



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.

PLEASE CONTACT:

JAKE MALDONADO

jmaldonado@alliancehp.com

443.370.7405

40 Morris Ave Ste. 230

Bryn Mawr, PA 19010

www.alliancehp.com



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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

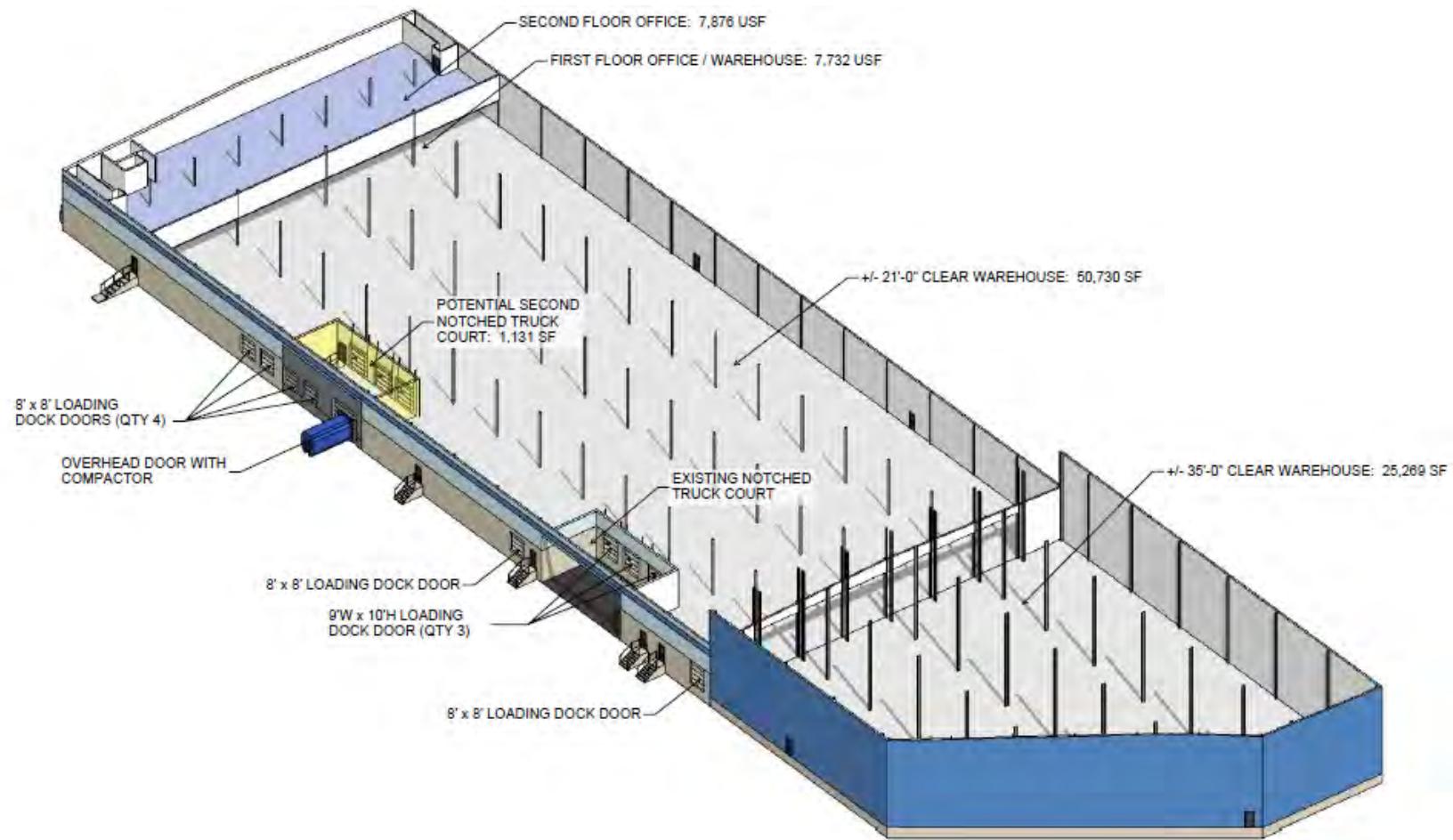
HVAC: Gas Fired Heating Units, Fully
Conditioned Office Space

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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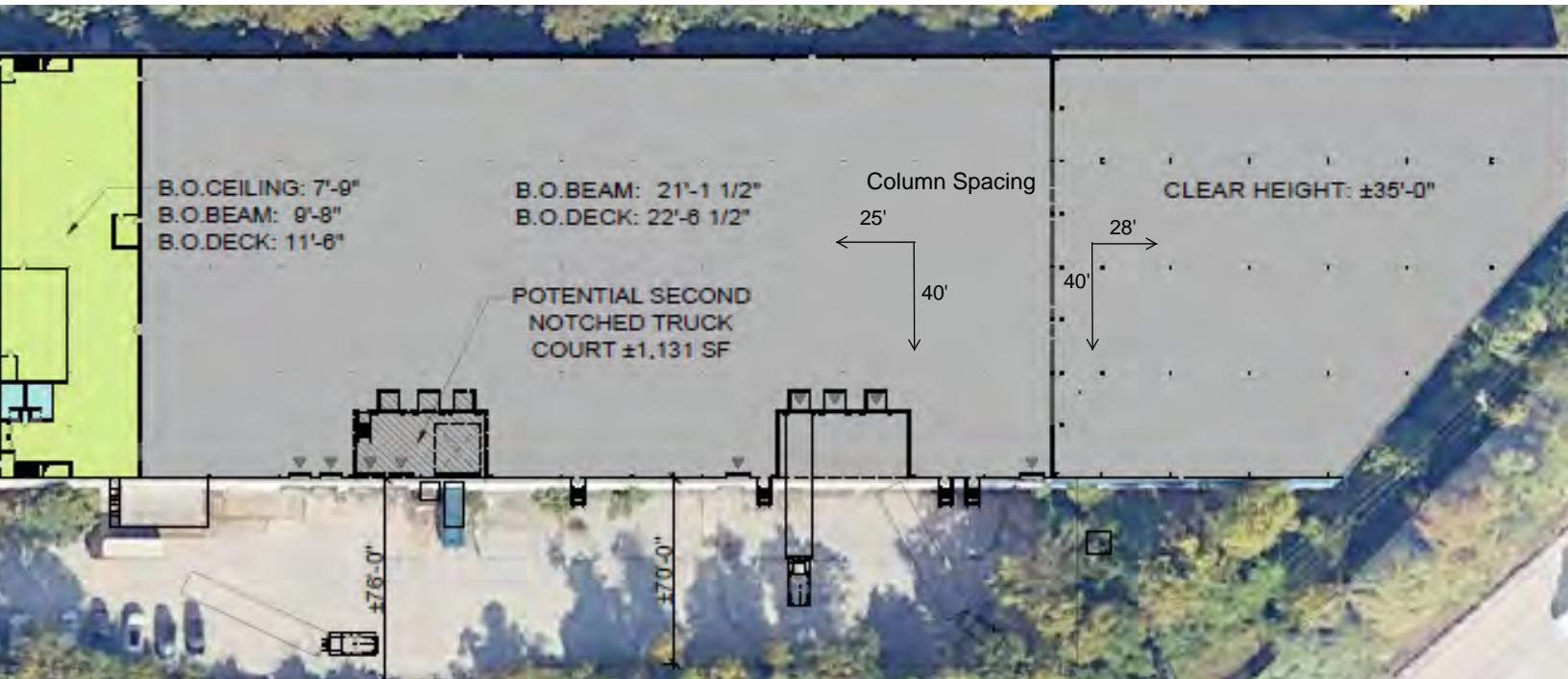
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FLOOR PLAN



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.

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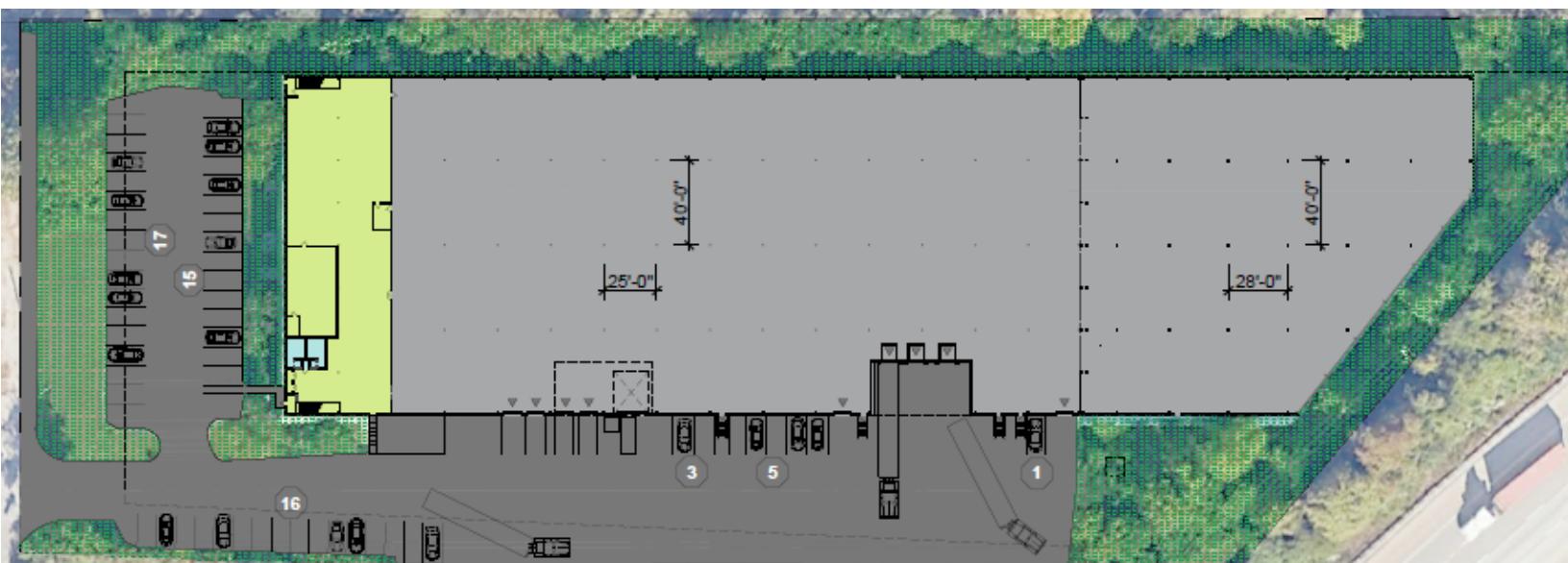
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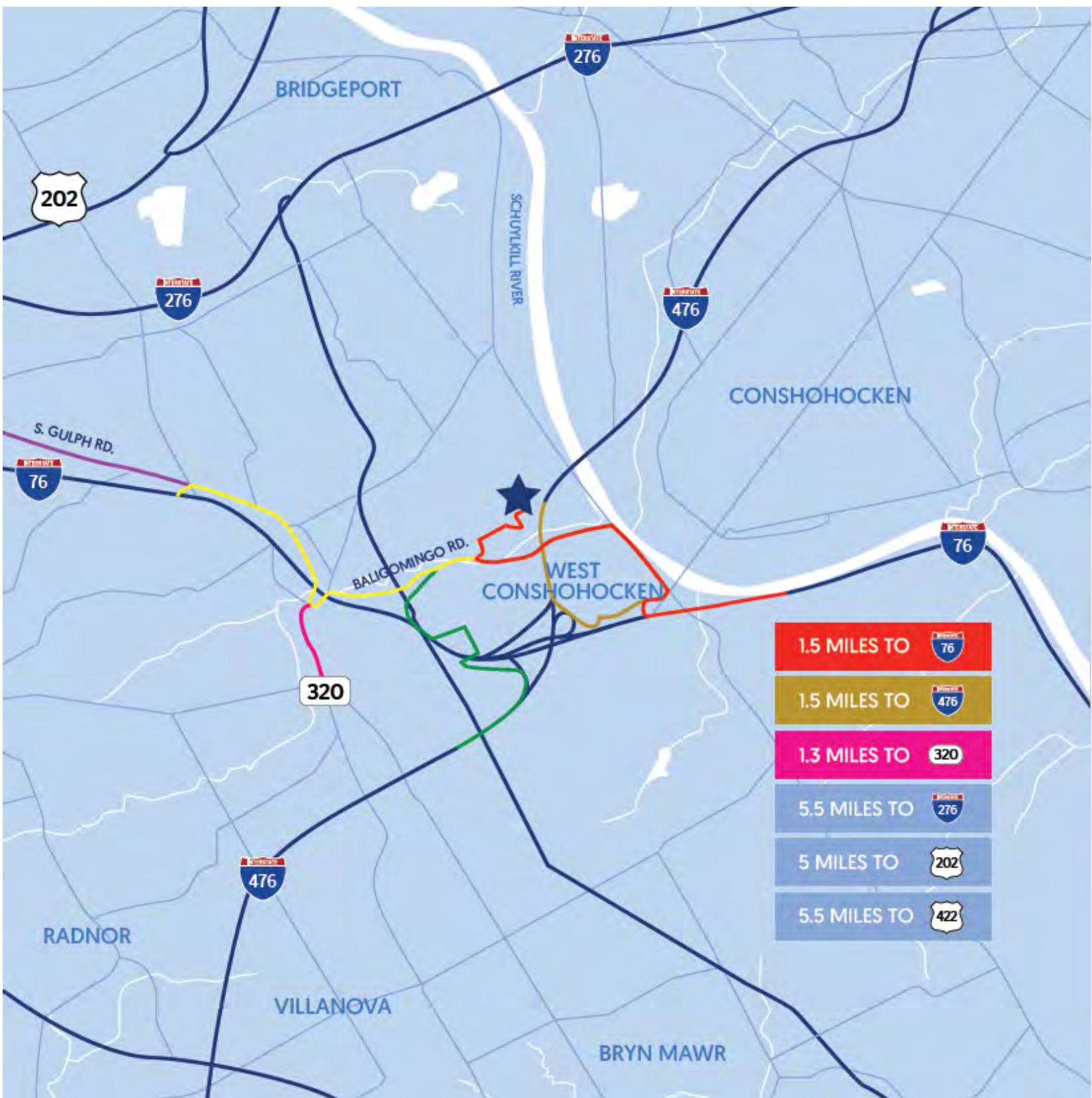
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PARKING PLAN



LOCATION



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jmaldonado@alliancechp.com

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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.



**Commodore Logistics
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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