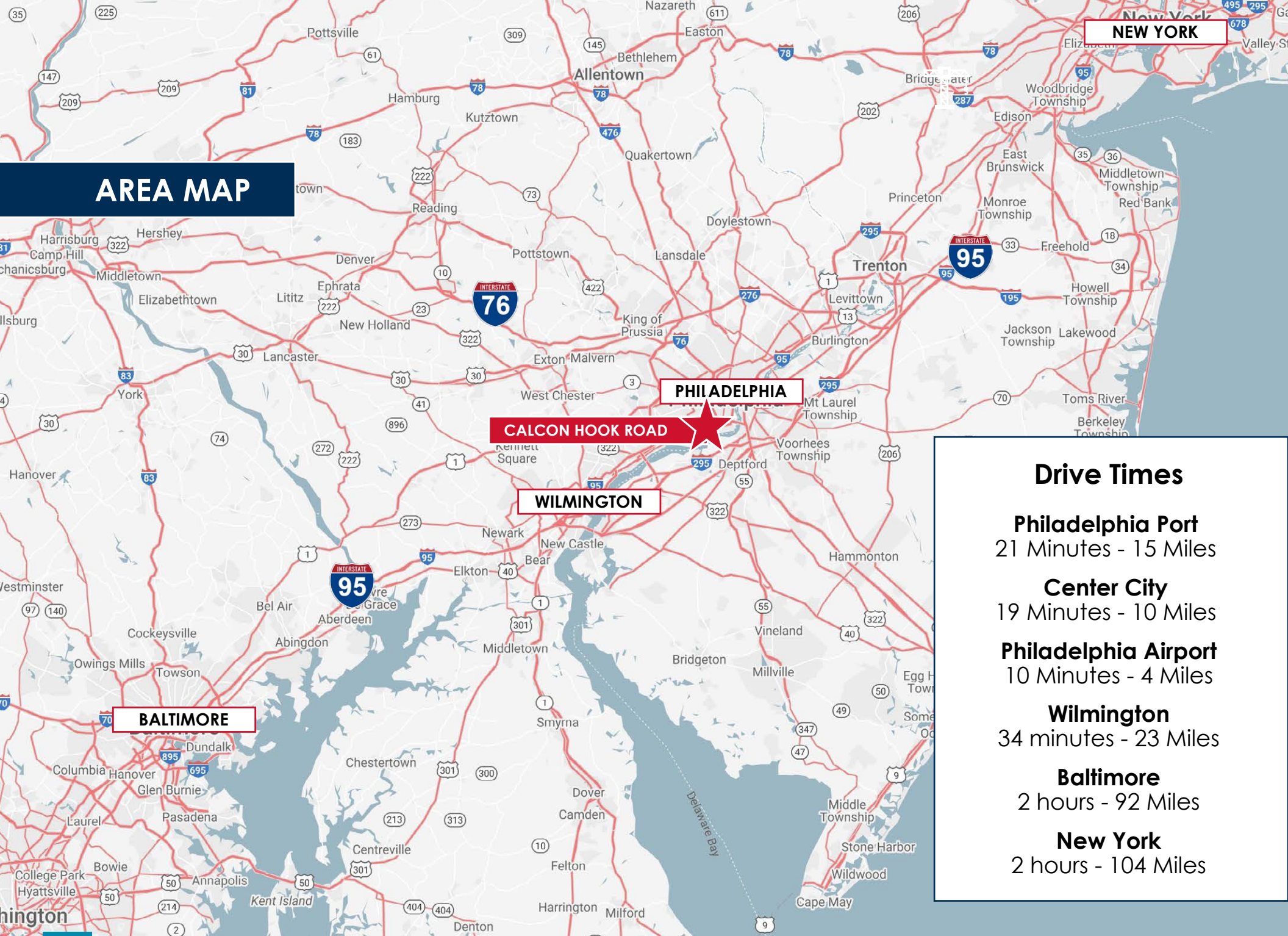
## SITE:

- Grading along Back of Site
- New Fence Around Entire Property
- New 14,000 SF Asphalt Driveway and Aisle to the Building
  - Includes Area around Building
- New Evergreens Along Rear Property Line

# FLOOR PLAN



***\*Proposed office floor plan\****  
***\*Finalizing permitting\****



**AREA MAP**

**PHILADELPHIA**

**CALCON HOOK ROAD**

**WILMINGTON**

**NEW YORK**

**BALTIMORE**

Drive Times	
<b>Philadelphia Port</b>	21 Minutes - 15 Miles
<b>Center City</b>	19 Minutes - 10 Miles
<b>Philadelphia Airport</b>	10 Minutes - 4 Miles
<b>Wilmington</b>	34 minutes - 23 Miles
<b>Baltimore</b>	2 hours - 92 Miles
<b>New York</b>	2 hours - 104 Miles

# PRIMARY CONTACTS



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