

Location

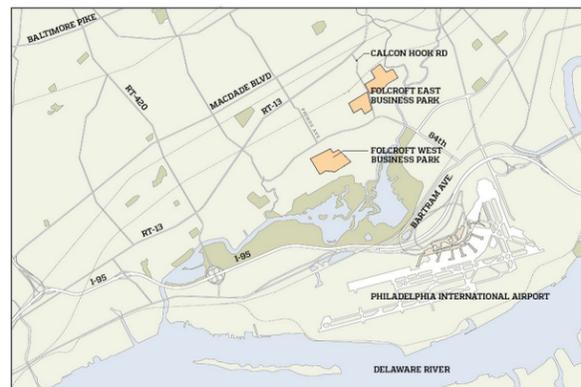
FOLCROFT EAST BUSINESS PARK

BUILDING LEGEND

- | | |
|------------------------|---------------------------|
| 1. ELMWOOD COURT 1 | 8. SHARON HILL COURT 2 |
| 2. ELMWOOD COURT 2 | 9. SHARON HILL COURT 3 |
| 3. ELMWOOD COURT 3 | 10. ALEXANDER COURT 1 |
| 4. ELMWOOD COURT 4 | 11. ALEXANDER COURT 2 |
| 5. ELMWOOD COURT 5 | 12. ALEXANDER COURT 3 |
| 6. THE CURTIS BUILDING | 13. TOWNSHIP SQUARE NORTH |
| 7. SHARON HILL COURT 1 | 14. TOWNSHIP SQUARE SOUTH |



THE HENDERSON GROUP
112 CHESLEY DRIVE | SUITE 200
MEDIA, PA 19063
610.566.2600



LOCATION MAP

4,000 Sq. Ft. for Lease
Elmwood Court 1
Bay 407
400 Elmwood Avenue, Sharon Hill, PA 19079



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

Property Highlights

- 850 sq. ft office
- 3,150 sq. ft warehouse
- 18-foot clear ceiling height
- 2 dock doors at 8'X8'
- 120/208V 3 Phase 200 Amp
- 88 unreserved parking spaces
- Gas- warehouse area : A/C office area only
- T8 florescent warehouse lighting
- Limited to Industrial Use Only (LI)
- 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



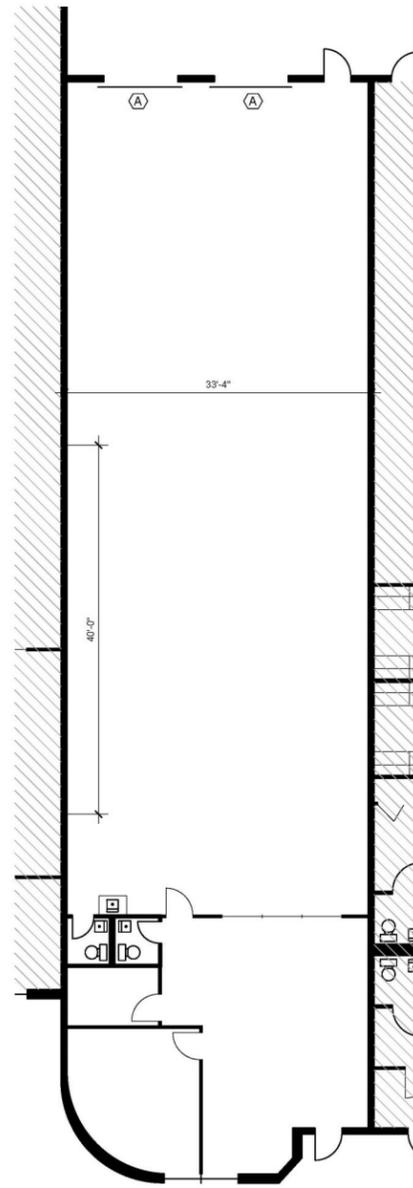


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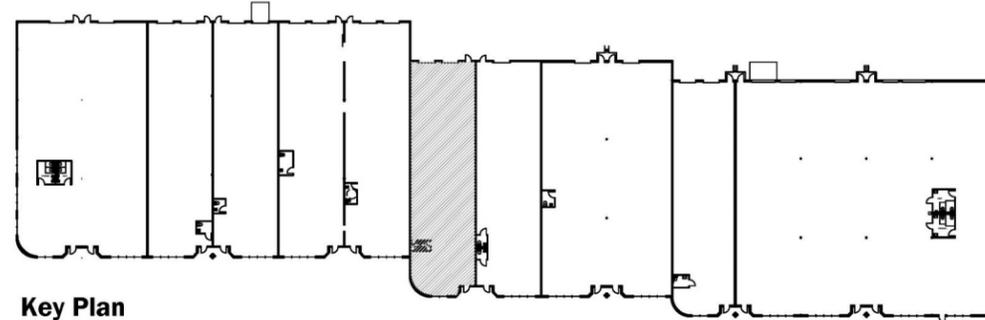
Bays 407

Elmwood Court One

407 Elmwood Ave.
Sharon Hill, PA 19079



401 402 403 404 405 406 407 408 409 410 411 412 413 414 415



Key Plan
Not to Scale

SPACE INFORMATION

SYMBOL	DESCRIPTION
	BUILDING ADDRESS: ELMWOOD COURT ONE, 407 ELMWOOD AVE., SHARON HILL, PA 19079
	TOTAL UNIT SQUARE FOOTAGE - 4,000 OFFICE SQUARE FOOTAGE - 850 WAREHOUSE SQUARE FOOTAGE - 3,150 OVERALL UNIT DIMENSIONS - 33'-4" X 120'-0" COLUMN SPACING 33'-4" X 40'-0" (2) DOCK DOORS CEILING HEIGHT 18'-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)

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	INDICATES GLASS SIDELITE & FRAME
	INDICATES DOOR, FRAME & HARDWARE