



INDUSTRIAL PROPERTY FOR SALE

45,000 SF on 4.29 Acres

300 Elmwood Avenue
Sharon Hill, PA 19079



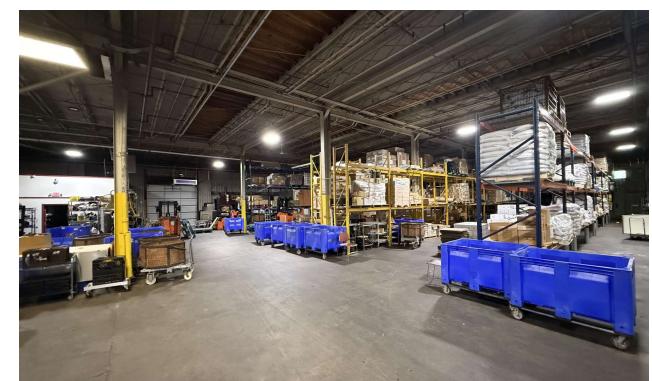
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 45,000 SF Gross Building Size on 4.29 Acres
- 5,000 SF Covered Landing Area
- Turn-key manufacturing operation
- 17' – 17'8" Clear Ceiling Heights
- 20' L x 30' W Column Spacing
- Two (2) Dock Leveler Positions with Two (2) Doors to Dock Area
- One (1) Ramped Drive-in Door
- Masonry and Steel Construction
- Concrete Slab
- Natural Gas supplied by PECO
- Fluorescent & LED Lighting
- HVAC (Office)
- Gas-fired and Radiant Heaters (Warehouse)
- Exhaust Fans
- Wet System Fire Protection
- Zoned LI – Limited Industrial (Sharon Hill Borough)
- Available Equipment (list provided upon request)
- Within the Folcroft Business Park in Sharon Hill, this site is strategically located near both regional and interstate arteries, such as Route 13 and I-95. Users have access to the nearby SEPTA regional rail and the Philadelphia International Airport as well.



ADDITIONAL PHOTOS

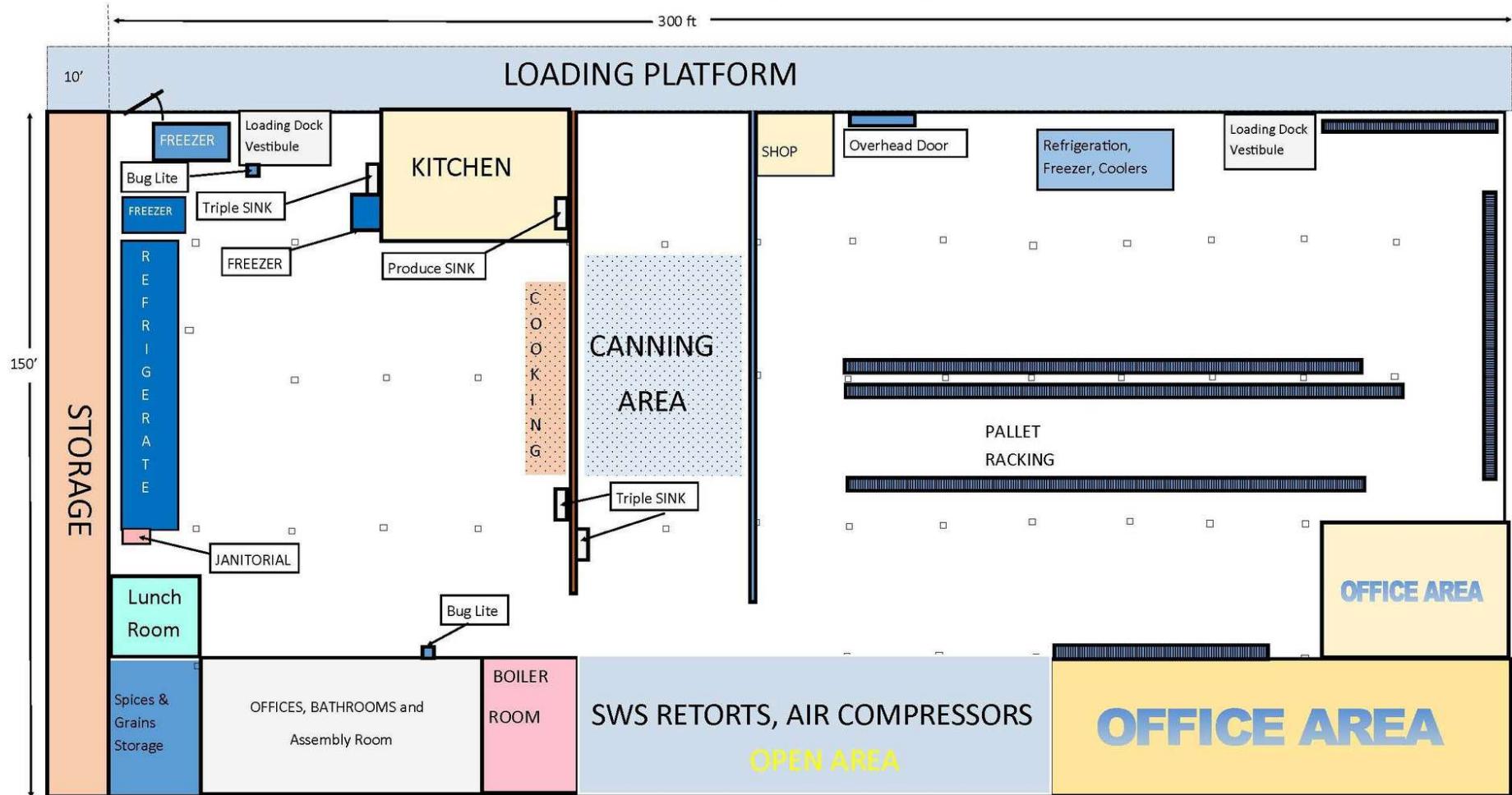


AERIAL



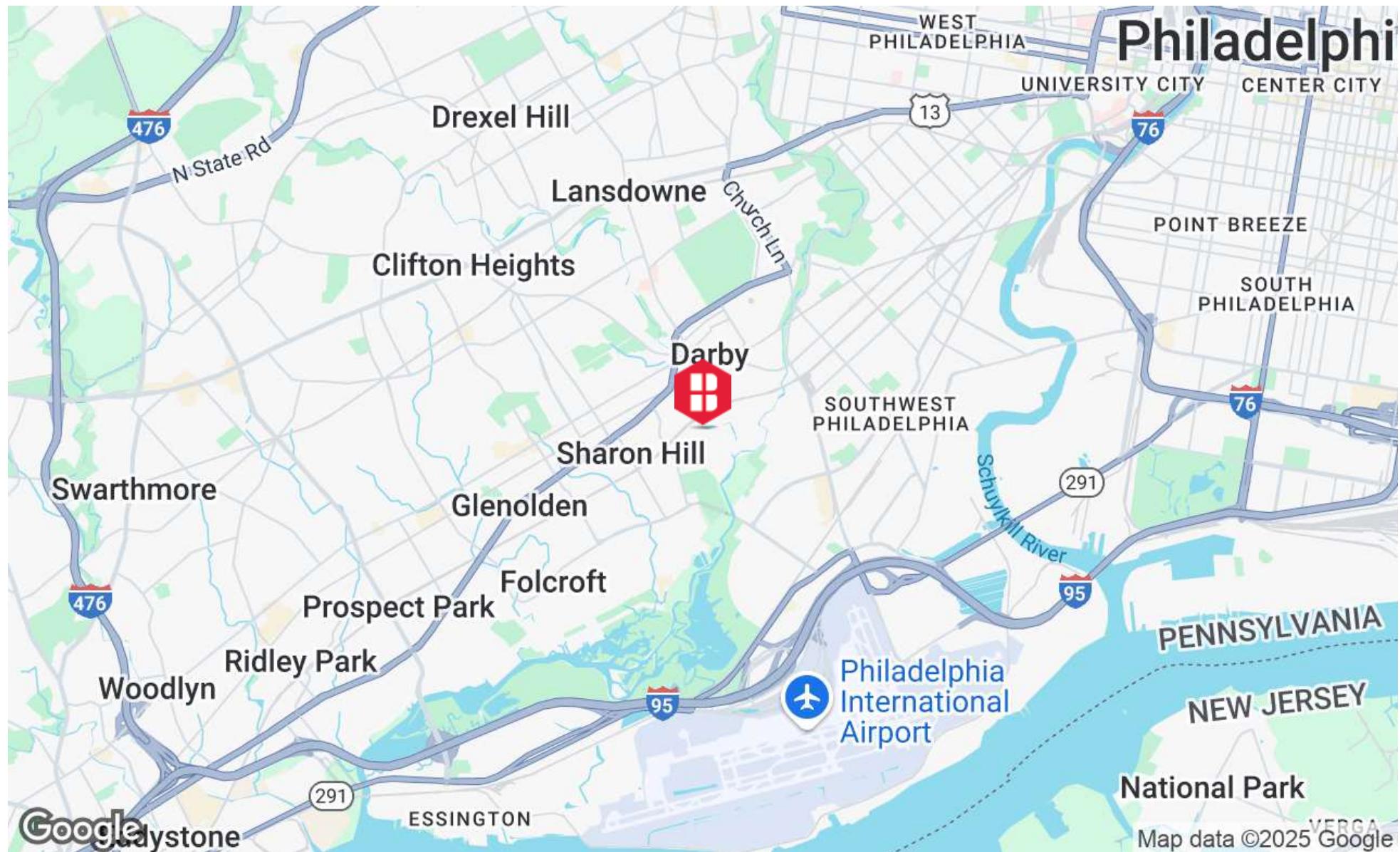
FLOOR PLAN

JYOTI NATURAL FOODS PLANT, SHARON HILL, PA



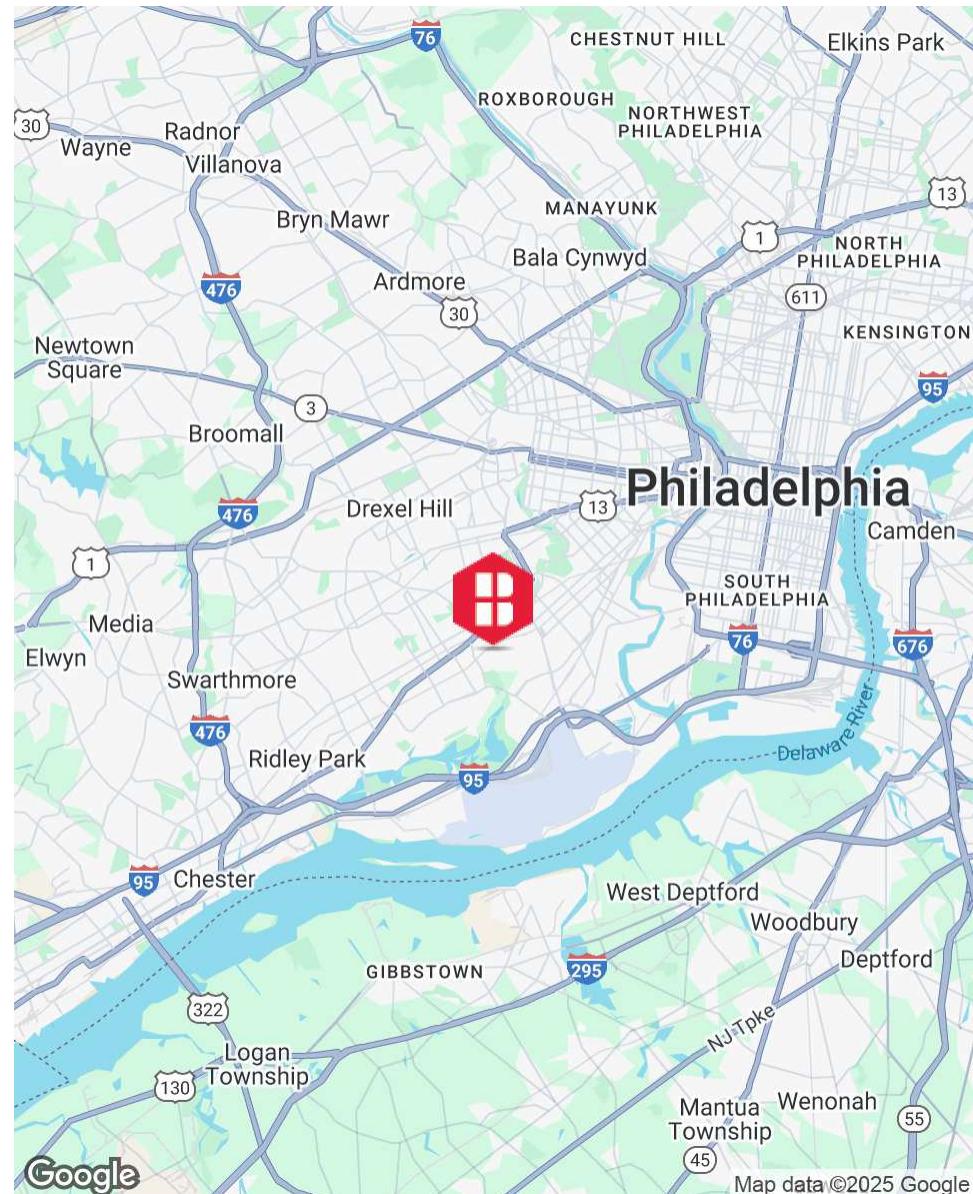
2017 version

LOCATION MAP



KEY DISTANCES & MAP

- Curtis Park SEPTA Station – 0.2 miles
- Route 13 - 0.6 miles
- I-95 - 2.3 miles
- Philadelphia International Airport - 3.5 miles
- I-76 - 5.8 miles
- I-476 – 8.1 miles
- Walt Whitman Bridge: 8.4 miles
- Center City Philadelphia - 9.6 miles

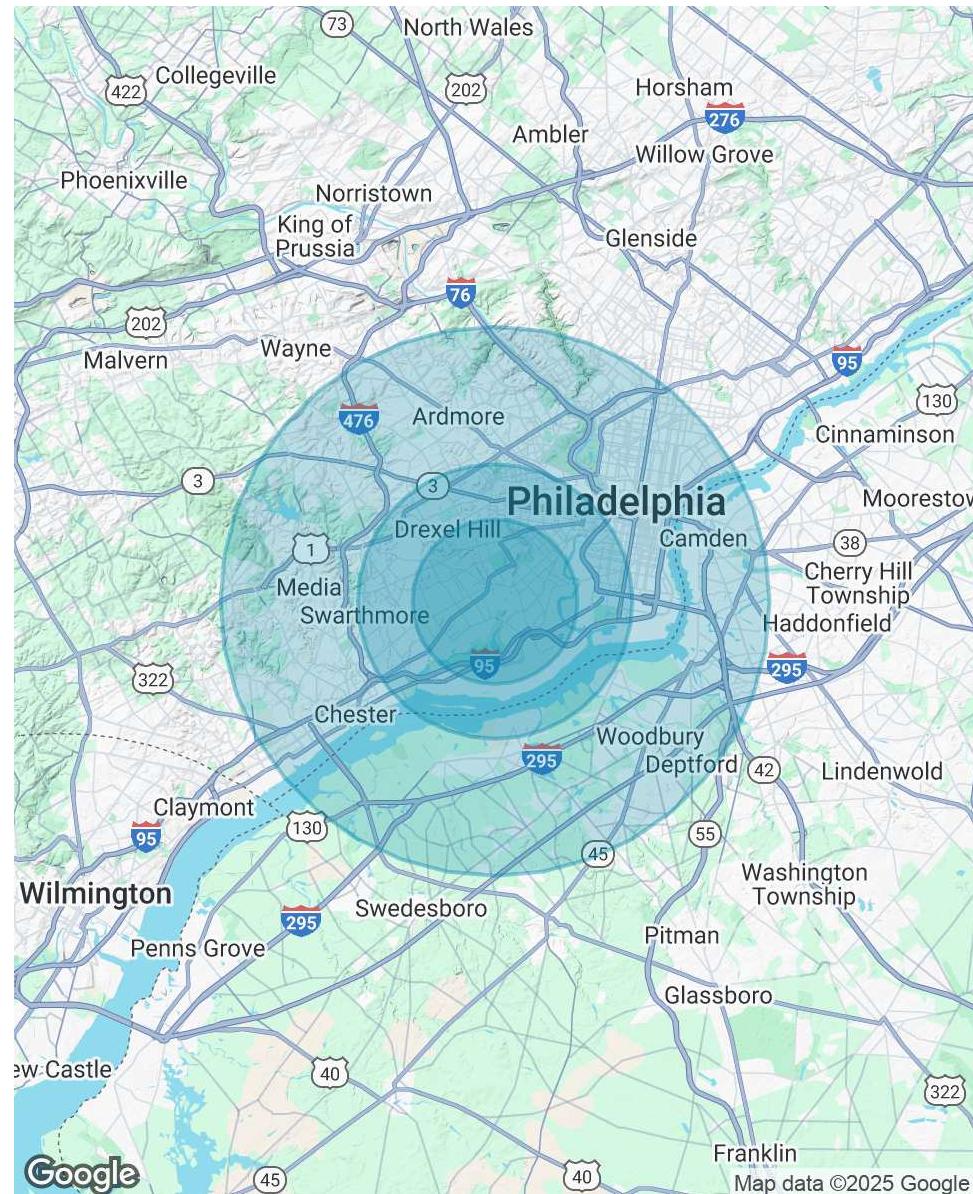


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	194,505	492,686	1,672,632
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	74,570	192,516	685,616
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$71,440	\$82,708	\$103,980
Average House Value	\$198,265	\$260,335	\$362,727

Demographics data derived from AlphaMap



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