

# 7 CHELSEA PARKWAY DELAWARE COUNTY, PA

SUBLEASE TERM THROUGH OCTOBER 2027



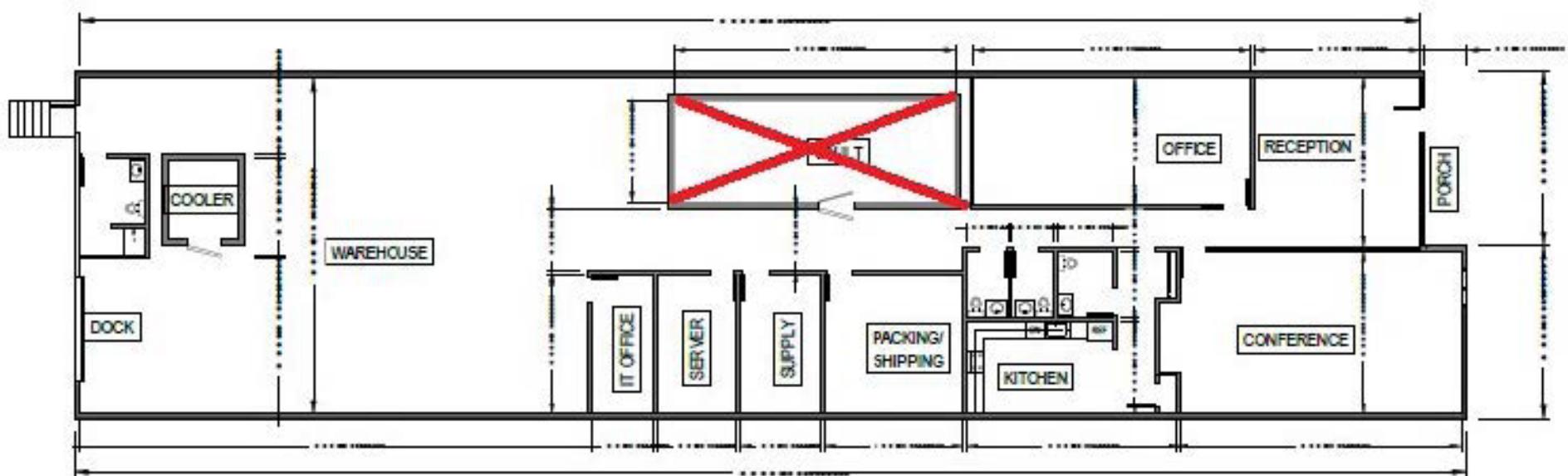
**6,400 SF AVAILABLE FOR SUBLEASE  
*FLEX / INDUSTRIAL SPACE***

## 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

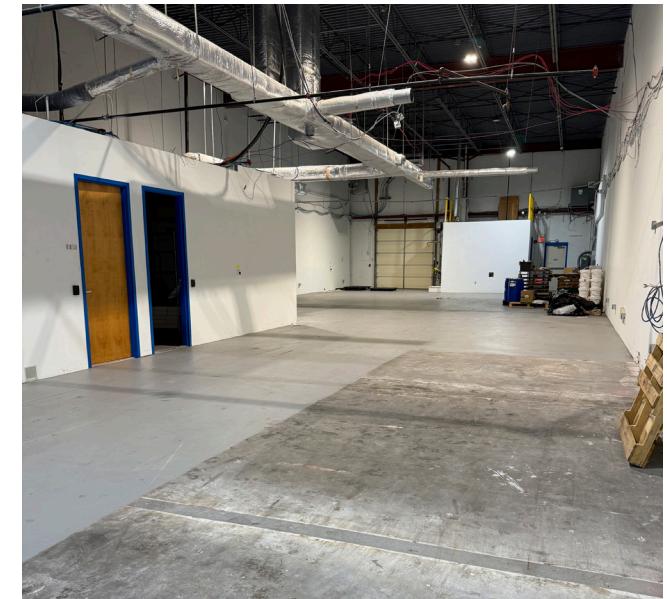
## FLOOR PLAN



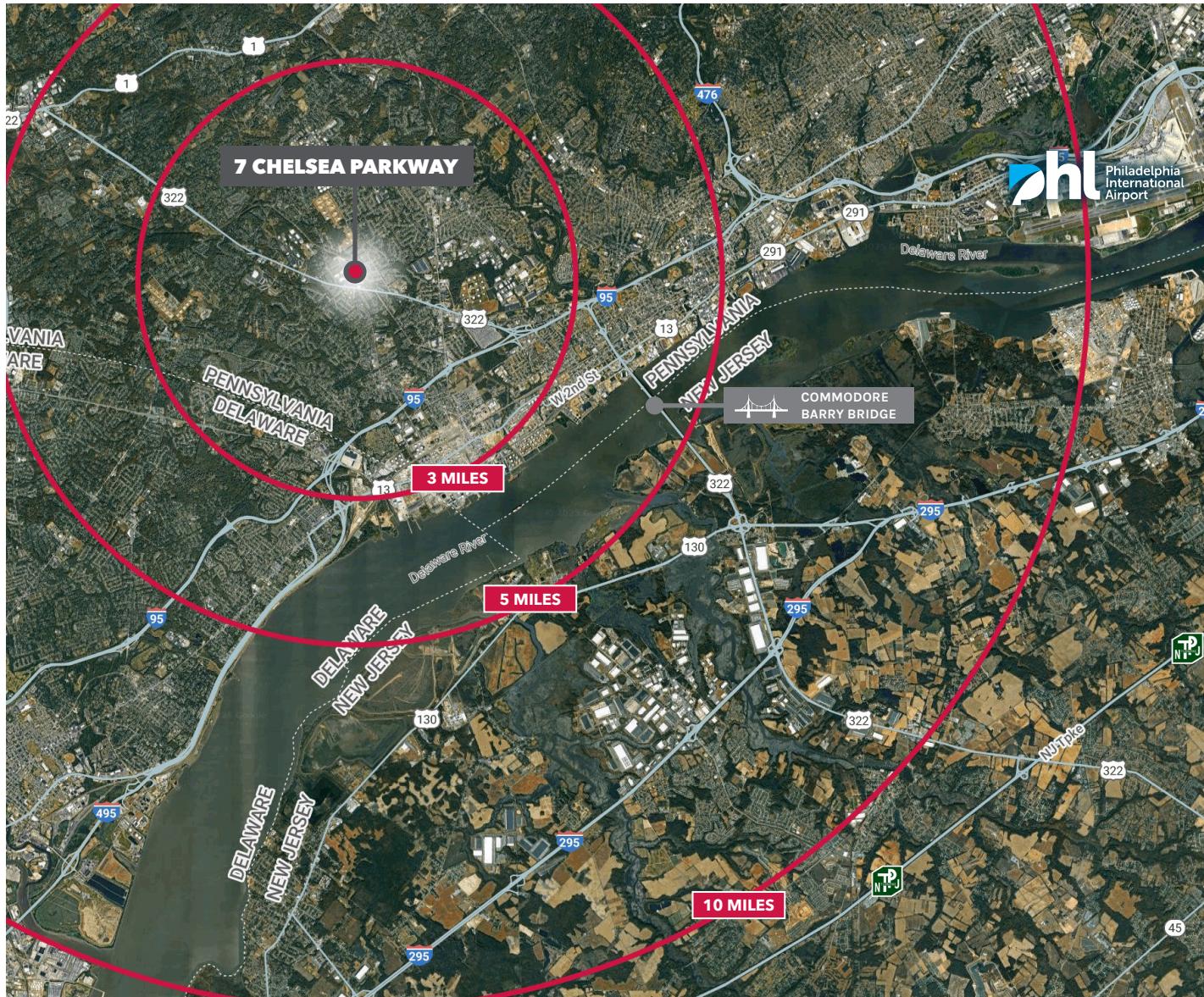
**7 CHELSEA PARKWAY**  
DELAWARE COUNTY, PA

**6,400 SF AVAILABLE FOR SUBLEASE**

**FLEX / INDUSTRIAL SPACE**



## LOCATION ACCESS



**ROUTE 322**  
0.3 miles (1 minute)

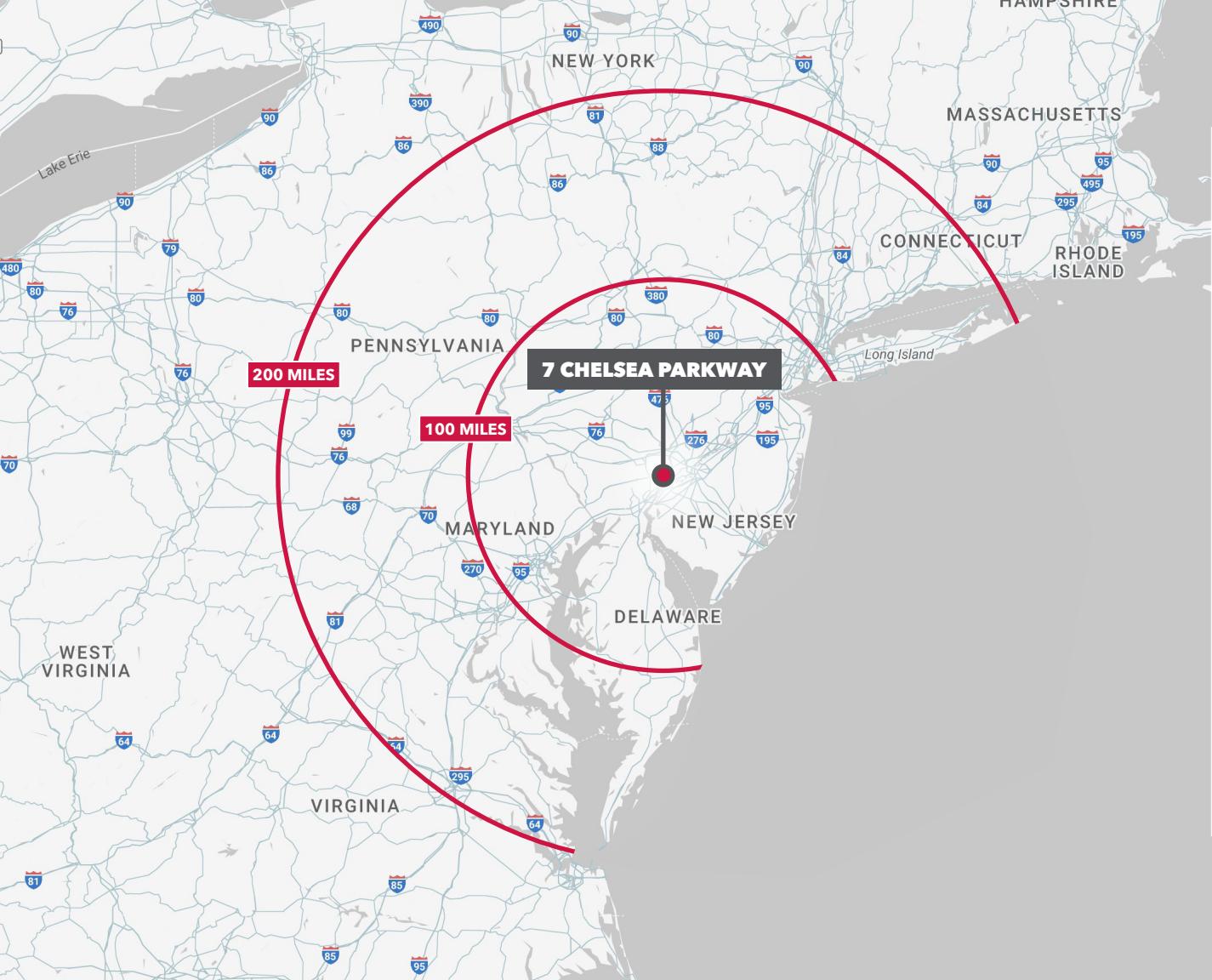
**NJ State Line**  
2.3 miles (7 minutes)

**I-95**  
4 miles (11 minutes)

**DE State Line**  
9 miles (12 minutes)

**ROUTE 1**  
5.5 miles (15 minutes)

**ROUTE 202**  
7.1 miles (21 minutes)



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## DRIVE TIMES

CITY	MILES	MINUTES
Philadelphia, PA	12	16
<b>PORTS</b>		
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

