



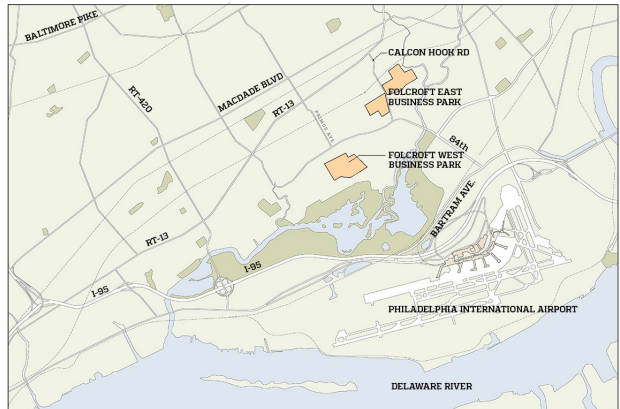
FOLCROFT WEST BUSINESS PARK

BUILDING LEGEND

- 1. 1000 Henderson Boulevard
- 2. 930-950 Henderson Boulevard
- 3. 777 Henderson Boulevard
- 4. Ashland Center 1
- 5. Ashland Center 2
- 6. Ashland Center 3
- 7. Ashland Center 4
- 8. 850 Carpenters Crossing
- 9. 700 Carpenters Crossing
- 10. Darby Commons - Essex
- 11. Darby Commons - Fairfax
- 12. Darby Commons - Georgetown
- 13. Darby Commons - Hamilton
- 14. Independence Court
- 15. 1540-1556 Delmar Drive



THE HENDERSON GROUP
112 CHESLEY DRIVE | SUITE 200
MEDIA, PA 19063
610.627.3600



LOCATION MAP

15,000 Sq. Ft. for Lease

701A Ashland Avenue, Folcroft, PA 19032
Bays 3 - 4
Ashland Center 1



OPENING DOORS... to modern, collaborative workspaces & convenient office space

Property Highlights

- 825 sq. ft. office
- 4 dock height overhead doors
- 120/208V 3 phase 200 Amp
- 20' clear ceiling height
- 94 unreserved parking spaces
- Zoned Light Industrial Business District (LIB)
- SEPTA Route 115 (Delaware County Community College to Philadelphia International Airport)
- SEPTA Wilmington/Newark Line (to/from Center City Philadelphia)
- Just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 ("Blue Route")
- Less than 30 minutes to Center City Philadelphia, Delaware and New Jersey

TO LEARN MORE CONTACT JOE PATTI at 610.627.3652 or JPATTI@HENDERSONGROUPINC.COM



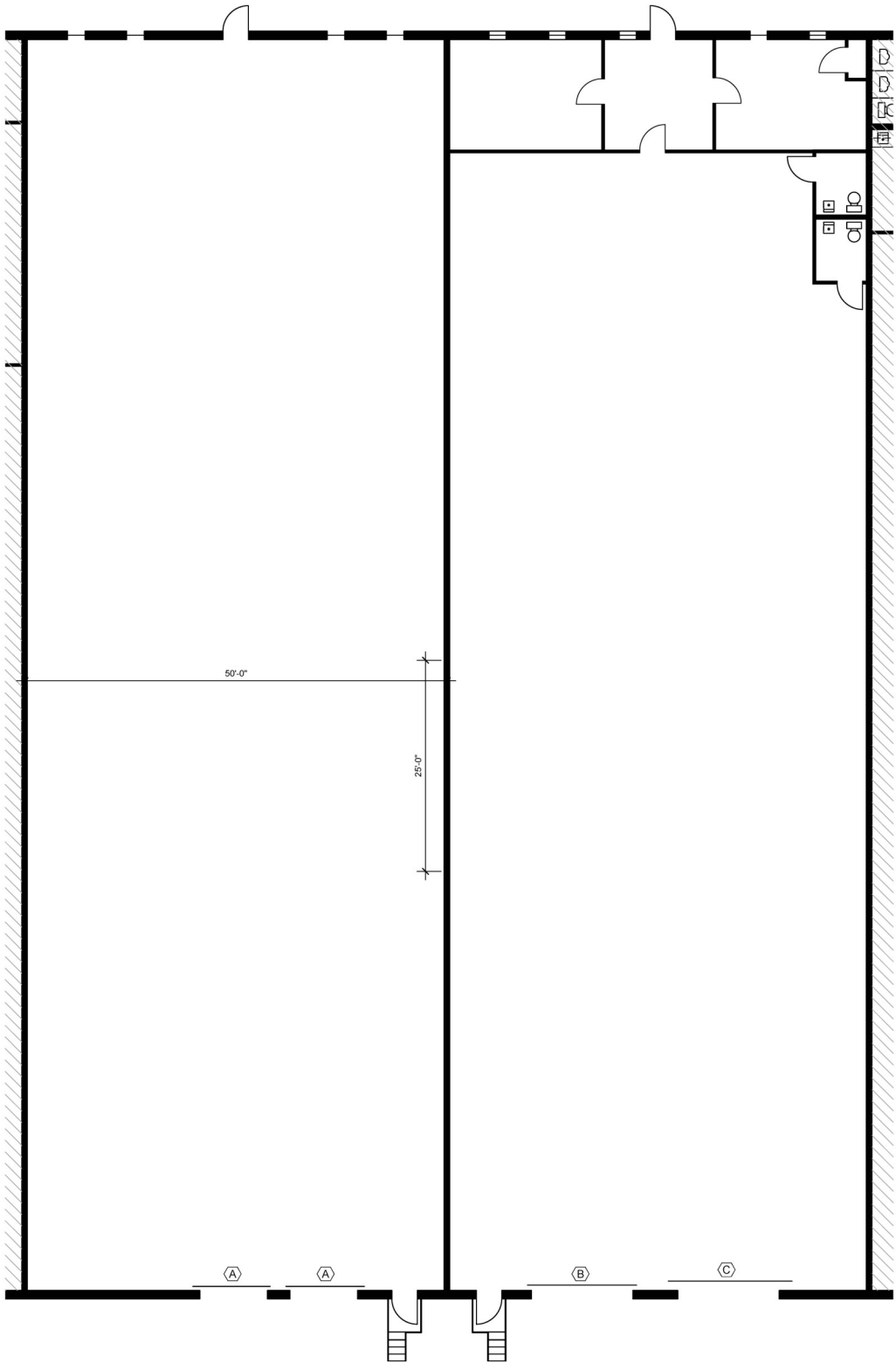


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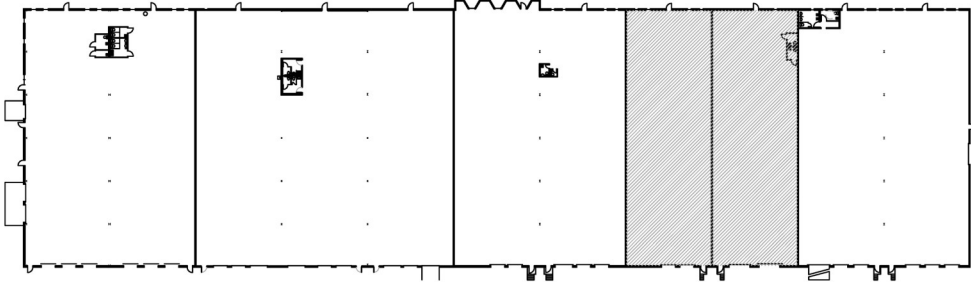
Bay 103-104

Ashland Center One
701A Ashland Ave.
Folcroft, PA 19032

NELSON



111 110 109 108 107 106 105 104 103 102 101



Key Plan
Not to Scale

SPACE INFORMATION	
SYMBOL	DESCRIPTION
	BUILDING ADDRESS: ASHLAND CENTER ONE, 701A ASHLAND AVE., FOLCROFT, PA 19032
	TOTAL UNIT SQUARE FOOTAGE - 15,000 OFFICE SQUARE FOOTAGE - 825 WAREHOUSE SQUARE FOOTAGE - 14,175 OVERALL UNIT DIMENSIONS - 100'-0" X 150'-0" COLUMN SPACING 50'-0" X 25'-0" (4) DOCK DOORS CEILING HEIGHT 20'-0" ELECTRIC SERVICE 120/208 V, 200 AMPS, 3 PHASE GAS HEAT A/C OFFICE AREA ONLY
(A)	INDICATES 8' X 8' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (2)
(B)	INDICATES 12' X 12' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (1)
(C)	INDICATES 12' X 14' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (1)

ARCHITECTURAL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	INDICATES DOOR, FRAME & HARDWARE



Photos are representative of proposed construction.