

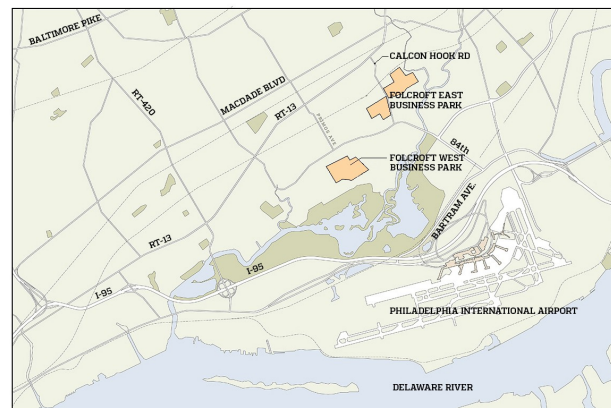
**FOLCROFT EAST BUSINESS PARK**

**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

# 8,000 Sq. Ft. for Lease

Elmwood Court 1  
Bays 409–410  
400 Elmwood Avenue, Sharon Hill, PA 19079



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

### Property Highlights

- 855 sq. ft. office
- 2 dock height overhead doors
- 20-foot clear ceiling height
- 120/208V 3 Phase 200 Amp
- T8 florescent warehouse lighting
- 88 unreserved parking spaces
- Limited to Industrial Use Only (LI)
- 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





Bays 409-410

Elmwood Court One  
409-410 Elmwood Avenue,  
Sharon Hill, PA 19079

**SPACE INFORMATION**

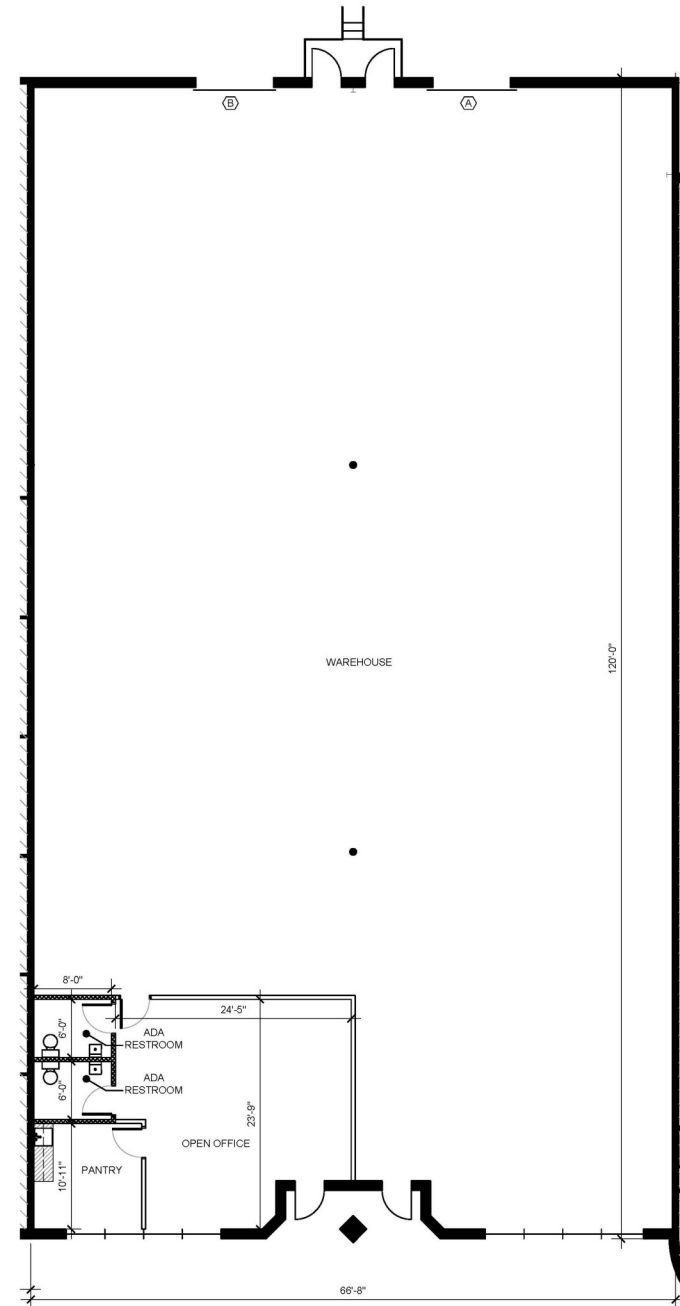
SPACE AVAILABLE: 8,000 SF

OFFICE: 855 SF  
WAREHOUSE: 7,145 SF

OVERALL UNIT DIMENSIONS:  
66'-8" X 120'-0"

CEILING HEIGHT: 20'-0"  
HEAT (GAS) WAREHOUSE / OFFICE  
A/C OFFICE AREA ONLY

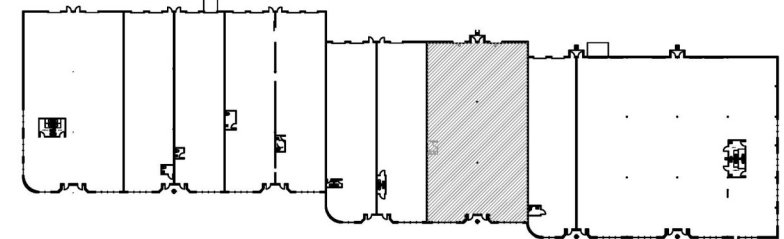
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mmorelli@hendersongroupinc.com



**Marketing Plan**  
Scale: 1/8" = 1'-0"



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



**Key Plan**  
Scale: Not to Scale

KEYNOTES	
SYMBOL	DESCRIPTION
(A)	INDICATES 8' X 8' OVERHEAD DOOR WITH TAILGATE.
(B)	INDICATES 8' X 10' OVERHEAD DOOR WITH TAILGATE.



Photos are representative of proposed construction.

**PRELIMINARY - NOT FOR CONSTRUCTION**