



Strategic Location, With Well-Capitalized Owner

7 Chelsea Parkway

Boothwyn, PA

Available Space

Suite 708 – 6,400 SF

Rental Rate:

\$15.50 SF NNN
(2026 NNN Est. \$5.25/SF)

Property Highlights

- Office space – Warehouse space 30-60
- 2 dedicated docks – 1 drive-in dock
- 20' clear height
- Direct Access to Rt. 322 and I-95
- Abundant Parking
- Premium office build-out
- Flexible lease term
- Direct access to public transit



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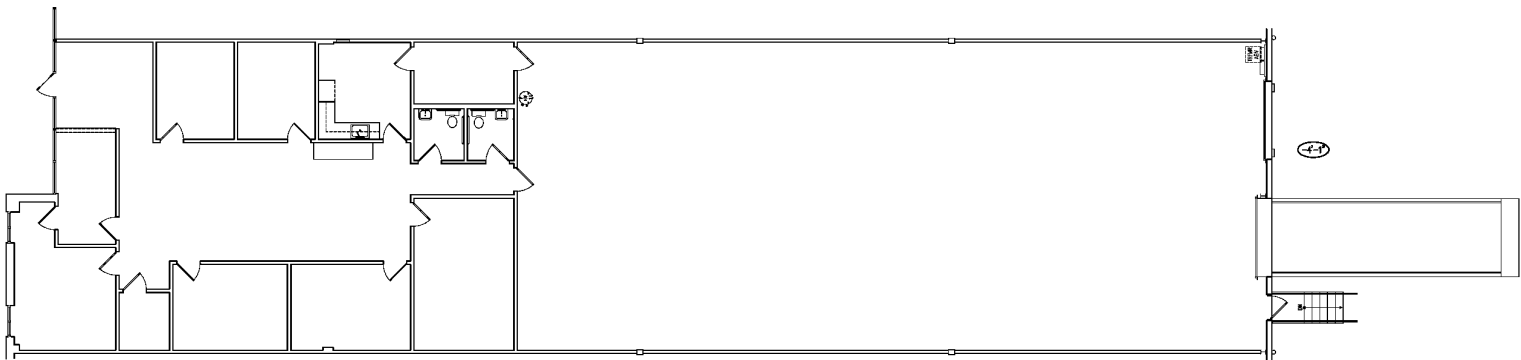
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7 Chelsea Parkway, Boothwyn, PA

STRATEGIC LOCATION WITH PREMIUM INTERIORS

BUILDING SPECIFICATIONS

Address:	7 Chelsea Parkway	Clear Height:	20'
County:	Delaware	Exterior:	Brick façade
Lot Size:	14.79 Acres	Structure:	Concrete block and steel with front glass windows
Square Feet:	57,600 SF	Roof Year:	2021
Number of Stories:	One	Plumbing:	Cast iron sanitary with copper domestic and distribution lines
Year Constructed:	1989, Renovated 2001	HVAC:	Heating/AC in office, ceiling hung heaters in warehouse
Zoning District:	1-C	Electric:	400 amp
Parking:	222 spaces (3.85/1,000)	Fire Protection:	Fully sprinklered
Loading Docks:	6 loading docks with rolling doors, 3 drive-in doors		
Truck Court:	100'		



FLOOR PLAN
SCALE: 1/8" = 1'-0"