



# AVAILABLE FOR LEASE

ALLIANCE HP

1000-1002 E. ASHLAND AVE  
FOLCROFT, PA



## 43,500 SF Industrial Building Available for Lease

### OVERVIEW

#### Property Highlights

- Alliance HP: Experienced, well capitalized ownership. Visit: [www.alliancehp.com](http://www.alliancehp.com)
- Opportunity for Outdoor Storage
- Heavy Industrial Zoning
- 50 Parking Spaces
- Divisible to 5,000 SF
- Ceiling Height: 14' - 25'
- Easily Accessible: Located within the highly sought after Delaware County industrial market: under 5 Miles from I-95, I-476 the property grants easy access to Philadelphia, Wilmington, and Southern New Jersey.



ALLIANCE HP

PLEASE CONTACT:

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40 Morris Ave Ste. 230

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

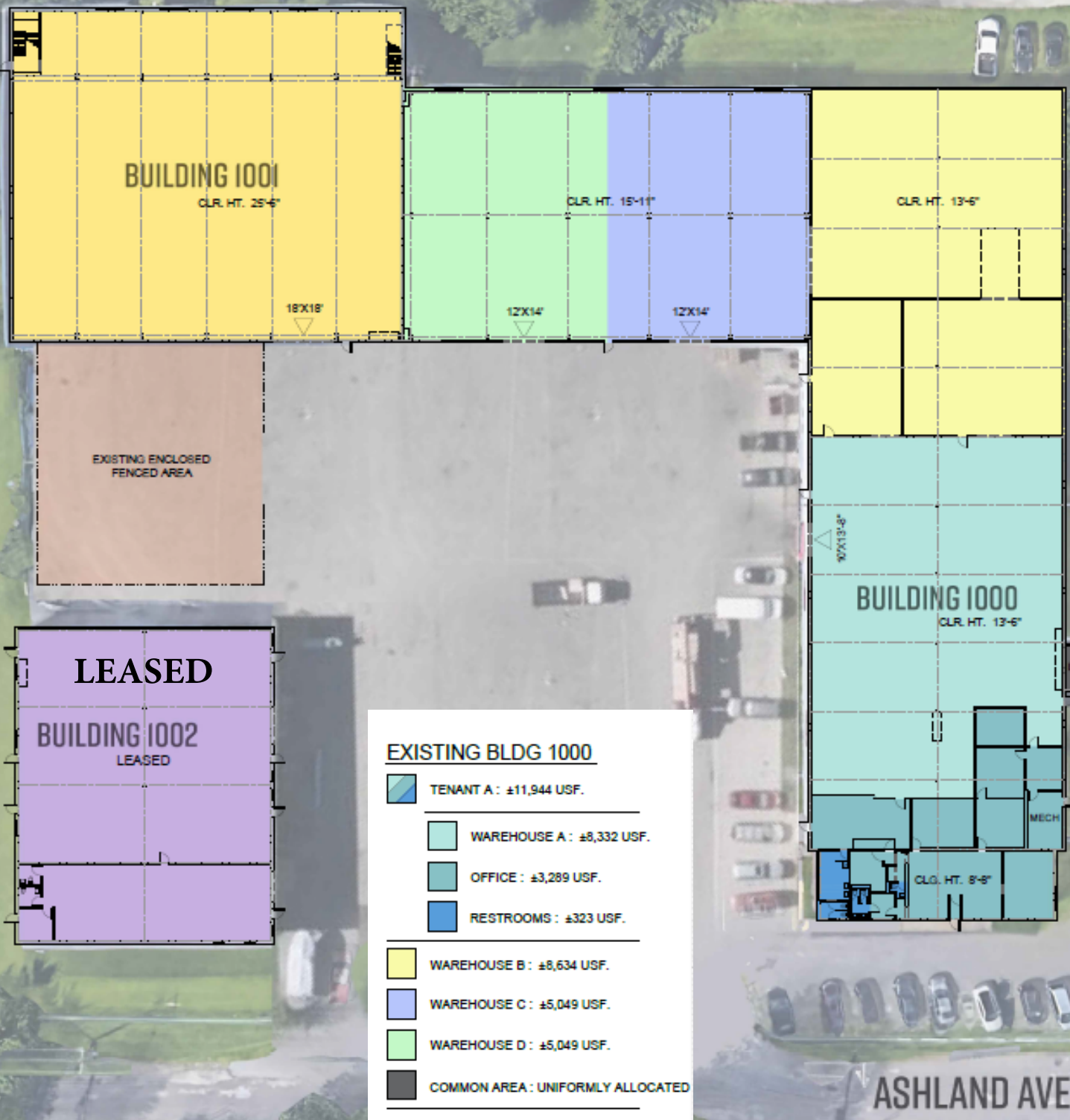
# PROPERTY SPECIFICATIONS



Ceiling Height:	14'- 25' Clear
Drive-In Loading:	(1) 18x18, (2)12x14, (1) 10x 13'8"
Power:	1200 Amp, 480/277v
Warehouse Heat:	Resner Units Throughout
Office Space:	2,971 SF (Recently Upgraded)
Lighting:	Upgraded LED Lighting
Outdoor Storage:	7,000 SF Fenced in Yard
Staging Area:	Approximately 4,000 SF of outdoor staging space
Parking:	50 Spaces Available
Crane:	30 Ton Crane



# SITE PLAN



## EXISTING BLDG 1000

- TENANT A : ±11,944 USF.

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- WAREHOUSE A : ±8,332 USF.
- OFFICE : ±3,289 USF.
- RESTROOMS : ±323 USF.

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- WAREHOUSE B : ±8,634 USF.
- WAREHOUSE C : ±5,049 USF.
- WAREHOUSE D : ±5,049 USF.
- COMMON AREA : UNIFORMLY ALLOCATED

1ST. FLOOR TOTAL : ±30,676 USF.

## EXISTING BLDG 1001

- WAREHOUSE : ±12,833 USF.



# PARKING PLAN



OUTDOOR  
STORAGE  
OPPORTUNITY

4000 SF  
STAGING  
AREA



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# ACCESS



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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**

105,000 SF "spec" industrial project with 59 trailer storage spaces. Delivery in September 2024.



**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.

