

54,000 SF
DELIVERING Q3 2025



HOOK ROAD INDUSTRIAL

CALCON HOOK & HOOK ROADS, SHARON HILL, PA



+

CBRE

BUILDING SPECIFICATIONS

Spec Type	Spec Details
Rentable Building Area	54,000 SF
Land Area	4.676 acres
Column Spacing	50' D x 40' W
Building Height	30'
Zoning	The property is zoned LI (~85%) & C-2 (~15%)
Vehicle Parking	78 marked regular parking spaces and 6 handicap-accessible parking spaces are provided. Availability to provide additional parking in rear of building.
Accessibility	One driveway provides ingress from and egress to Calcon Hook Road and one driveway provides ingress from and egress to Hook Road.
Truck Court	115'
Loading Areas	18 manual dock doors (9' x 10') with Dock Bumpers. Dock shelters and dock levelers (30K lb) to be provided every other bay (9 total).
Structural	The structural frame of the building is comprised of steel columns with 6" concrete slab on grade (500 psf allowable slab capacity subject to layout).
Exterior Walls	Split face masonry block to be 10' AFF with insulated metal siding from top of masonry to roof.
Roof	Single-Ply 60 Mil TPO Roof Membrane
HVAC	Nine (9) gas unit heaters. Cooling to be incorporated in Tenant Improvements.
Water	2" domestic water line
Sprinkler System	ESFR Sprinkler System
Electrical	1,800 Amps - 277 / 480 Volt - 3 Phase.



FLOOR PLAN

30'
CLEAR

50' X 40'
COLUMNS

1,800
AMPS

RENDERING





NEIGHBORING TENANTS

HIGHLIGHTS



BRAND NAME
NEIGHBORS



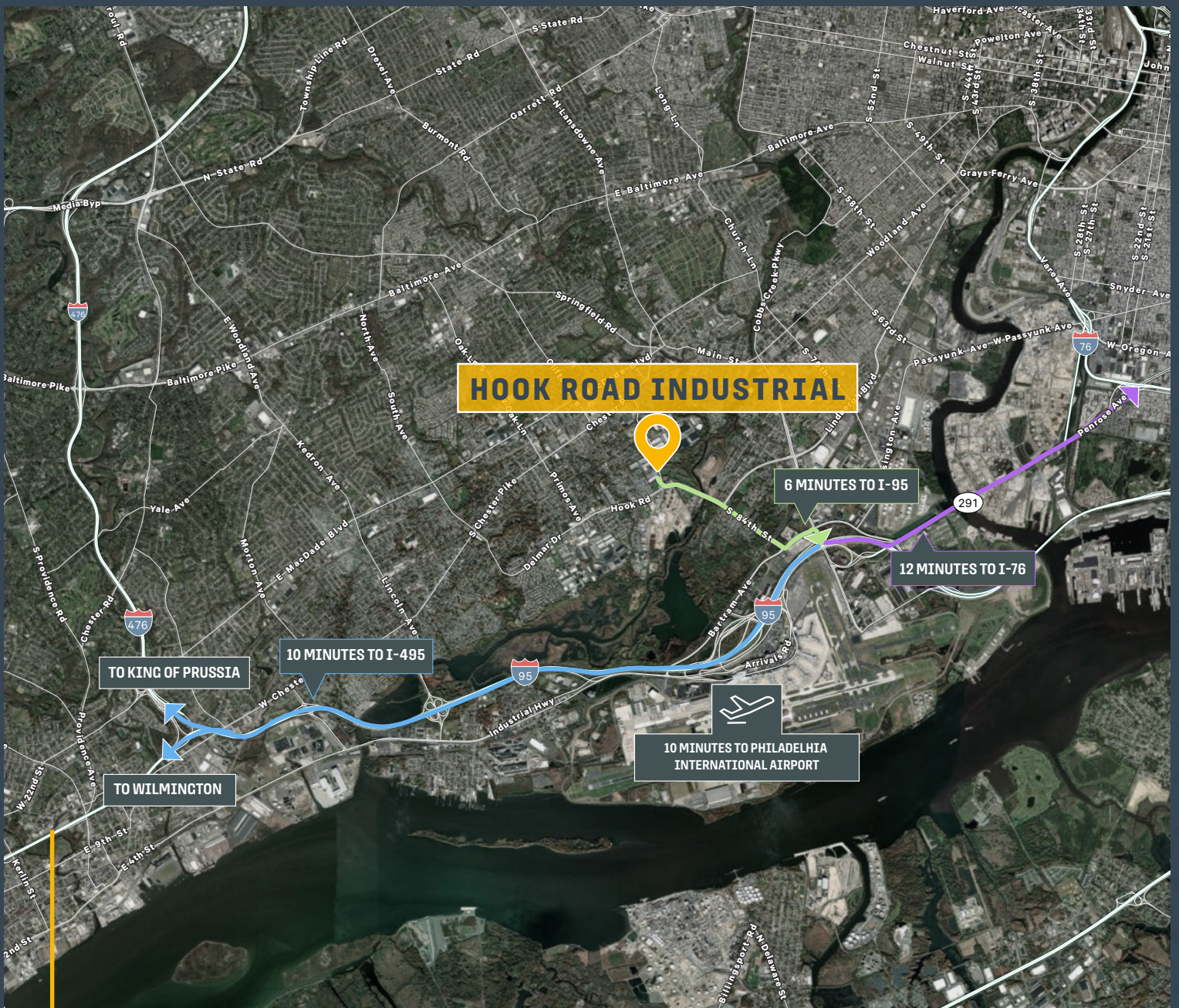
CLOSE TO PHL
INTL. AIRPORT



EXPANSION POSSIBILITIES
WITHIN PORTFOLIO



EASY ACCESS
TO I-95



HIGHWAY ACCESS



1.8 MILES



4.4 MILES



7.6 MILES



4.4 MILES



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