

7 CHELSEA PARKWAY DELAWARE COUNTY, PA

SUBLEASE TERM THROUGH OCTOBER 2027



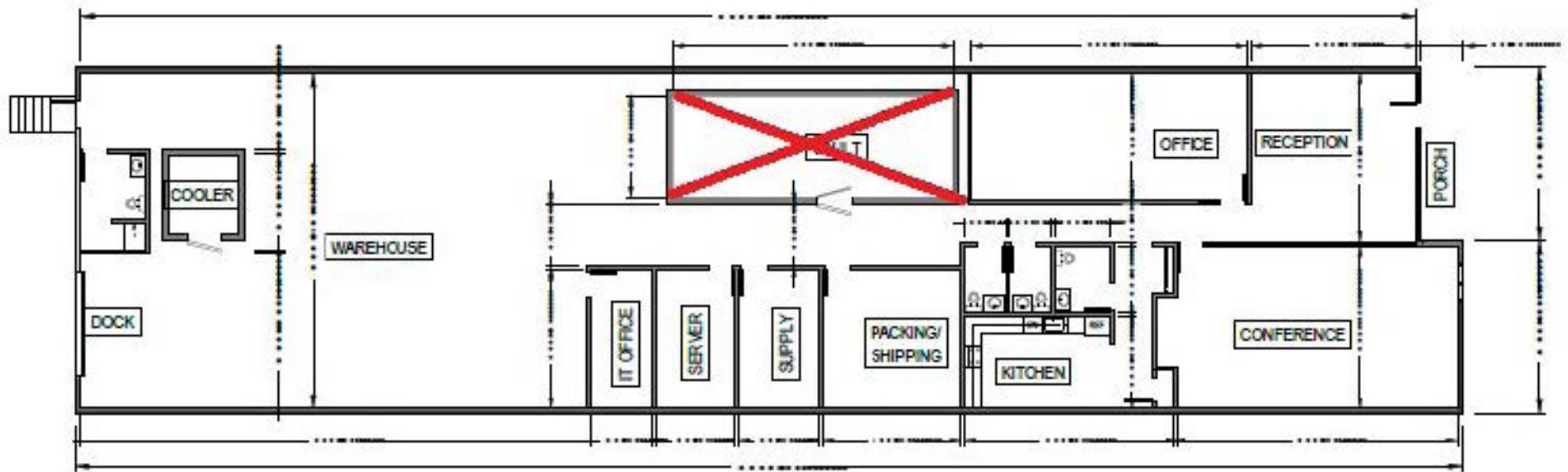
6,400 SF AVAILABLE FOR SUBLEASE
FLEX / INDUSTRIAL SPACE

PROPERTY OVERVIEW

SUITE SIZE	6,400 SF
DOCK DOORS	One (1)
CLEAR HEIGHT	20'

HVAC	Fully Conditioned
FIRE PROTECTION	Fully Sprinklered
WAREHOUSE TO OFFICE RATIO	50/50

FLOOR PLAN



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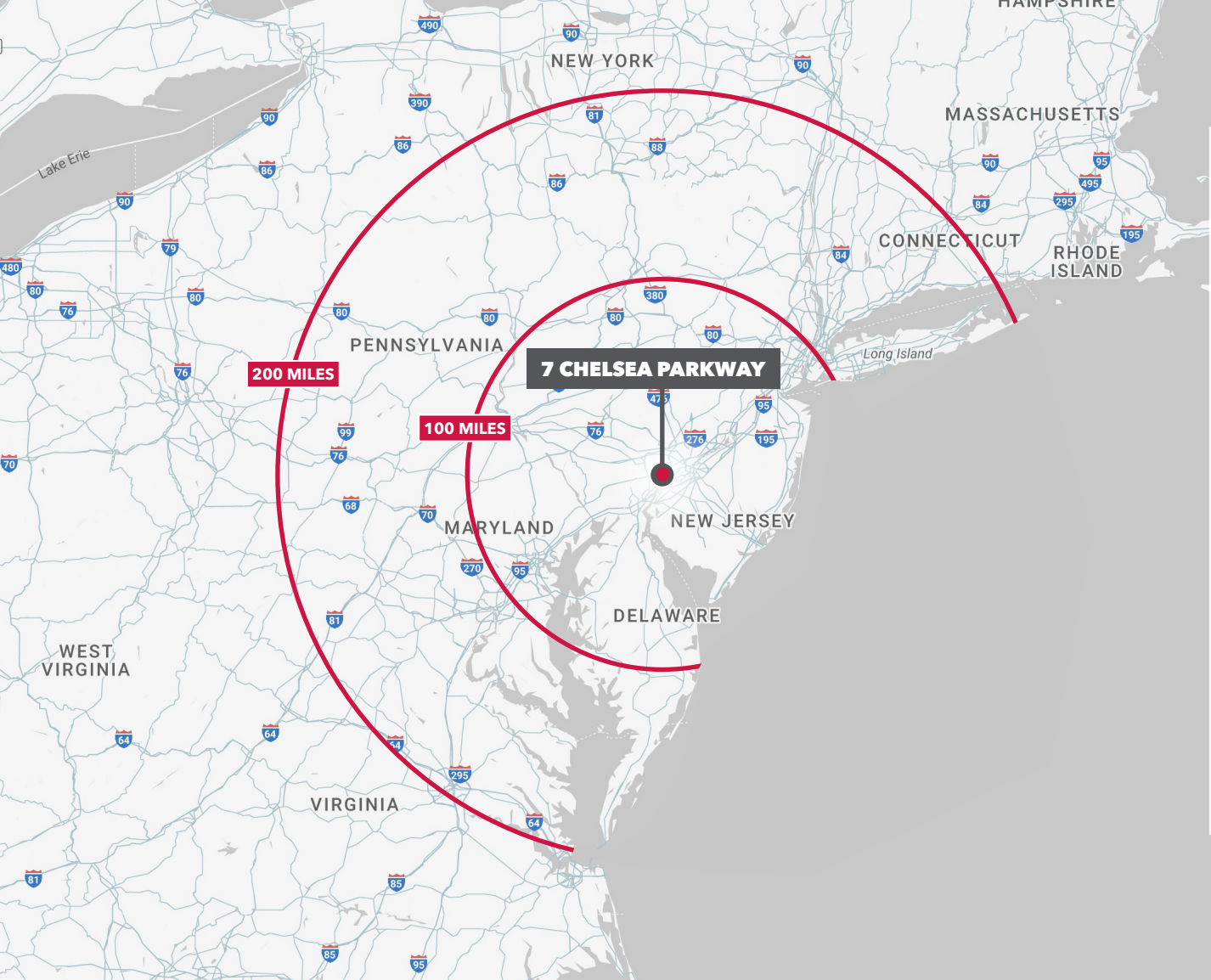
DELAWARE COUNTY, PA

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LOCATION ACCESS





DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	12	16
PORTS	MILES	MINUTES
Ports of Wilmington, DE	14	20
Port of Philadelphia	26	24

LABOR DEMOGRAPHICS

	Population	Daytime Workforce (+16)	Average HH Income
1 mi	7,977	4,474	\$125,236
5 mi	13,695	7,166	\$134,129
10 mi	592,366	296,261	\$135,682
20 mi	2,863,414	1,465,248	\$131,010

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