



SUBLEASE

Sublease Expiration:
June 30th, 2026

\$9.00/NNN
\$0.25 Annual Increases Security Deposit:
\$20,062.50



FOR MORE INFORMATION:
Frank Costa III
Managing Director- Principal
610.633.7502 (m)
Frank.costa@viewpointadvs.com

viewpointadvisors.com

INDUSTRIAL SPACE
AVAILABLE

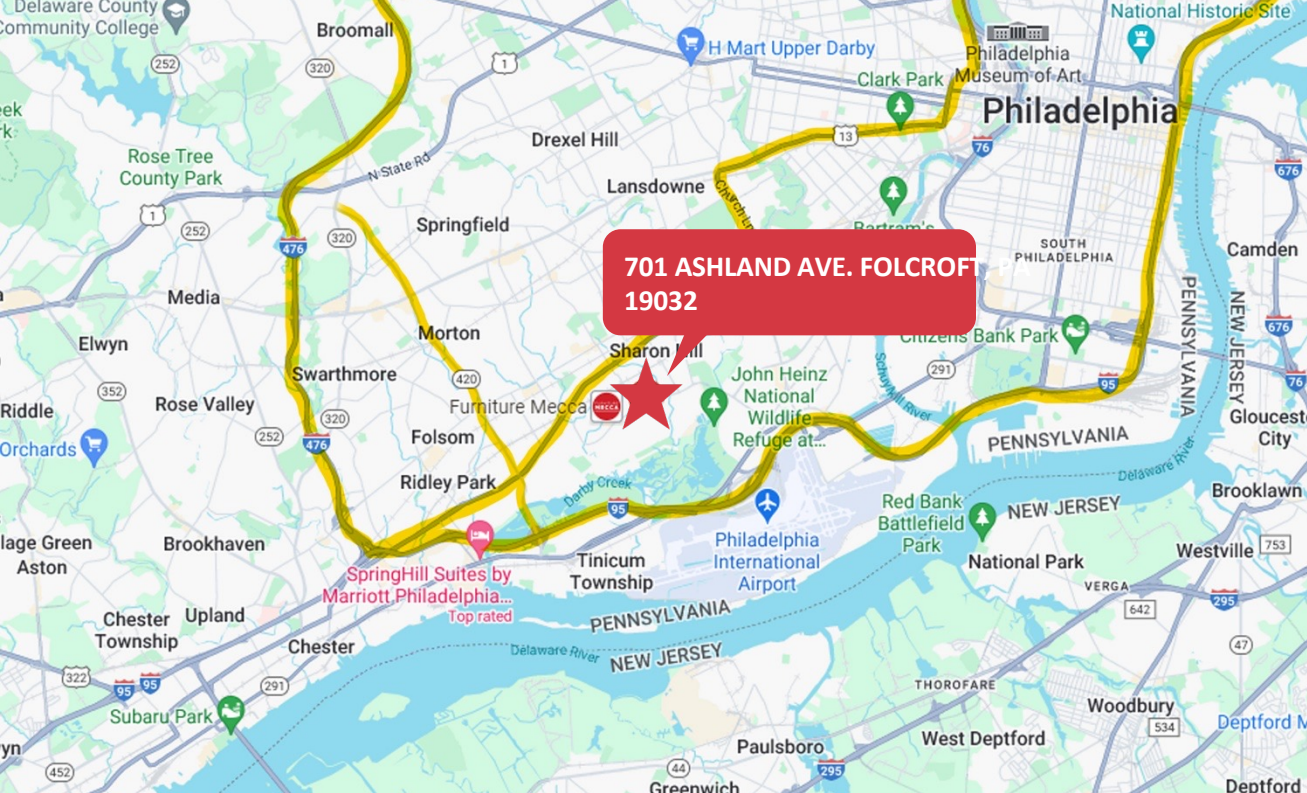
FOLCROFT WEST BUSINESS PK

701 ASHLAND AVE.
FOLCROFT, PA 19032

PROPERTY DESCRIPTION

Building Description:	2 Star Industrial Distribution Park Folcroft West Business Pk
Location:	Suburban
RBA:	82,500 SF
Available Space:	22,500 SF +/-1
Stories:	82,500 SF
Typical Floor:	B
Class:	
Year Built:	1970
Docks:	35 Ext.
Drive-ins:	3 TOT.
Construction:	Masonry
Building Height:	24'
Clear Height:	20'
Power:	200a/120 - 208v 3p
Utilities:	Gas - Natural, Heating - Gas, Lighting

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



INDUSTRIAL SPACE
AVAILABLE

FOLCROFT WEST BUSINESS PK

701 ASHLAND AVE.
FOLCROFT, PA 19032

LOCATION INFORMATION

- 5 Minutes from PA-420 & PA-13
- 10 minutes from I-95
- 15 minutes from I-476
- 20 Minutes from New Jersey
- and Delaware

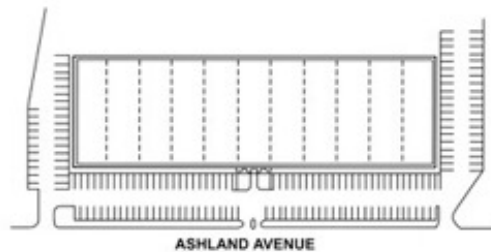
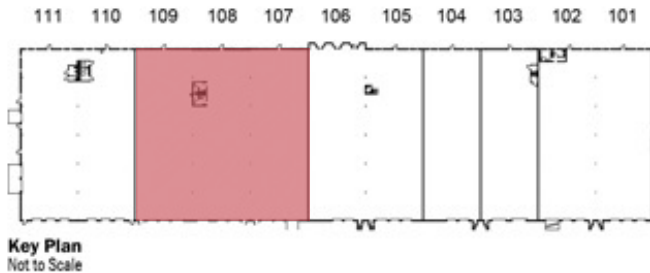


FOR MORE INFORMATION:

Frank Costa III
Managing Director- Principal
610.633.7502 (m)
Frank.costa@viewpointadvs.com

viewpointadvisors.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



FOR MORE INFORMATION:
 Frank Costa III
 Managing Director- Principal
 610.633.7502 (m)
Frank.Costa@viewpointadvs.com

viewpointadvisors.com

INDUSTRIAL SPACE
AVAILABLE

FOLCROFT WEST BUSINESS PK

701 ASHLAND AVE.
FOLCROFT, PA 19032

SPACE INFORMATION

SYMBOL	DESCRIPTION
	BUILDING ADDRESS: ASHLAND CENTER ONE, 701A ASHLAND AVE., FOLCROFT, PA 19032
	TOTAL UNIT SQUARE FOOTAGE - 22,500 OFFICE SQUARE FOOTAGE - 4,930 WAREHOUSE SQUARE FOOTAGE - 17,570 OVERALL UNIT DIMENSIONS - 150'-0" X 150'-0" COLUMN SPACING 50'-0" X 25'-0" (9) DOCK DOORS CEILING HEIGHT 20'-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. (1)
(B)	INDICATES 8' X 10' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (3)
(C)	INDICATES 8' X 12' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (1)
(D)	INDICATES 10' X 10' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (2)
(E)	INDICATES 10' X 10' OVERHEAD DOCK DOOR WITH DRIVE-IN ACCESS - QTY. (1)
(F)	INDICATES 10' X 12' OVERHEAD DOCK DOOR WITH TAILGATE ACCESS - QTY. (1)

ARCHITECTURAL LEGEND

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