A wide-angle photograph of a two-story industrial building. The left side is made of brown brick, while the right side is a dark, corrugated metal or steel structure. There are several windows and doors on the brick side. A parking lot in the foreground is mostly empty, with a few cars parked. The building is surrounded by green trees and shrubs. The sky is clear and blue.

408 Elmwood Avenue

Sharon Hill, PA

+/- 4,000 SF Flex/Industrial Sublease at Elmwood Court I

408 ELMWOOD AVENUE SUBLICENSE

BUILDING OVERVIEW

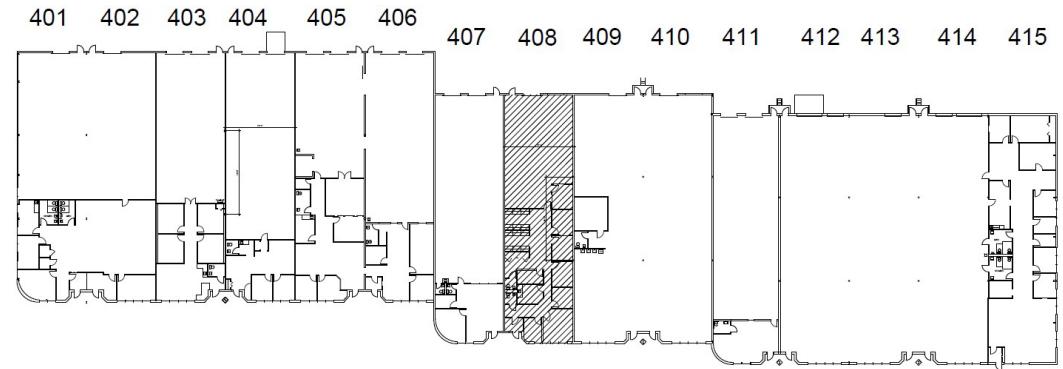
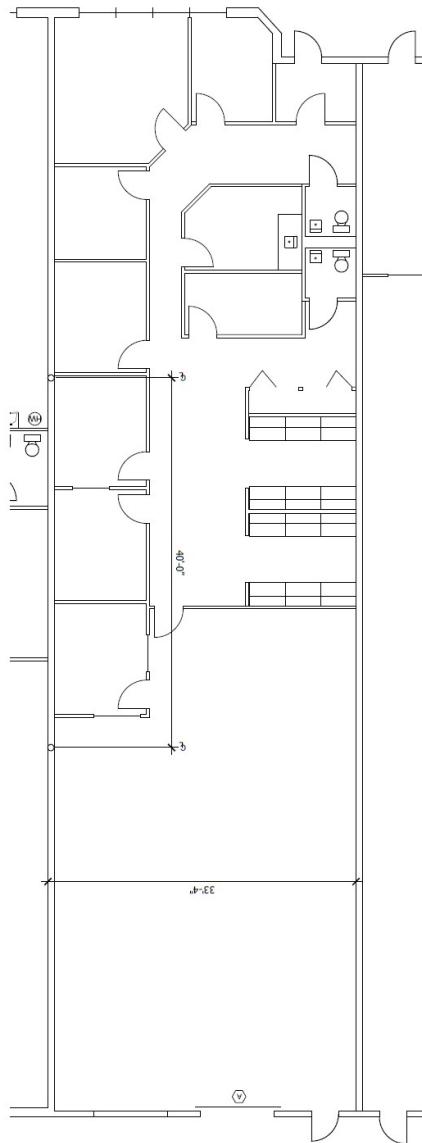
Elmwood Court I is a +/- 60,000 SF single-story building that's part of a four-building complex within the Folcroft East Business Park. Ideally situated just two miles from the Philadelphia International Airport and Interstate 95, the property offers excellent regional accessibility. Tenants benefit from ample and convenient surface parking and efficient tailgate loading, making it well-suited for a variety of business operations.



SUBLICENSE INFORMATION

STREET ADDRESS:	408 Elmwood Avenue, Sharon Hill, PA
ZONING JURISDICTION:	Sharon Hill Borough
ZONING:	Limited Industrial District (LI)
YEAR BUILT / RENOVATED:	1988 / 1995
PREMISES RSF:	4,000 SF
SUBLICENSE TERM:	5/31/2028
ASKING RENTAL RATE:	\$9.50/SF (NNN)
BUILDING CLEAR HEIGHT:	20'
BUILDING COLUMNS:	40'w x 33'd
PREMISES LOADING:	One (1) tailgate loading position
PROPORTIONATE SHARE:	6.67%
PARKING RATIO:	1.28 spaces / 1,000 SF (+/- 88 surface spaces)

408 ELMWOOD AVENUE FLOOR PLAN



408 ELMWOOD AVENUE PHOTOS



408 ELMWOOD AVENUE LOCATION

Broomall

POPULATION

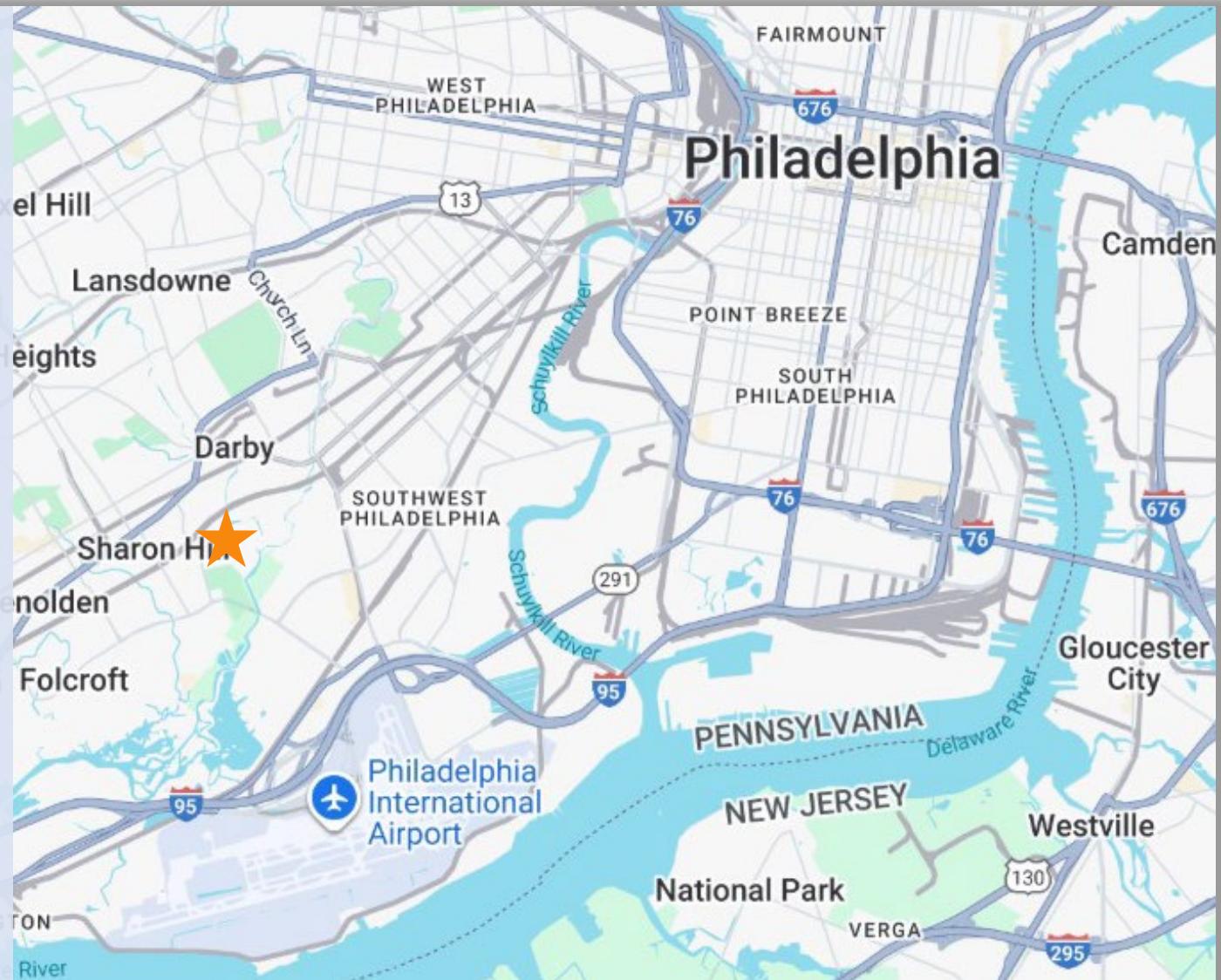
Within a 3-mile radius, the total population is 192,048 (2025), which includes 71,968 daytime employees (2025)

PUBLIC TRANSPORTATION

- 0.3 miles to Curtis Park bus stop (SEPTA R2 Line)
- 0.6 miles to Sharon Hill bus stop (SEPTA R2 Line)
- 9.1 miles to Philadelphia's 30th Street Station
- 4.7 miles to Philadelphia International Airport

TRANSPORTATION ROUTES

- Immediate access to I-95 and proximity to I-476



FOR MORE INFORMATION
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