

FOR LEASE

7 Crozerville Road Aston, PA

2,848 SF Industrial Warehouse/Flex Space



ALLIANCE HP



Please Contact:

Jake Maldonado
jmaldonado@alliancehp.com
443-370-7405



Jessica Kloss
jkloss@alliancehp.com
267-897-5843

7 Crozerville Specifications



Building Size	17,963 SF
Available SF	2,848 SF
Clear Height	14'
Drive In Doors	2 Drive in Doors
Power	277-480 V, 3 Phase, 4 Wire
Parking	6 Parking Spaces

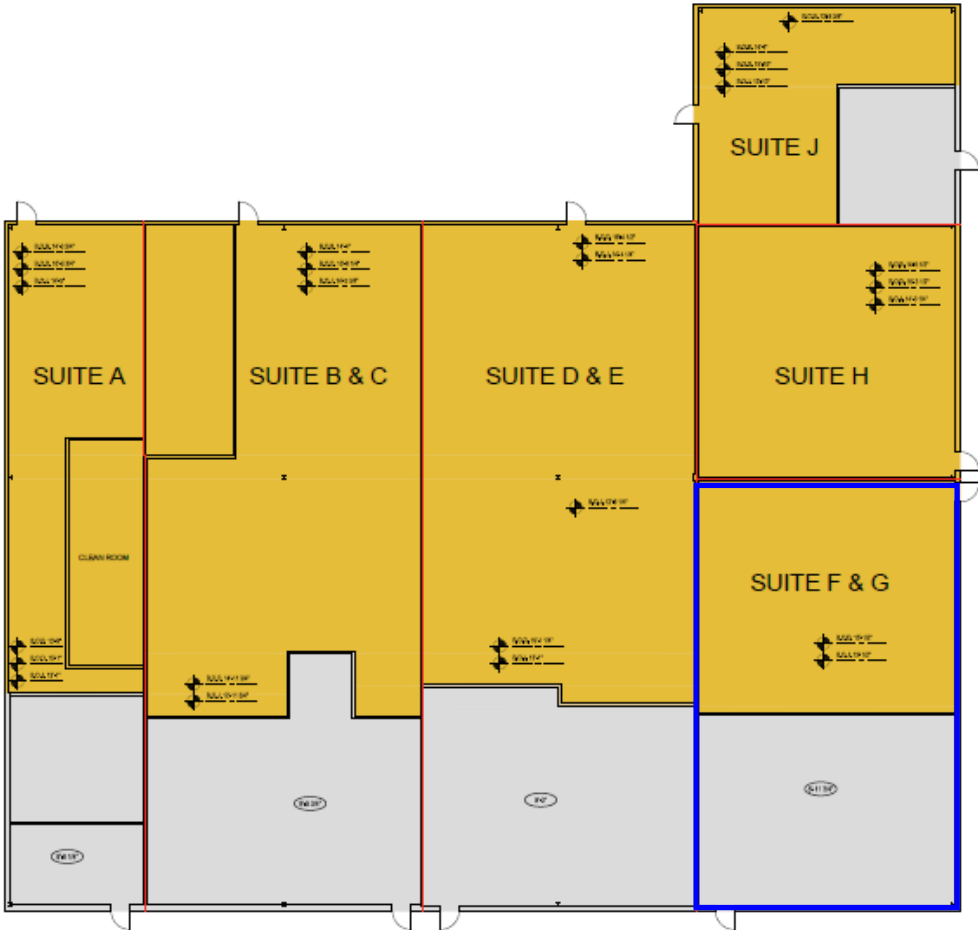
2,848 SF Industrial Warehouse/ Flex Suite

- Local, well capitalized ownership: **Alliance HP** (www.alliancehp.com) has over 400,000 SF of existing light industrial space in Delaware County.
- Recently replaced roof and windows throughout.
- Less than five miles to both north and south on/off ramps to I-95 and HWY 322 with direct access to Greater Philadelphia, Southern New Jersey, and Delaware.

Future Landlord Work (To be completed by June 1, 2025)

- Landlord will paint office area and replace all carpet.
- New LED lighting throughout office area and warehouse area.

7 Crozerville Site Plan



ALLIANCE HP

Major Highway and Truck Access



Small Flex Unit- Institutional Ownership

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. Re-leased 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 will be demolishing the existing manufacturing building and building 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.



175 DeRousse Avenue
Pennsauken, NJ

175,000 SF "spec" industrial redevelopment that was 100% pre-leased prior to completion in March of 2022.

Link to time lapse video: <https://m.youtube.com/watch?v=Vo6l3VBglhs>



3900 Columbia Avenue
Linwood, PA

Alliance acquired 36,000 SF of existing flex-industrial buildings in March of 2022 and recently completed a "ground up" development 40,000 SF flex industrial building.

FOR MORE INFORMATION, PLEASE CONTACT:

Jessica Kloss
jkloss@alliancehp.com
267-897-5843



Jake Maldonado
jmaldonado@alliancehp.com
443-370-7405

ALLIANCE HP