

# FOLCROFT EAST BUSINESS PARK

2000-2009 ELMWOOD AVE  
SHARON HILL, PA



## SUBLEASE | \$4.50 PSF NNN

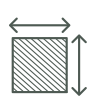
REPRESENTED BY  
THE FLYNN COMPANY

COLIN FLYNN, SIOR  
CFLYNN@FLYNNCO.COM  
215-561-6565 X 123

BEN CONWAY  
BCONWAY@FLYNNCO.COM  
215-561-6565 X 124



### PROPERTY DETAILS:



**Building Size:** 560,774 SF  
**Available:** 141,771 SF - 1st Floor  
103,094 SF: Suites 101, 101A, 101B, 200  
38,677 SF: Suites 103 - 104



**Office:** 14,350 SF



**Loading:** 17 dock doors (3 shared): Suites 101, 101A, 101B  
2 drive-in-doors  
4 dock doors: Suites 103-104



**Ceiling Height:** 18'



**Column Spacing:** 35' x 24'



**Electric:** 3 Phase, 480V/400 amp service



**Fire Protection:** Ordinary hazard wet sprinkler system



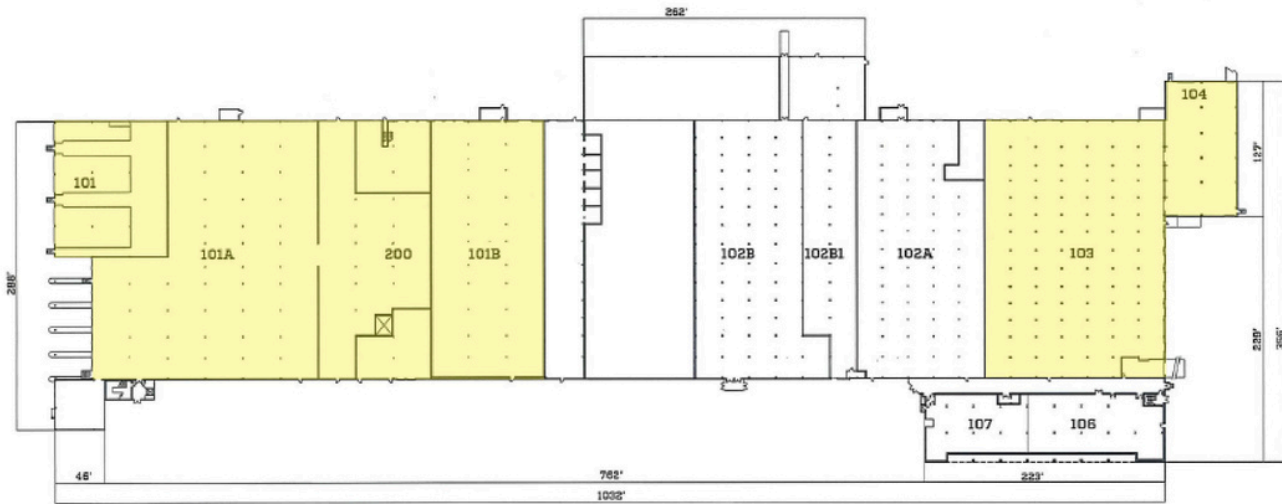
**Transportation:** Bus - Septa Route 115  
Train - Septa Wilmington / Newark Line

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## PROPERTY PHOTOS



## FLOOR PLANS



BUILDING FLOOR PLAN



BUILDING FACADE

## LOCATION

