



ALLIANCE HP

AVAILABLE FOR LEASE

70 PORTLAND ROAD CONSHOHOCKEN, PA



92,128 SF Industrial Building Available for Lease

Property Highlights

→ **Alliance HP:** Experienced, well capitalized ownership.

Visit: www.alliancehp.com

→ 9 Tailgate Loading Docks

→ Zoning: Heavy Industrial

→ 56 Parking Spaces

→ **130,000 Cars** Pass by Each Day

→ **Ceiling Height:** 22' - 35'

→ **Easily Accessible:** Ideal "last mile" location to service Montgomery County customers (2nd Wealthiest County in PA). Close proximity to I-476 and I-76 provides excellent regional connectivity.



ALLIANCE HP

PLEASE CONTACT:

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40 Morris Ave Ste. 230

Bryn Mawr, PA 19010

www.alliancehp.com

PROPERTY SPECIFICATIONS

Ceiling Height: 22' - 35' Clear Height

Loading: 6 (8'x8') + 3 (9'x10') Docks

Power: 3-Phase, 4-Wire, 800 Amps

Lighting: Upgraded LED Lighting

Parking: 56 Parking Spaces

Site: 4 + Acres

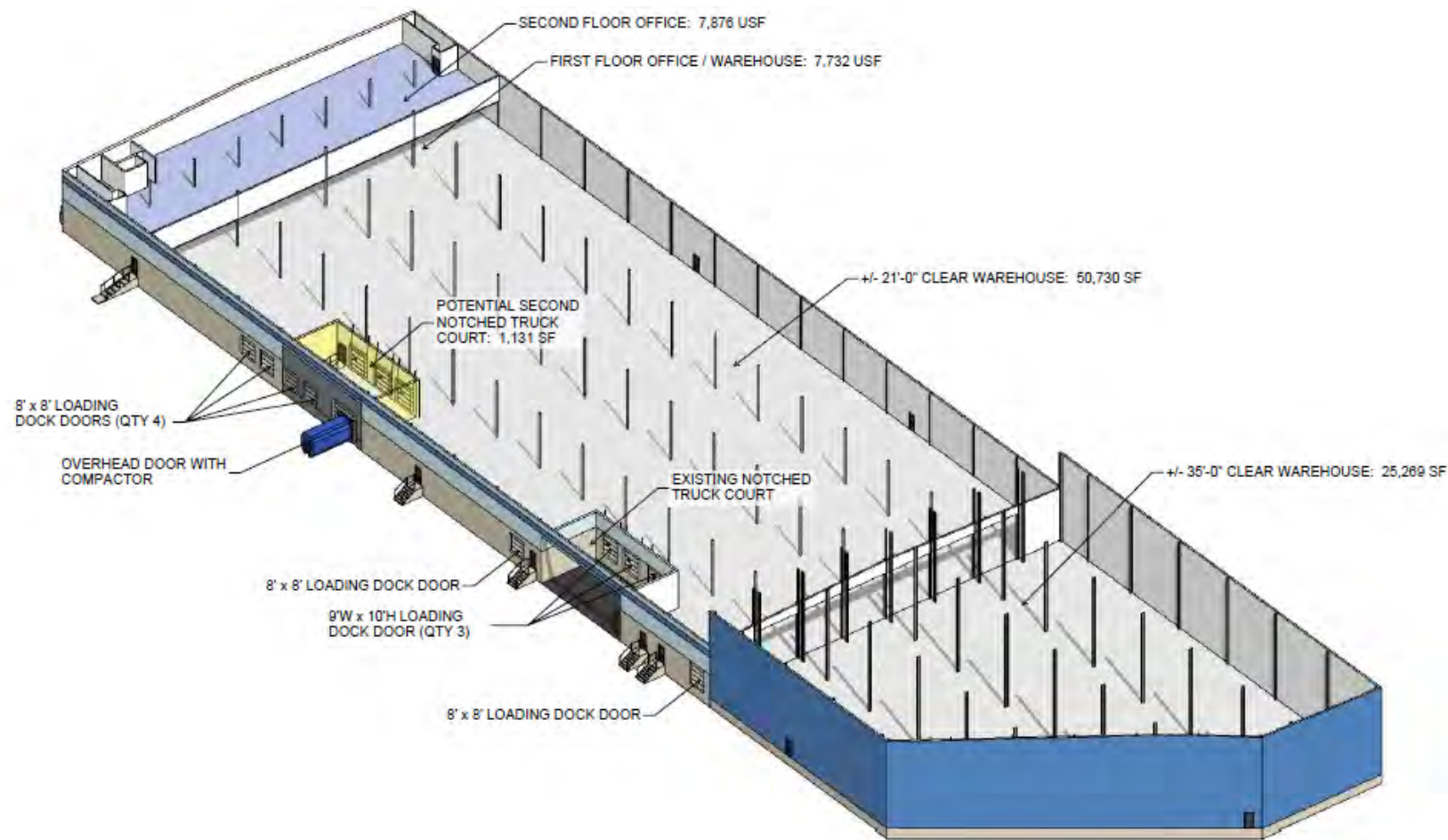
HVAC: Gas Fired Heating Units, Fully
Conditioned Office Space

Square Footage: Total: 82,128 SF; Warehouse: 84,036 SF
Office: 8,092 SF

Column Spacing: 25' x 40' & 28' x 40'



FLOOR PLAN



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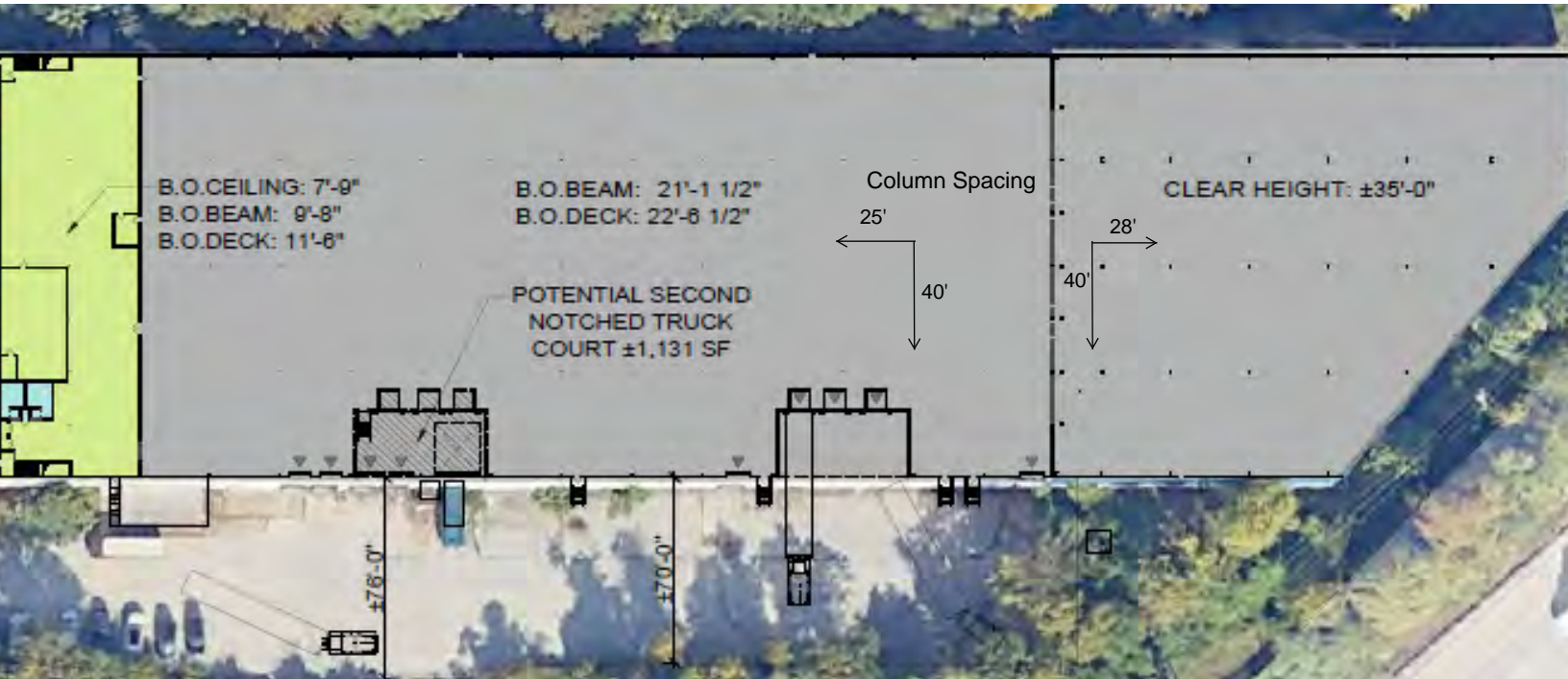
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FLOOR PLAN



LEGEND

- EXISTING FIRST FLOOR WAREHOUSE
±77,130 USF.
- EXISTING FIRST FLOOR OFFICE /
FULLY CONDITIONED WAREHOUSE ±7,732 USF.
- EXISTING FIRST FLOOR RESTROOMS
±305 USF.
- TOTAL FIRST FLOOR: ±85,167 USF.
- EXISTING DOCK DOORS



- EXISTING SECOND FLOOR OFFICE AREA
±7,876 USF.
- EXISTING SECOND FLOOR RESTROOMS
±216 USF.
- TOTAL SECOND FLOOR: ±8,092 USF.

PARKING PLAN



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LOCATION



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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

In October 2024, Alliance delivered a 105,000 SF "spec" industrial project with 59 trailer storage spaces.



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.



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